



COMMERCIAL
REAL ESTATE

For Sale \$1,950,000

2020 Colorado Ave Turlock CA 95382

Excellent Multi Tenant Medical Office Building



To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

JORDAN AMARANT

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Tony Quinteros

DRE # 02278460

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2020 Colorado Ave Turlock

APN: 072-37-05

Building Size: 5,130 SF

Lot Size: 17,859 sf lot

Sales Price \$1,950,000

**Immediate Proximity to
Emanuel Medical Center**

Property Description

Excellent Multi Tenant Medical Office Building. Built in 1999, this 5,130±SF, high-quality finishes, durable tile roof, and strong existing tenancy. Subject property includes suites ideal for medical or healthcare use, immediate proximity to Emanuel Medical Center.

Ste A is 3,617 sf and is currently occupied by Turlock Eye Care. Lease expires July 1, 2026, making a great opportunity for a medical practice to purchase and prepare for several months prior to business occupancy.

Ste B is 1,513 sf and is occupied by Hanger Clinic, a national credit medical tenant. Lease expires April 30, 2029 with 3% annual increases and two, five year extension options.

With very limited owner user medical inventory in the Central Valley and national credit tenant in place, this property provides a true rare opportunity to acquire a beautifully maintained, highly functional, income producing, well located, multi tenant medical office building.

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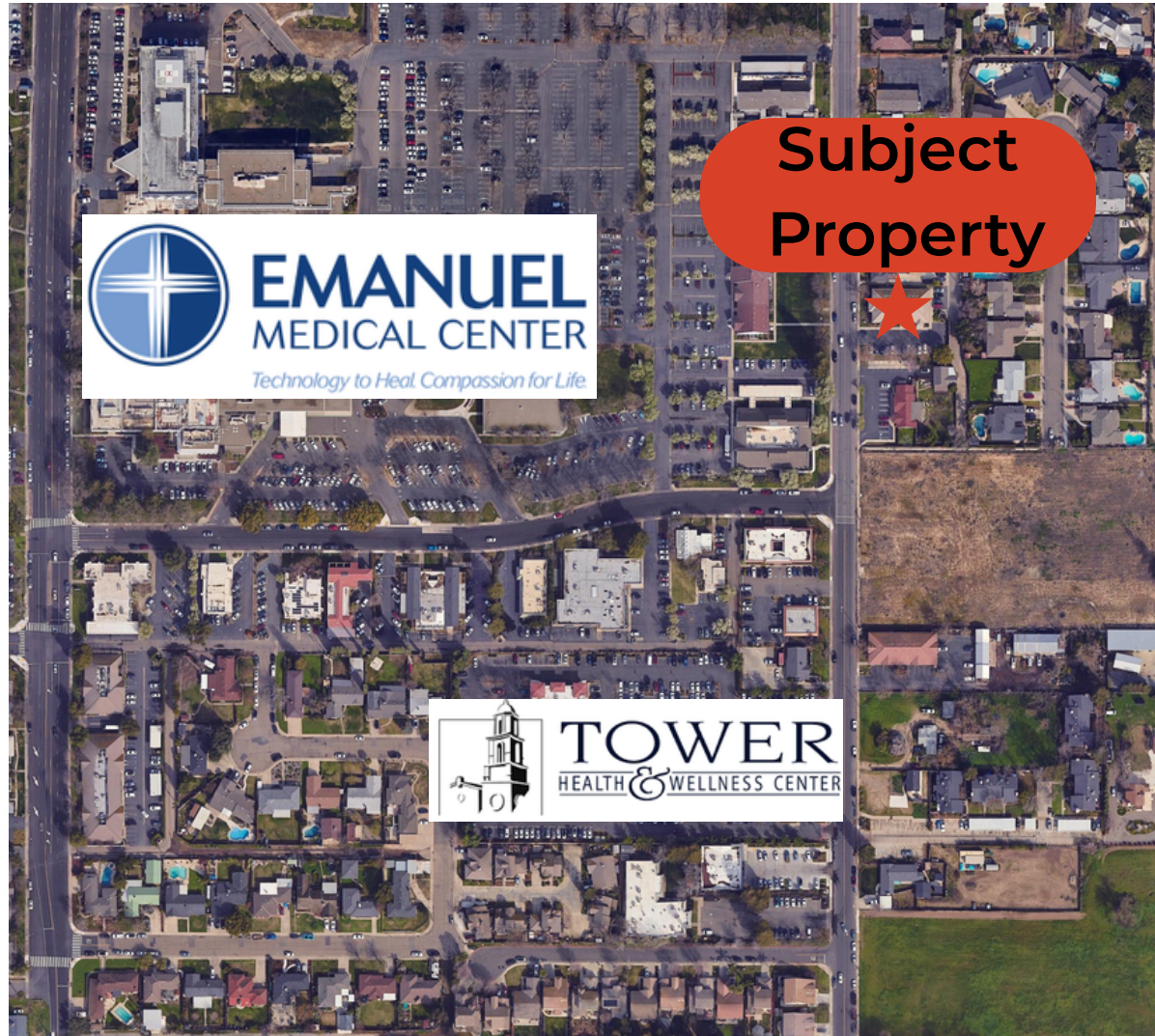
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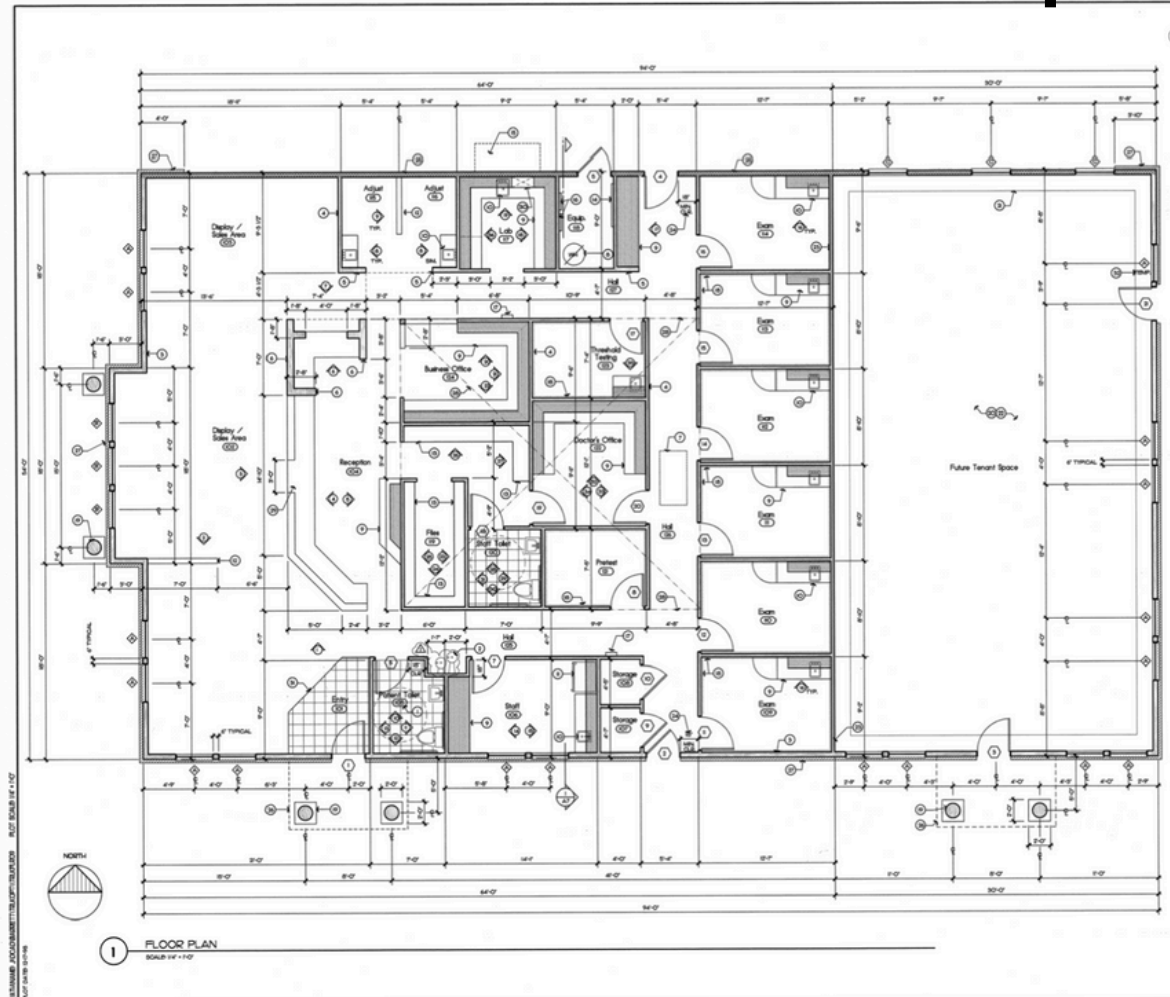
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Suite A Floorplan

Available in future for owner occupancy



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Suite A Photos



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Suite B Photos



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