

FOR LEASE: HIGH-TRAFFIC CORNER RETAIL & FLEX SPACE IN BUSY DOWNTOWN TURLOCK



250 MARKET ST. & 107 3RD ST.

Turlock, CA 95380

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CA DRE #02110117

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

LEASE OFFERING SUMMARY



LEASE HIGHLIGHTS

- **Size:** ±20,716 SF total – 250 W. Market St. (±14,252 SF) retail showroom and 107 3rd St. (±6,464 SF) flex/warehouse space with private restrooms
- **Signage:** Excellent visibility with prominent corner frontage and multiple signage opportunities
- **Lease Type:** Modified Gross Lease – Tenant pays base rent plus a share of operating expenses
- **Prime Location:** Busy Downtown Turlock corridor surrounded by restaurants, shops, and professional offices
- **Versatile Use:** Ideal for retail, fitness, healthcare, creative workspace, or professional services
- **Parking:** Convenient public parking available nearby

DEMOGRAPHICS	1.5 MILES	3 MILES	5 MILES
Total Households	11,014	24,048	28,974
Total Population	33,597	71,892	87,108
Average HH Income	\$77,691	\$97,687	\$101,907

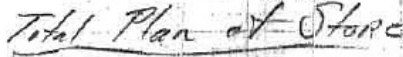
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OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (MG)
Available SF:	20,716 SF

LEASE OFFERING DESCRIPTION

Presenting a rare opportunity to lease **20,716± SF of prime commercial space in the heart of Downtown Turlock's bustling retail and dining district**. Located on a prominent corner surrounded by restaurants, boutiques, and professional offices, this offering includes **250 W. Market St. (14,252± SF)–a highly visible retail showroom with large display windows**–and **107 3rd St. (6,464± SF), a flexible warehouse/flex building ideal for storage**, creative workspace, or light industrial use. Both feature high ceilings, open layouts, and excellent adaptability for retail, fitness, healthcare, or professional services. Tenants benefit from heavy foot traffic, nearby public parking, and a thriving downtown atmosphere that attracts events and new investment. Offered on a Modified Gross Lease, tenants pay base rent plus a share of operating expenses–making it a cost-effective opportunity to establish a presence in one of the Central Valley's most active and resilient downtown markets.



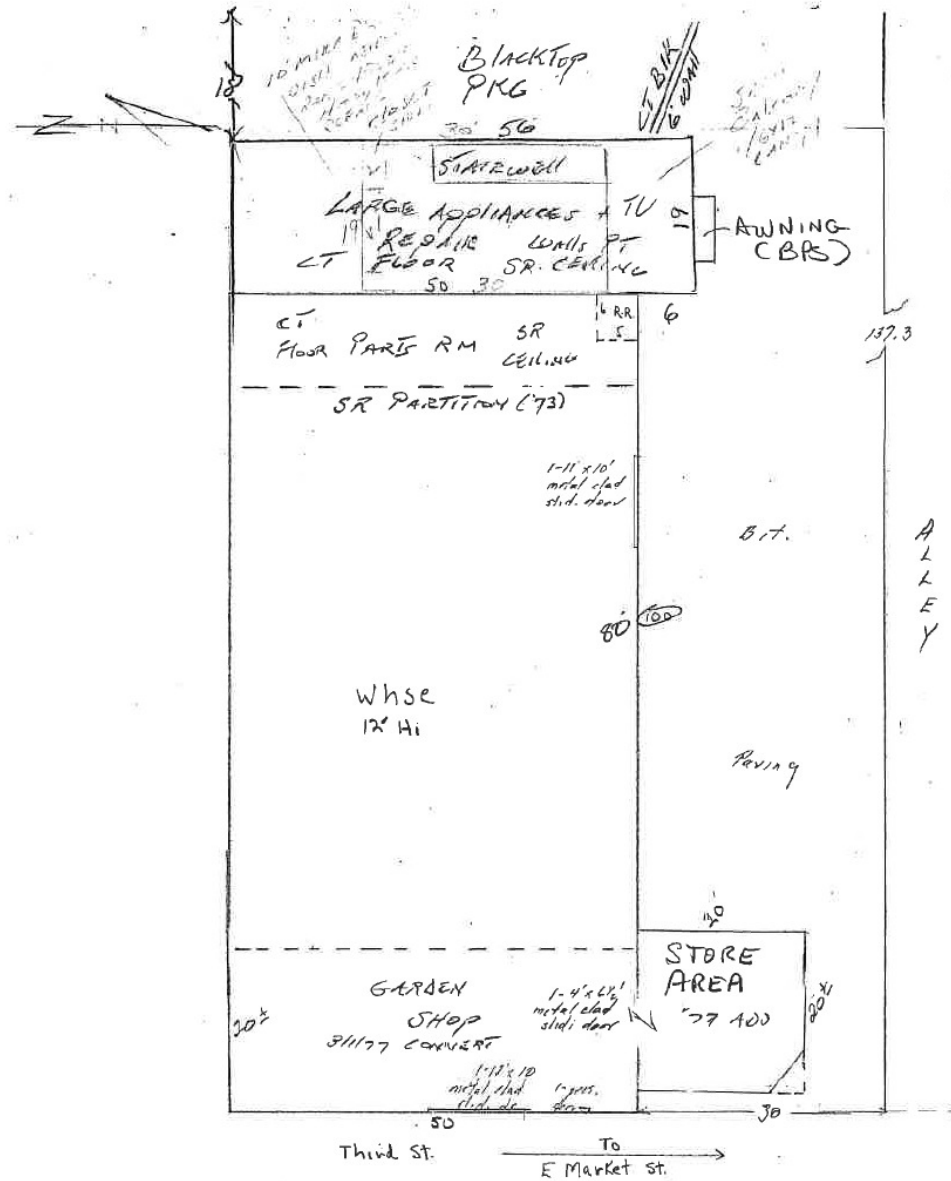
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ADDITIONAL PHOTOS - 250 MARKET ST. (PART 1)



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FLOOR PLAN - 107 3RD ST.



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ADDITIONAL PHOTOS - 107 3RD ST.



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RETAILER MAP



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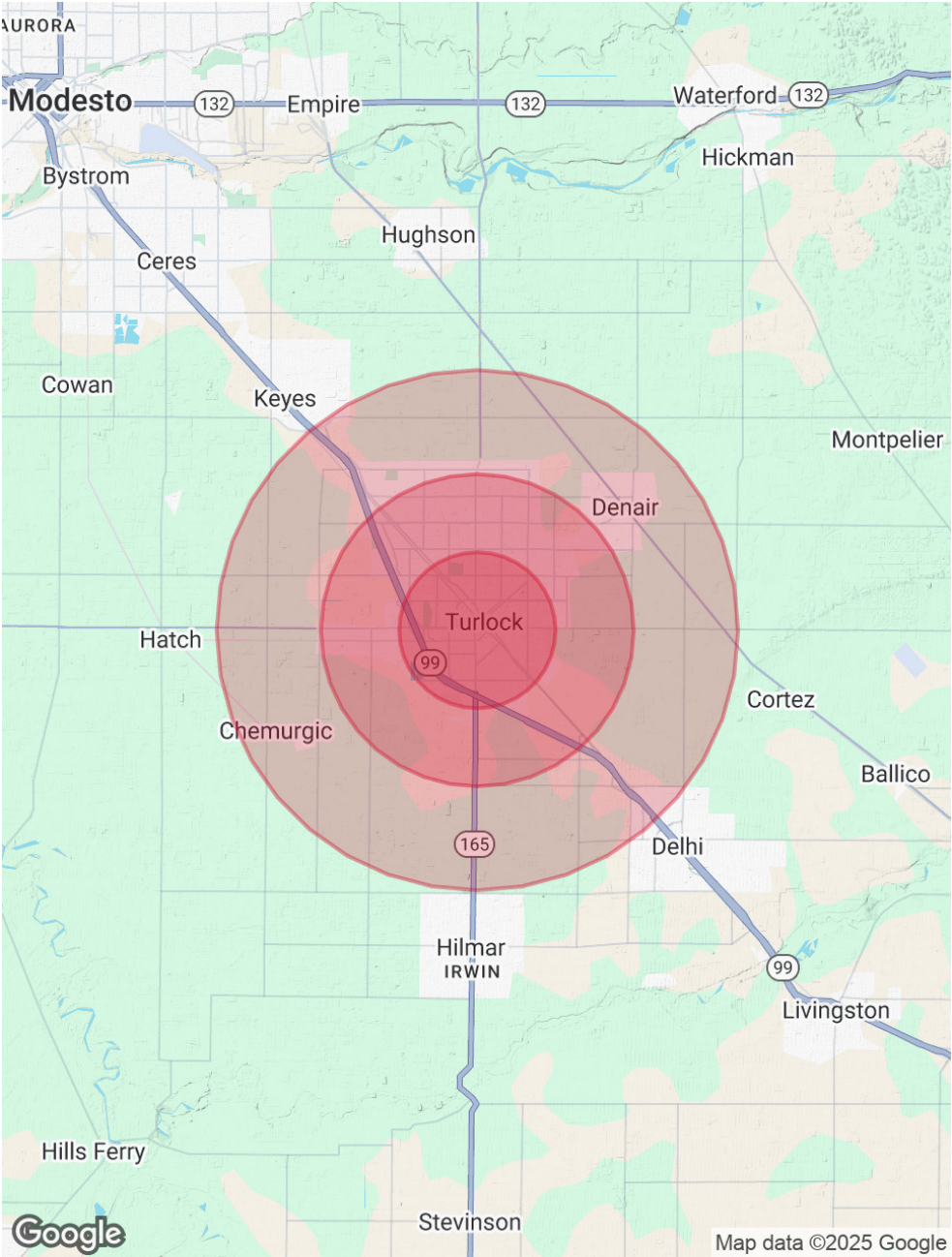
DEMOGRAPHICS MAP & REPORT

POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	33,597	71,892	87,108
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	11,014	24,048	28,974
# of Persons per HH	3.1	3	3
Average HH Income	\$77,691	\$97,687	\$101,907
Average House Value	\$400,140	\$469,393	\$499,042

RACE	1.5 MILES	3 MILES	5 MILES
Total Population - White	13,953	35,770	44,448
% White	41.5%	49.8%	51.0%
Total Population - Black	813	1,577	1,759
% Black	2.4%	2.2%	2.0%
Total Population - Asian	1,610	4,786	5,928
% Asian	4.8%	6.7%	6.8%
Total Population - Hawaiian	157	327	366
% Hawaiian	0.5%	0.5%	0.4%
Total Population - American Indian	1,061	1,650	1,878
% American Indian	3.2%	2.3%	2.2%
Total Population - Other	10,782	16,774	19,419
% Other	32.1%	23.3%	22.3%

Demographics data derived from AlphaMap



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