

# TURLOCK CORNERS | Turlock, California

New Shop Space Available in 2020

**FOR LEASE**

± 16,000 SF of  
Divisible Retail Shop  
Space, Medical, and  
Dental Space

**BRIAN HERON**  
Retail Properties

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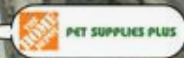
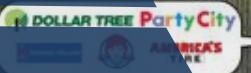
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**COUNTRYSIDE DRIVE (± 24,200 ADT)**

107 RESIDENTIAL LOTS

**TUOLUMNE ROAD (± 6,000 ADT)**





# PROPERTY SUMMARY

## LOCATION

**SEC OF COUNTRYSIDE DRIVE @ TUOLUMNE ROAD** – The property is located at the southeast corner of Countryside Drive and Tuolumne Road which runs throughout Monte Vista Crossings Retail Hub connecting Monte Vista to the north and Fulkerth to the south. **Monte Vista Crossings is home to 1.3 Million square feet of national tenants including** Home Depot, Target, Safeway, In-Shape, Khols, Petco, Dicks Sporting Goods, Joann Fabrics, and many more! It is also adjacent to the new **“Rose Verde”** residential community that is being built across the street.

## AVAILABLE SF

**16,000 SF of Single Tenant or Multi-Tenant Retail Space** (Can be subdivided into spaces between 1,500 SF – 16,000 SF)

## STREET FRONTAGE & ACCESS

- Fronts Countryside Drive with daily traffic counts of **24,000** which runs through out Monte Vista Crossings Shopping Center
- Side street is Tuolumne Road with daily traffic counts of **6,000** which runs east and west through Turlock
- 2 access points: 1 along frontage road and 1 along the side street

## POTENTIAL USES PERMITTED

Shop Space, Food, Coffee, Dental/Medical/Urgent Care, PT, Insurance, Tax Services, Bank/Financial, Fitness/Health, Beauty, Home Improvement, Paint, Office Supply, Restaurant (Pizza, Sushi), Shoes, Wireless Services

**SINGLE OR MULTI-TENANT  
RETAIL**  
Turlock, CA

**AVAILABLE SF**  
1,500-16,000 SF

**RENTAL RATE**  
Contact Broker

**ZONING**  
Community Commercial





# CLOSE UP AERIAL



ROSE VERDE  
107 RESIDENTIAL  
LOTS BUILT

## AREA HIGHLIGHTS

- High combined daily traffic counts of **30,000** along Tuolumne and Countryside
- Located in close proximity of **Monte Vista Crossings** with 1.3 million SF of National Tenants
- Within a 1 mile radius the average household income is **\$78,000** and has an additional **107 new residential homes** being built adjacent to the property



# MARKET AERIAL

TUOLUMNE ROAD [± 6,000 ADT]

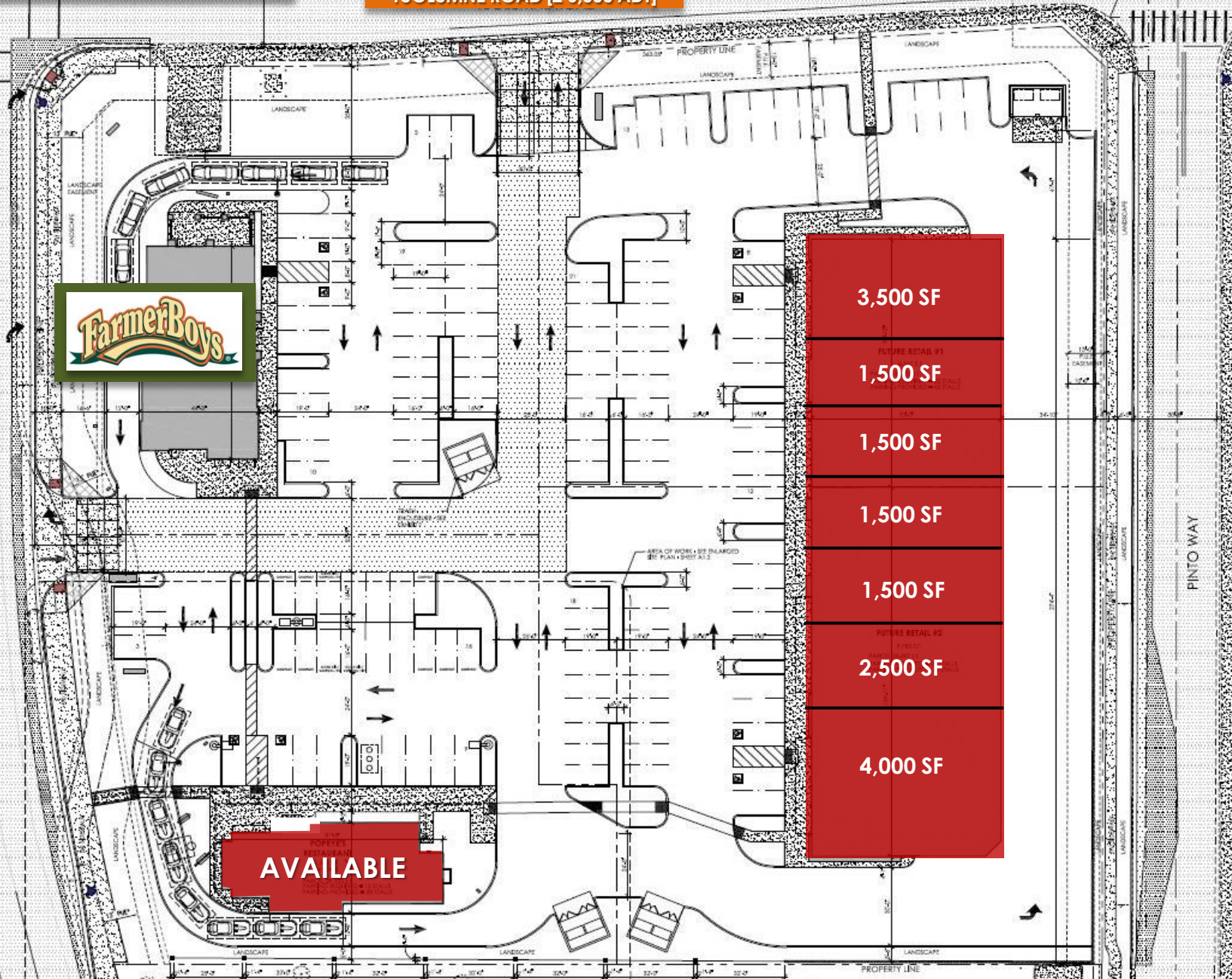
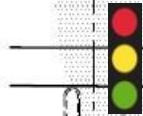
COUNTRYSIDE DRIVE [± 24,200 ADT]



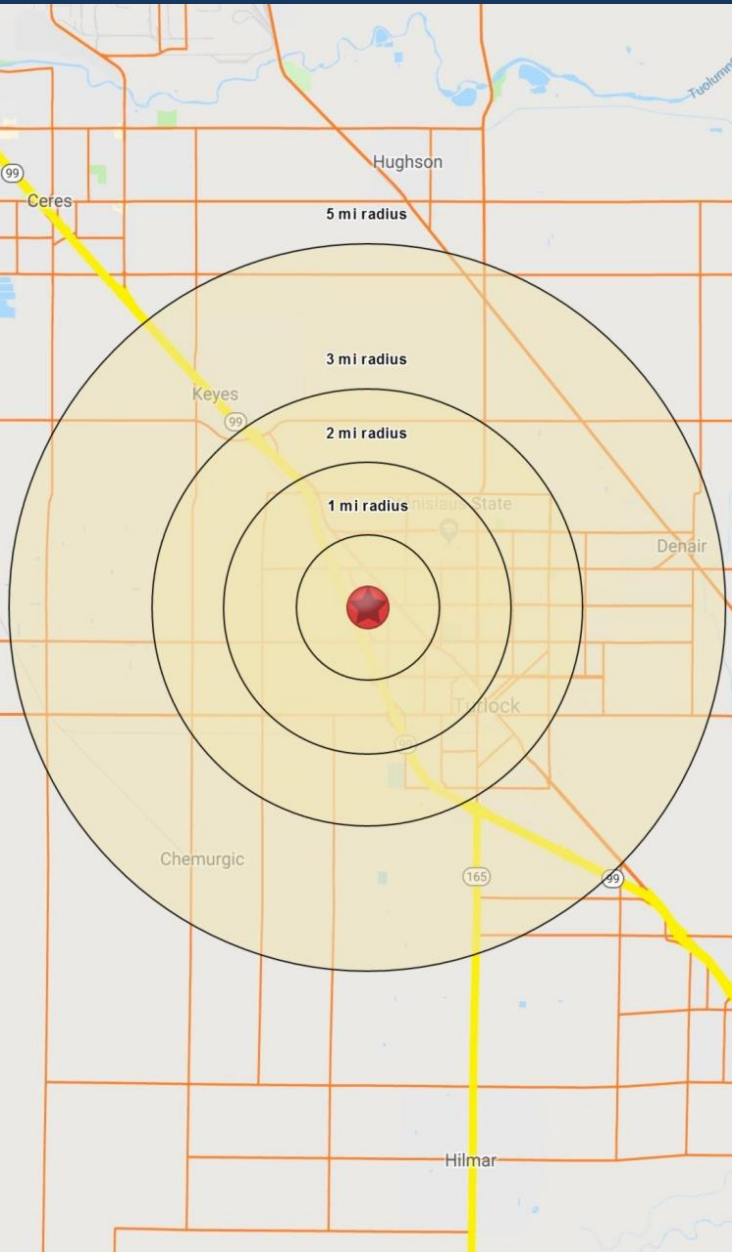
AVAILABLE

- 3,500 SF
- FUTURE RETAIL #1  
1,500 SF
- 1,500 SF
- 1,500 SF
- 1,500 SF
- FUTURE RETAIL #2  
2,500 SF
- 4,000 SF

PINTO WAY



# DEMOGRAPHICS



POPULATION	1 Mi	2 Mi	3 Mi	5 Mi
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2019 Estimated Population 12,149 40,065 68,887 94,428

2024 Projected Population 12,847 42,293 72,825 99,713

2010 Census Population 11,182 36,542 63,460 87,698

HOUSEHOLDS	1 Mi	2 Mi	3 Mi	5 Mi
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2019 Estimated Households 4,192 13,562 22,991 30,800

2024 Projected Households 4,273 13,822 23,458 31,394

2010 Census Households 3,889 12,402 21,277 28,734

AVERAGE HOUSEHOLD INCOME	1 Mi	2 Mi	3 Mi	5 Mi
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2019 Est Avg HH Income \$78,500 \$76,908 \$80,212 \$84,353

2019 Est Median HH Income \$58,893 \$59,902 \$61,651 \$64,254

DAYTIME DEMOGRAPHICS	1 Mi	2 Mi	3 Mi	5 Mi
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2019 Est Total Businesses 461 1,377 2,654 3,069

2019 Est Total Employees 5,110 14,118 28,485 31,956