

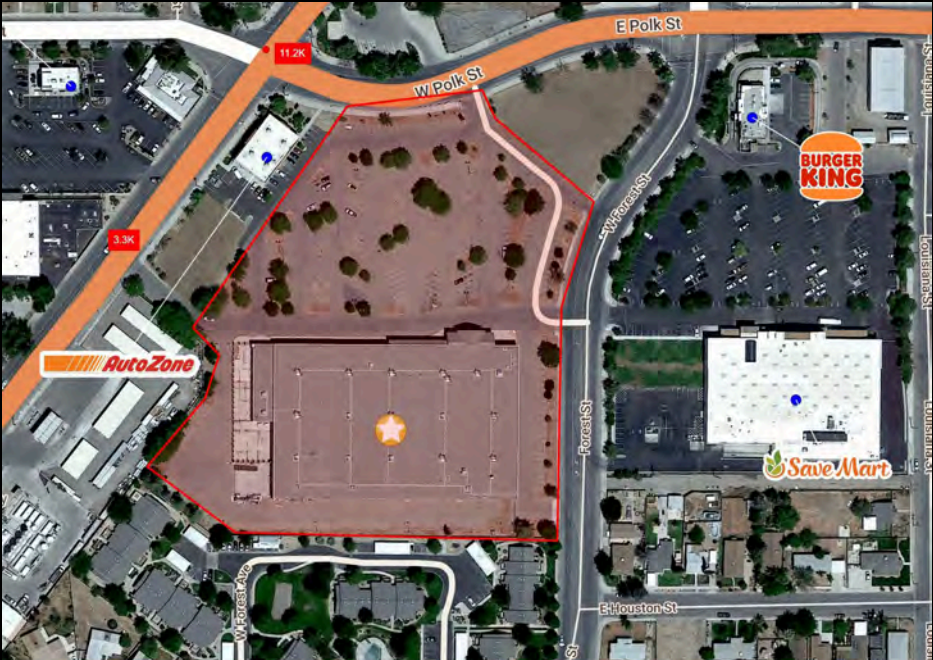
RETAIL SPACE FOR LEASE

25 West Polk Street
Coalinga, CA 93210

\$12/sf + NNN*

*\$3.60/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2022)	9,651	13,379	18,121
Projected Population (2027)	9,699	13,495	18,299
Estimated Households (2022)	3,231	4,149	4,531
Projected Households (2027)	3,295	4,241	4,649
Estimated Average Household Income (2022)	\$85,174	\$88,749	\$90,873
Projected Average Household Income (2027)	\$108,055	\$108,491	\$110,922
Total Businesses	190	230	281
Total Employees	1,718	3,274	10,318

Space Details



Join Tractor Supply in former Kmart with up to 62,779 sf available – can be reduced as needed

Large ample parking lot – 369 spaces available

Approx. 11,200 vehicles pass on West Polk Street daily

18,121 population within 10 mile radius

COCCA DEVELOPMENT, LTD

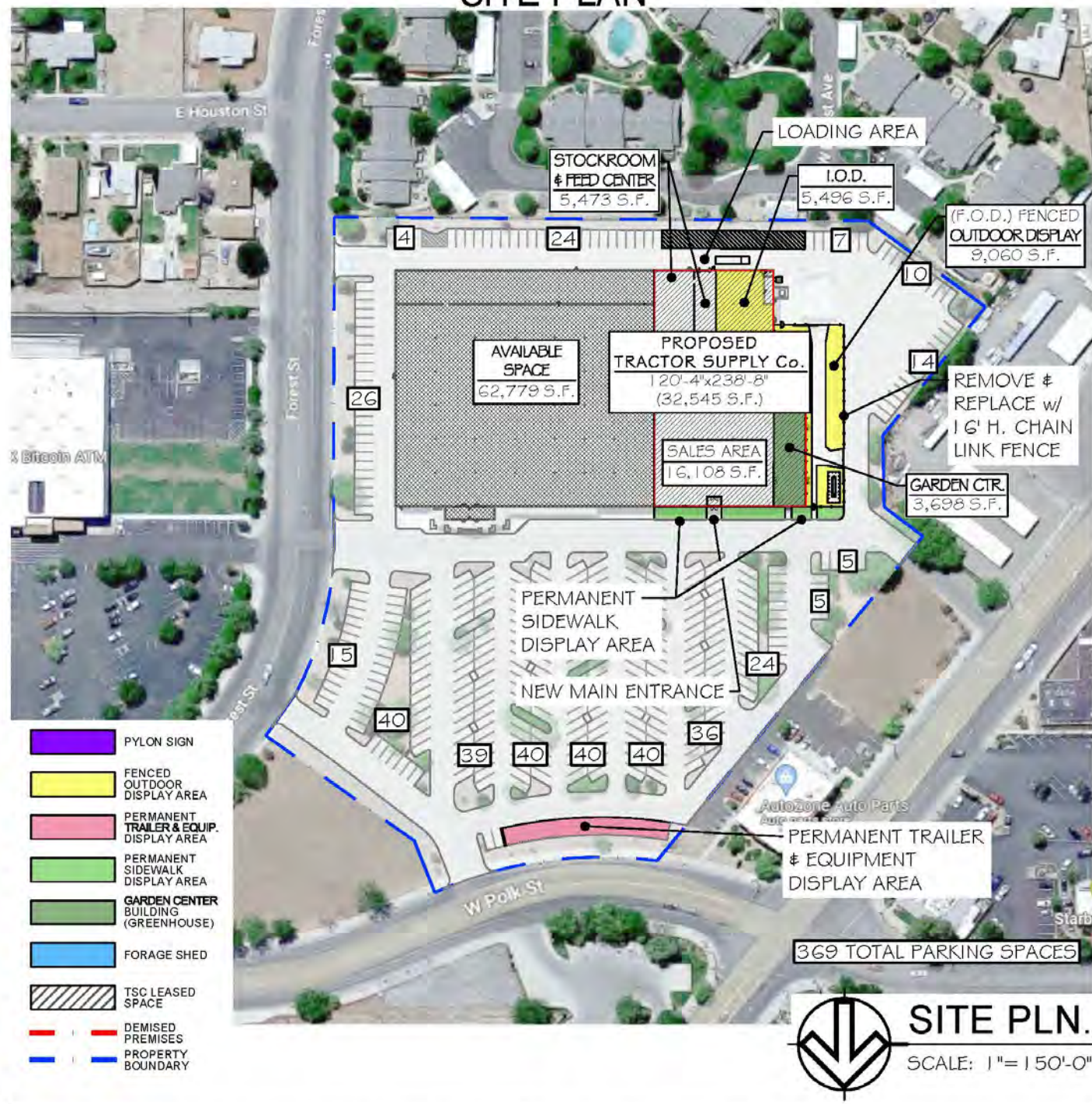
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM

I:\Land Projects\2006 Drawing After 6-12\Coalinga, CA (Tractor Supply 2023)\Drawings\05 Preliminary\23-0317 TSC Layout.dwg, Fri Mar 17 17:47:53 2023, AutoCAD PLOT

SITE PLAN



COLOR CODED SITE PLAN		SITE LOCATION: 25 W. POLK STREET * COALINGA, CA 93210 FRESNO COUNTY (* EXISTING BUILDING ADDRESS)	
TENANT: TRACTOR SUPPLY CO.		DEVELOPER	DESIGNER
TSC BLDG AREA: 32,545 SF		COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT
FENCED AREA SIZE: 9,062 SF		NAME: ANTHONY COCCA	NAME: BILL SCHROEDER
TRAILER DISPLAY: 3,000 SF		PHONE #: 330-729-1010	PHONE #: 330-729-1010
SIDEWALK DISPLAY: 2,070 SF		TSC- S.F. AREA	
GARDEN CENTER 3,698 SF		SALES AREA (# VESTIBULE)	16,108 S.F.
FORAGE SHED 0 SF		OFFICE CORE	827 S.F.
ACREAGE: 7.81 AC		STOCKROOM & FEED CTR.	5,473 S.F.
PARKING SPACES: (TOTAL) 369 SPACES		INDOOR OUTDOOR DISPLAY	5,496 S.F.
		GARDEN CENTER	3,698 S.F.
		STRUCTURAL WALLS	943 S.F.
		TOTAL AREA:	32,545 S.F.

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OVER ALL



SITE PLAN

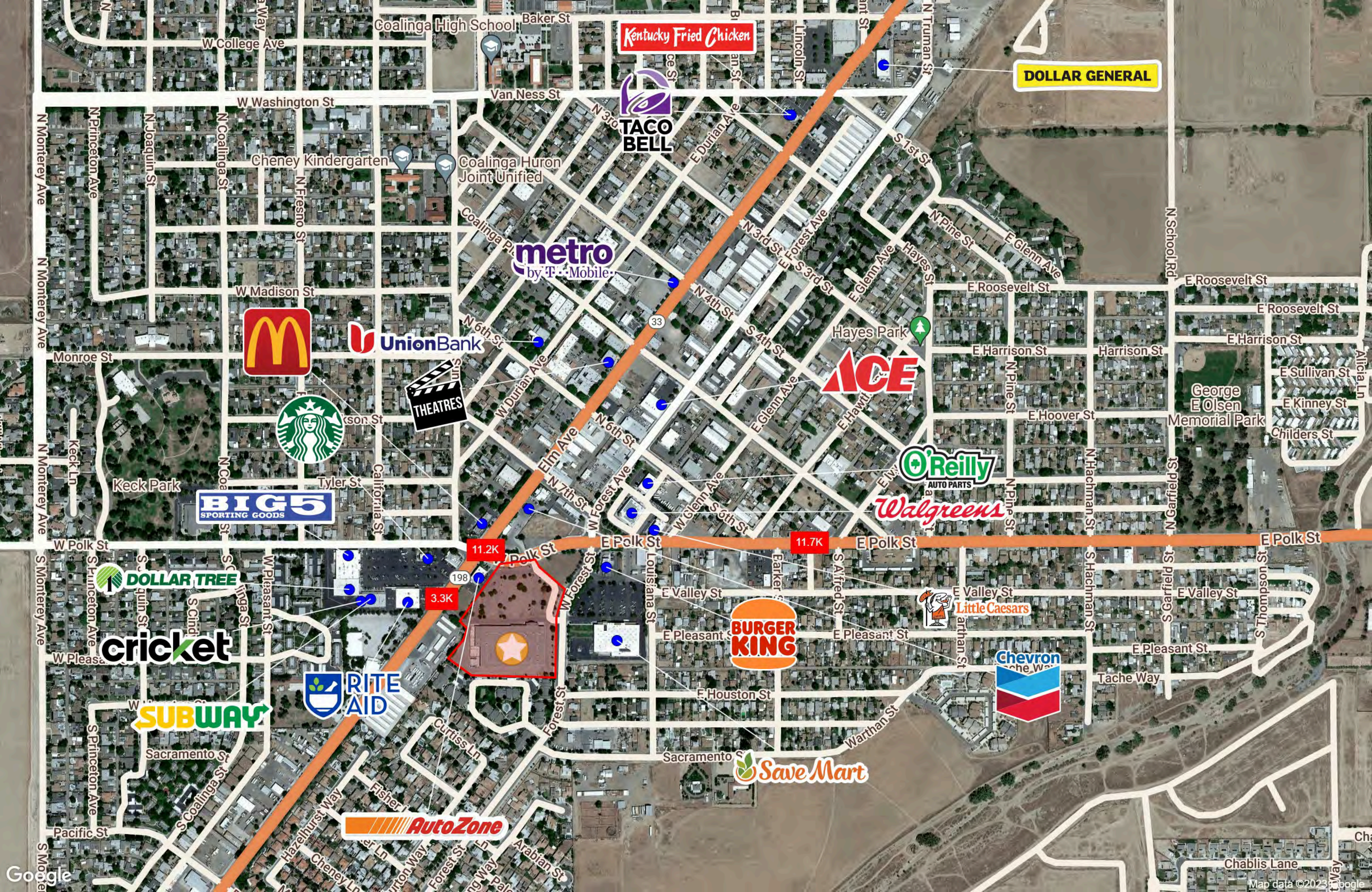
SCALE: 1" = 200'-0"

COLOR CODED SITE PLAN		SITE LOCATION: 25 W. POLK STREET * COALINGA, CA 93210 FRESNO COUNTY (* EXISTING BUILDING ADDRESS)																		
TENANT: TRACTOR SUPPLY CO.		DEVELOPER	DESIGNER	DATE:																
TSC BLDG AREA:	32,545 SF	COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT	3 / 17 /23																
FENCED AREA SIZE:	9,062 SF	NAME: ANTHONY COCCA	NAME: BILL SCHROEDER																	
TRAILER DISPLAY:	3,000 SF	PHONE #: 330-729-1010	PHONE #: 330-729-1010																	
SIDEWALK DISPLAY:	2,070 SF	<table><tr><th colspan="2">TSC- S.F. AREA</th></tr><tr><td>SALES AREA (# VESTIBULE)</td><td>16,108 S.F.</td></tr><tr><td>OFFICE CORE</td><td>827 S.F.</td></tr><tr><td>STOCKROOM & FEED CTR.</td><td>5,473 S.F.</td></tr><tr><td>INDOOR OUTDOOR DISPLAY</td><td>5,496 S.F.</td></tr><tr><td>GARDEN CENTER</td><td>3,698 S.F.</td></tr><tr><td>STRUCTURAL WALLS</td><td>943 S.F.</td></tr><tr><td>TOTAL AREA:</td><td>32,545 S.F.</td></tr></table>		TSC- S.F. AREA		SALES AREA (# VESTIBULE)	16,108 S.F.	OFFICE CORE	827 S.F.	STOCKROOM & FEED CTR.	5,473 S.F.	INDOOR OUTDOOR DISPLAY	5,496 S.F.	GARDEN CENTER	3,698 S.F.	STRUCTURAL WALLS	943 S.F.	TOTAL AREA:	32,545 S.F.	
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SCALE: 1" = 150'-0"

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		TOTAL AREA: 32,545 S.F.			
				DATE: 3 / 17 / 23	



Kentucky Fried Chicken

DOLLAR GENERAL



metro
by T-Mobile



UnionBank



BIG 5
SPORTING GOODS



O'Reilly
AUTO PARTS

Walgreens

Keck Park

George E Olsen
Memorial Park

DOLLAR TREE

cricket

SUBWAY



AutoZone



Little Caesars



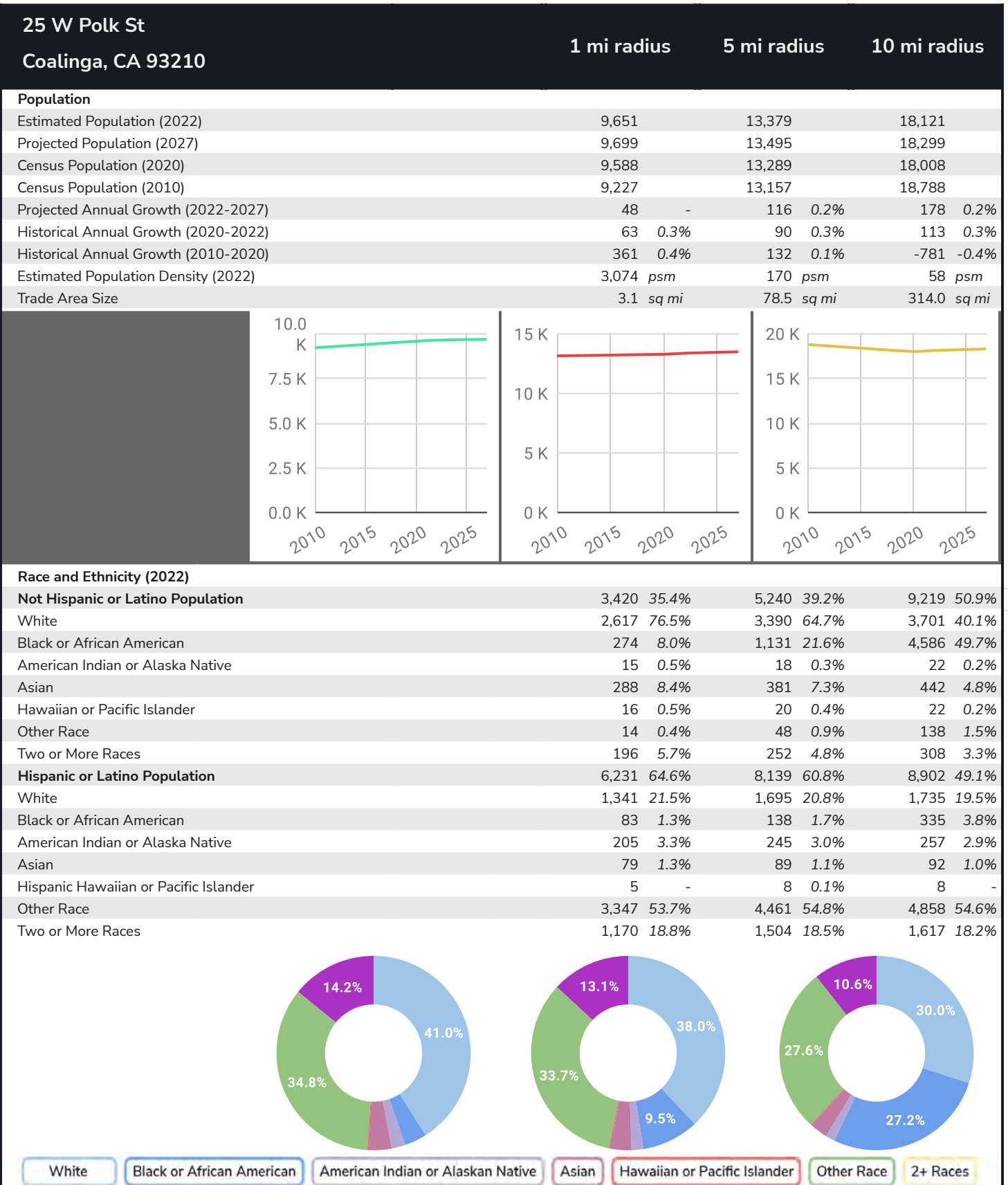
Save Mart



Graphic Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

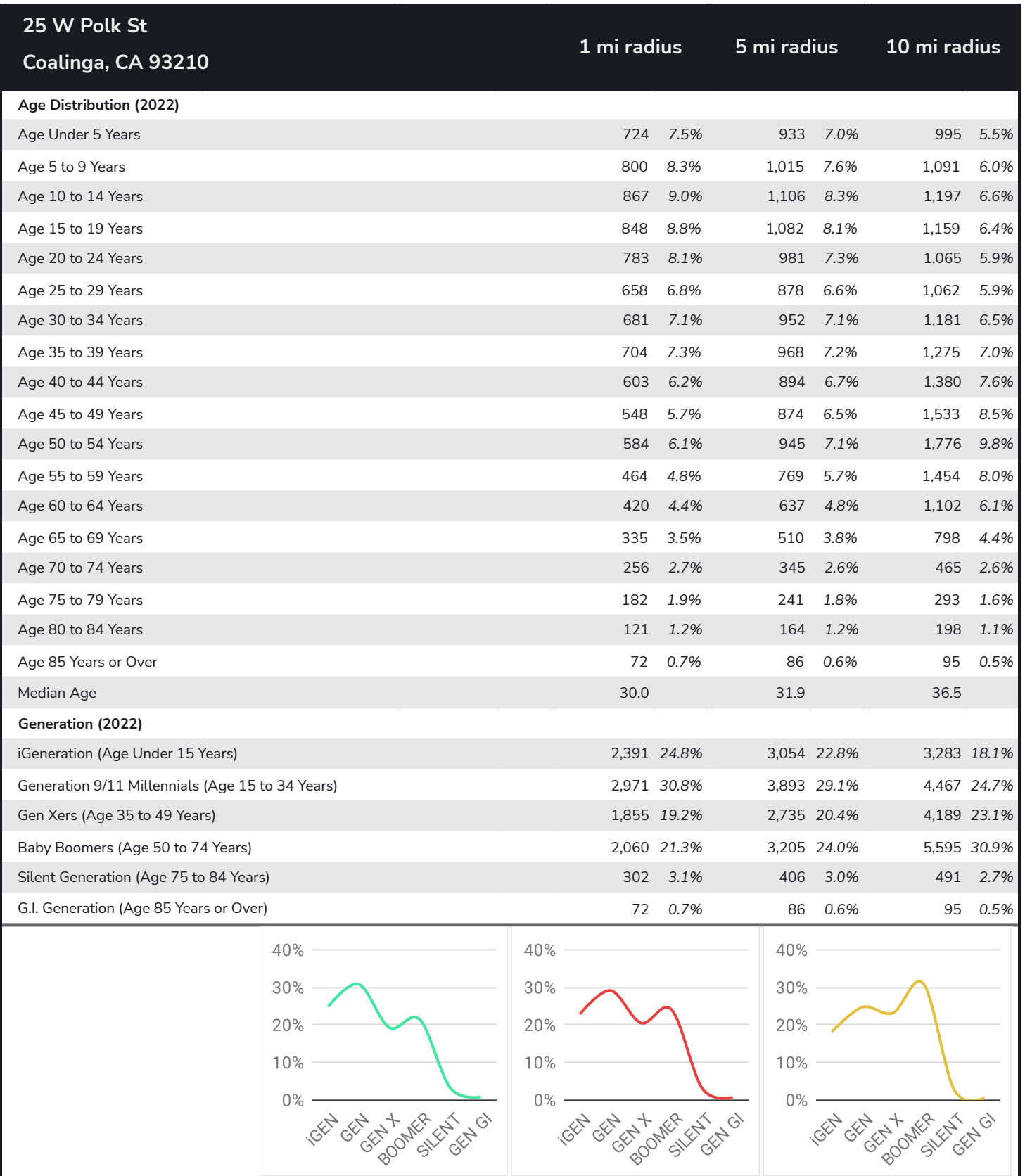
Lat/Lon: 36.1348/-120.3628



Graphic Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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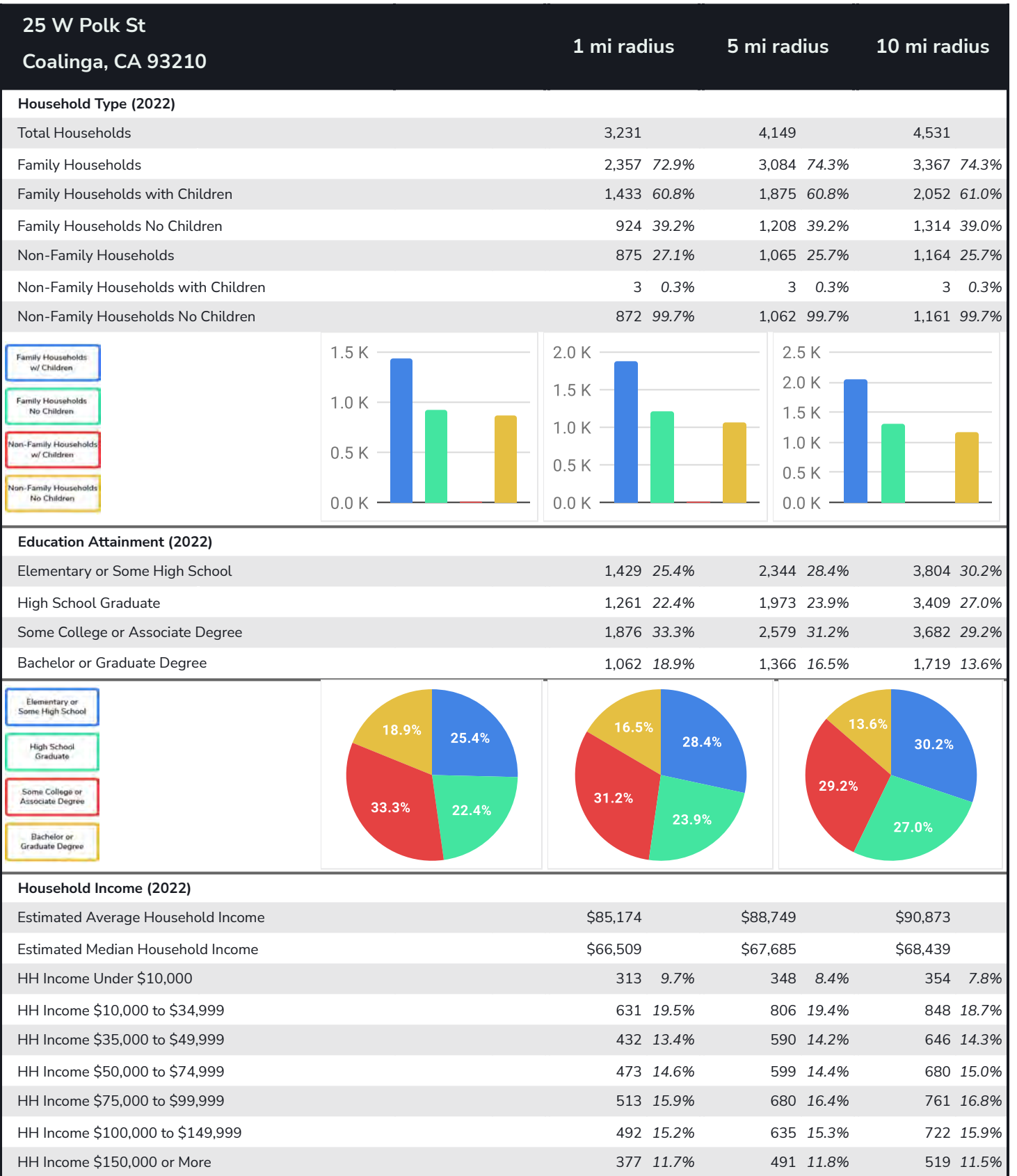
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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.1348/-120.3628

25 W Polk St Coalinga, CA 93210	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2022)	9,651	13,379	18,121
Projected Population (2027)	9,699	13,495	18,299
Census Population (2020)	9,588	13,289	18,008
Census Population (2010)	9,227	13,157	18,788
Projected Annual Growth (2022 to 2027)	48 -	116 0.2%	178 0.2%
Historical Annual Growth (2020 to 2022)	63 0.3%	90 0.3%	113 0.3%
Historical Annual Growth (2010 to 2020)	361 2.0%	132 0.5%	-781 -2.1%
Estimated Population Density (2022)	3,074 psm	170 psm	58 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2022)	3,231	4,149	4,531
Projected Households (2027)	3,295	4,241	4,649
Census Households (2020)	3,202	4,104	4,486
Census Households (2010)	2,910	3,770	4,158
Estimated Households with Children (2022)	1,435 44.4%	1,878 45.3%	2,055 45.4%
Estimated Average Household Size (2022)	2.96	3.00	3.00
Average Household Income			
Estimated Average Household Income (2022)	\$85,174	\$88,749	\$90,873
Projected Average Household Income (2027)	\$108,055	\$108,491	\$110,922
Estimated Average Family Income (2022)	\$93,575	\$98,277	\$98,057
Median Household Income			
Estimated Median Household Income (2022)	\$66,509	\$67,685	\$68,439
Projected Median Household Income (2027)	\$79,170	\$81,086	\$82,038
Estimated Median Family Income (2022)	\$77,846	\$78,086	\$78,429
Per Capita Income			
Estimated Per Capita Income (2022)	\$28,590	\$28,560	\$26,570
Projected Per Capita Income (2027)	\$36,780	\$35,129	\$31,990
Estimated Per Capita Income 5 Year Growth	\$8,190 28.6%	\$6,569 23.0%	\$5,421 20.4%
Estimated Average Household Net Worth (2022)	\$770,168	\$739,277	\$727,535
Daytime Demos (2022)			
Total Businesses	190	230	281
Total Employees	1,718	3,274	10,318
Company Headquarter Businesses	6 3.3%	9 3.9%	9 3.4%
Company Headquarter Employees	124 7.2%	1,043 31.9%	1,073 10.4%
Employee Population per Business	9.1	14.2	36.7
Residential Population per Business	50.8	58.1	64.4

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.1348/-120.3628

25 W Polk St

Coalinga, CA 93210

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2022)	3,958	41.0%	5,085	38.0%	5,436	30.0%
Black or African American (2022)	357	3.7%	1,269	9.5%	4,922	27.2%
American Indian or Alaska Native (2022)	220	2.3%	262	2.0%	279	1.5%
Asian (2022)	367	3.8%	470	3.5%	533	2.9%
Hawaiian or Pacific Islander (2022)	21	0.2%	29	0.2%	30	0.2%
Other Race (2022)	3,360	34.8%	4,509	33.7%	4,996	27.6%
Two or More Races (2022)	1,367	14.2%	1,756	13.1%	1,925	10.6%
Not Hispanic or Latino Population (2022)	3,420	35.4%	5,240	39.2%	9,219	50.9%
Hispanic or Latino Population (2022)	6,231	64.6%	8,139	60.8%	8,902	49.1%
Not Hispanic or Latino Population (2027)	3,453	35.6%	5,283	39.1%	9,273	50.7%
Hispanic or Latino Population (2027)	6,246	64.4%	8,212	60.9%	9,026	49.3%
Not Hispanic or Latino Population (2020)	3,260	34.0%	4,543	34.2%	6,495	36.1%
Hispanic or Latino Population (2020)	6,328	66.0%	8,746	65.8%	11,513	63.9%
Not Hispanic or Latino Population (2010)	4,041	43.8%	5,872	44.6%	9,215	49.0%
Hispanic or Latino Population (2010)	5,185	56.2%	7,285	55.4%	9,573	51.0%
Projected Hispanic Annual Growth (2022 to 2027)	16	-	73	0.2%	124	0.3%
Historic Hispanic Annual Growth (2010 to 2022)	1,045	1.7%	854	1.0%	-672	-0.6%

Age Distribution (2022)

Age Under 5	724	7.5%	933	7.0%	995	5.5%
Age 5 to 9 Years	800	8.3%	1,015	7.6%	1,091	6.0%
Age 10 to 14 Years	867	9.0%	1,106	8.3%	1,197	6.6%
Age 15 to 19 Years	848	8.8%	1,082	8.1%	1,159	6.4%
Age 20 to 24 Years	783	8.1%	981	7.3%	1,065	5.9%
Age 25 to 29 Years	658	6.8%	878	6.6%	1,062	5.9%
Age 30 to 34 Years	681	7.1%	952	7.1%	1,181	6.5%
Age 35 to 39 Years	704	7.3%	968	7.2%	1,275	7.0%
Age 40 to 44 Years	603	6.2%	894	6.7%	1,380	7.6%
Age 45 to 49 Years	548	5.7%	874	6.5%	1,533	8.5%
Age 50 to 54 Years	584	6.1%	945	7.1%	1,776	9.8%
Age 55 to 59 Years	464	4.8%	769	5.7%	1,454	8.0%
Age 60 to 64 Years	420	4.4%	637	4.8%	1,102	6.1%
Age 65 to 74 Years	591	6.1%	855	6.4%	1,263	7.0%
Age 75 to 84 Years	302	3.1%	406	3.0%	491	2.7%
Age 85 Years or Over	72	0.7%	86	0.6%	95	0.5%
Median Age	30.0		31.9		36.5	

Gender Age Distribution (2022)

Female Population	4,811	49.9%	6,236	46.6%	6,801	37.5%
Age 0 to 19 Years	1,559	32.4%	1,993	32.0%	2,150	31.6%
Age 20 to 64 Years	2,737	56.9%	3,580	57.4%	3,939	57.9%
Age 65 Years or Over	515	10.7%	663	10.6%	712	10.5%
Female Median Age	31.2		31.5		31.7	
Male Population	4,840	50.1%	7,143	53.4%	11,320	62.5%
Age 0 to 19 Years	1,680	34.7%	2,143	30.0%	2,292	20.2%
Age 20 to 64 Years	2,709	56.0%	4,317	60.4%	7,892	69.7%
Age 65 Years or Over	451	9.3%	683	9.6%	1,137	10.0%
Male Median Age	28.7		32.1		38.8	

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.1348/-120.3628

25 W Polk St

Coalinga, CA 93210

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2022)

HH Income \$200,000 or More	198	6.1%	223	5.4%	234	5.2%
HH Income \$150,000 to \$199,999	179	5.5%	268	6.5%	286	6.3%
HH Income \$100,000 to \$149,999	492	15.2%	635	15.3%	722	15.9%
HH Income \$75,000 to \$99,999	513	15.9%	680	16.4%	761	16.8%
HH Income \$50,000 to \$74,999	473	14.6%	599	14.4%	680	15.0%
HH Income \$35,000 to \$49,999	432	13.4%	590	14.2%	646	14.3%
HH Income \$25,000 to \$34,999	252	7.8%	342	8.2%	366	8.1%
HH Income \$15,000 to \$24,999	256	7.9%	315	7.6%	329	7.3%
HH Income Under \$15,000	436	13.5%	497	12.0%	507	11.2%
HH Income \$35,000 or More	2,288	70.8%	2,995	72.2%	3,329	73.5%
HH Income \$75,000 or More	1,383	42.8%	1,807	43.6%	2,003	44.2%

Housing (2022)

Total Housing Units	3,550		4,526		4,960	
Housing Units Occupied	3,231	91.0%	4,149	91.7%	4,531	91.3%
Housing Units Owner-Occupied	1,652	51.1%	2,285	55.1%	2,504	55.3%
Housing Units, Renter-Occupied	1,579	48.9%	1,863	44.9%	2,026	44.7%
Housing Units, Vacant	318	9.9%	378	9.1%	429	9.5%

Marital Status (2022)

Never Married	3,225	44.4%	4,525	43.8%	7,153	48.2%
Currently Married	2,501	34.5%	3,610	35.0%	4,303	29.0%
Separated	584	8.0%	888	8.6%	1,561	10.5%
Widowed	299	4.1%	439	4.3%	465	3.1%
Divorced	650	9.0%	863	8.4%	1,355	9.1%

Household Type (2022)

Population Family	8,389	86.9%	11,022	82.4%	12,042	66.5%
Population Non-Family	1,173	12.2%	1,412	10.6%	1,538	8.5%
Population Group Quarters	89	0.9%	945	7.1%	4,541	25.1%
Family Households	2,357	72.9%	3,084	74.3%	3,367	74.3%
Non-Family Households	875	27.1%	1,065	25.7%	1,164	25.7%
Married Couple with Children	838	33.5%	1,163	32.2%	1,294	30.1%
Average Family Household Size	3.6		3.6		3.6	

Household Size (2022)

1 Person Households	702	21.7%	861	20.8%	943	20.8%
2 Person Households	902	27.9%	1,152	27.8%	1,262	27.8%
3 Person Households	651	20.1%	828	20.0%	888	19.6%
4 Person Households	493	15.3%	635	15.3%	695	15.3%
5 Person Households	275	8.5%	376	9.1%	415	9.2%
6 or More Person Households	208	6.5%	296	7.1%	328	7.2%

Household Vehicles (2022)

Households with 0 Vehicles Available	324	10.0%	344	8.3%	348	7.7%
Households with 1 Vehicles Available	982	30.4%	1,177	28.4%	1,296	28.6%
Households with 2 or More Vehicles Available	1,925	59.6%	2,628	63.3%	2,887	63.7%
Total Vehicles Available	5,787		7,778		8,522	
Average Vehicles Per Household	1.8		1.9		1.9	

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25 W Polk St

Coalinga, CA 93210

1 mi radius

5 mi radius

10 mi radius

Labor Force (2022)

Estimated Labor Population Age 16 Years or Over	7,087		10,098		14,593	
Estimated Civilian Employed	3,855	54.4%	5,096	50.5%	5,875	40.3%
Estimated Civilian Unemployed	242	3.4%	326	3.2%	379	2.6%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,990	42.2%	4,676	46.3%	8,339	57.1%
Unemployment Rate	3.4%		3.2%		2.6%	

Occupation (2022)

Occupation: Population Age 16 Years or Over	3,855		5,096		5,875	
Management, Business, Financial Operations	374	9.7%	457	9.0%	532	9.0%
Professional, Related	942	24.4%	1,217	23.9%	1,347	22.9%
Service	803	20.8%	1,072	21.0%	1,292	22.0%
Sales, Office	709	18.4%	899	17.6%	952	16.2%
Farming, Fishing, Forestry	231	6.0%	395	7.8%	497	8.5%
Construct, Extraction, Maintenance	326	8.5%	405	8.0%	492	8.4%
Production, Transport Material Moving	470	12.2%	651	12.8%	765	13.0%
White Collar Workers	2,025	52.5%	2,572	50.5%	2,830	48.2%
Blue Collar Workers	1,830	47.5%	2,524	49.5%	3,045	51.8%

Consumer Expenditure (2022)

Total Household Expenditure	\$203.29 M		\$268.64 M		\$298.46 M	
Total Non-Retail Expenditure	\$107.26 M	52.8%	\$141.55 M	52.7%	\$157.15 M	52.7%
Total Retail Expenditure	\$96.03 M	47.2%	\$127.09 M	47.3%	\$141.31 M	47.3%
Apparel	\$7.22 M	3.6%	\$9.54 M	3.6%	\$10.59 M	3.5%
Contributions	\$6.43 M	3.2%	\$8.48 M	3.2%	\$9.41 M	3.2%
Education	\$6.05 M	3.0%	\$7.92 M	2.9%	\$8.74 M	2.9%
Entertainment	\$11.4 M	5.6%	\$15.1 M	5.6%	\$16.77 M	5.6%
Food and Beverages	\$30.23 M	14.9%	\$39.94 M	14.9%	\$44.39 M	14.9%
Furnishings and Equipment	\$7.07 M	3.5%	\$9.36 M	3.5%	\$10.41 M	3.5%
Gifts	\$4.84 M	2.4%	\$6.33 M	2.4%	\$7.02 M	2.4%
Health Care	\$17.06 M	8.4%	\$22.61 M	8.4%	\$25.14 M	8.4%
Household Operations	\$7.89 M	3.9%	\$10.43 M	3.9%	\$11.58 M	3.9%
Miscellaneous Expenses	\$3.81 M	1.9%	\$5.03 M	1.9%	\$5.59 M	1.9%
Personal Care	\$2.73 M	1.3%	\$3.61 M	1.3%	\$4.01 M	1.3%
Personal Insurance	\$1.39 M	0.7%	\$1.85 M	0.7%	\$2.06 M	0.7%
Reading	\$435.43 K	0.2%	\$575.61 K	0.2%	\$639.29 K	0.2%
Shelter	\$43.21 M	21.3%	\$56.96 M	21.2%	\$63.23 M	21.2%
Tobacco	\$1.29 M	0.6%	\$1.69 M	0.6%	\$1.88 M	0.6%
Transportation	\$37.06 M	18.2%	\$49.13 M	18.3%	\$54.7 M	18.3%
Utilities	\$15.17 M	7.5%	\$20.06 M	7.5%	\$22.3 M	7.5%

Educational Attainment (2022)

Adult Population Age 25 Years or Over	5,628		8,262		12,614	
Elementary (Grade Level 0 to 8)	828	14.7%	1,339	16.2%	1,780	14.1%
Some High School (Grade Level 9 to 11)	600	10.7%	1,005	12.2%	2,024	16.0%
High School Graduate	1,261	22.4%	1,973	23.9%	3,409	27.0%
Some College	1,363	24.2%	1,871	22.7%	2,792	22.1%
Associate Degree Only	513	9.1%	708	8.6%	890	7.1%
Bachelor Degree Only	613	10.9%	794	9.6%	984	7.8%
Graduate Degree	449	8.0%	573	6.9%	735	5.8%

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.1348/-120.3628

25 W Polk St

Coalinga, CA 93210

1 mi radius

5 mi radius

10 mi radius

Units In Structure (2022)

1 Detached Unit	2,087	71.7%	2,682	71.1%	2,922	70.3%
1 Attached Unit	90	3.1%	103	2.7%	117	2.8%
2 to 4 Units	319	11.0%	364	9.7%	396	9.5%
5 to 9 Units	232	8.0%	258	6.9%	263	6.3%
10 to 19 Units	71	2.4%	77	2.0%	78	1.9%
20 to 49 Units	69	2.4%	77	2.0%	88	2.1%
50 or More Units	198	6.8%	230	6.1%	287	6.9%
Mobile Home or Trailer	164	5.6%	356	9.4%	377	9.1%
Other Structure	2	-	2	-	2	-

Homes Built By Year (2022)

Homes Built 2010 or later	212	7.3%	279	7.4%	343	8.2%
Homes Built 2000 to 2009	354	12.2%	512	13.6%	631	15.2%
Homes Built 1990 to 1999	440	15.1%	649	17.2%	736	17.7%
Homes Built 1980 to 1989	699	24.0%	855	22.7%	890	21.4%
Homes Built 1970 to 1979	394	13.6%	498	13.2%	532	12.8%
Homes Built 1960 to 1969	376	12.9%	476	12.6%	501	12.0%
Homes Built 1950 to 1959	379	13.0%	439	11.6%	445	10.7%
Homes Built Before 1949	378	13.0%	441	11.7%	453	10.9%

Home Values (2022)

Home Values \$1,000,000 or More	40	2.4%	52	2.3%	56	2.2%
Home Values \$500,000 to \$999,999	191	11.6%	251	11.0%	264	10.5%
Home Values \$400,000 to \$499,999	191	11.5%	213	9.3%	220	8.8%
Home Values \$300,000 to \$399,999	348	21.1%	486	21.3%	530	21.2%
Home Values \$200,000 to \$299,999	467	28.3%	677	29.6%	769	30.7%
Home Values \$150,000 to \$199,999	181	11.0%	211	9.2%	231	9.2%
Home Values \$100,000 to \$149,999	66	4.0%	84	3.7%	89	3.6%
Home Values \$70,000 to \$99,999	61	3.7%	79	3.4%	79	3.2%
Home Values \$50,000 to \$69,999	12	0.8%	16	0.7%	18	0.7%
Home Values \$25,000 to \$49,999	51	3.1%	74	3.3%	84	3.4%
Home Values Under \$25,000	44	2.6%	143	6.2%	164	6.6%
Owner-Occupied Median Home Value	\$291,002		\$283,549		\$279,980	
Renter-Occupied Median Rent	\$804		\$819		\$833	

Transportation To Work (2022)

Drive to Work Alone	2,851	74.0%	3,786	74.3%	4,484	76.3%
Drive to Work in Carpool	316	8.2%	491	9.6%	554	9.4%
Travel to Work by Public Transportation	26	0.7%	28	0.5%	29	0.5%
Drive to Work on Motorcycle	-	-	-	-	-	-
Walk or Bicycle to Work	108	2.8%	138	2.7%	143	2.4%
Other Means	12	0.3%	15	0.3%	19	0.3%
Work at Home	542	14.1%	639	12.5%	646	11.0%

Travel Time (2022)

Travel to Work in 14 Minutes or Less	1,659	43.0%	2,201	43.2%	2,680	45.6%
Travel to Work in 15 to 29 Minutes	1,091	28.3%	1,486	29.2%	1,700	28.9%
Travel to Work in 30 to 59 Minutes	364	9.5%	496	9.7%	526	9.0%
Travel to Work in 60 Minutes or More	198	5.1%	274	5.4%	322	5.5%
Average Minutes Travel to Work	13.8		14.1		13.5	