

OFFERING MEMORANDUM

**146 N GOLDEN STATE
BLVD
TURLOCK, CA 95380**

Former restaurant building • APN 061-018-024
Unique downtown corner redevelopment
opportunity with immediate public parking
adjacency

8,775 SF land footprint • potential two-story
concept up to approx. 17,042 SF

LOT SIZE

8,775 SF

POTENTIAL BUILDOUT

17,042 SF

ZONING

DC

STORIES

2

Prepared by Adroit Real Estate



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Downtown Turlock corner opportunity with DC zoning, a zero-lot-line building parcel, and immediate access to adjacent public parking.



Executive Summary

(Call for price)

Redevelopment and adaptive reuse opportunity at one of downtown Turlock's strongest corners.

- 146 N Golden State Blvd presents a rare downtown infill opportunity on the prominent corner of N Golden State Blvd and E Olive Ave.
- Former restaurant building with a zero-lot-line footprint on an approx. 8,775 SF parcel (building footprint only).
- Downtown Core (DC) zoning supports a broad mix of retail, restaurant, office, service, mixed-use, and upper-floor residential concepts.
- Prior shell remodel concepts indicate potential to reposition the site for a refreshed two-story downtown presence totaling up to approx. 17,042 SF.
- Adjacent public parking provides 38 public stalls immediately next door, in addition to surrounding city parking resources.



Corner at N Golden State Blvd & E Olive Ave



Parcel footprint exhibit

Current Condition & Corner Presence

Former restaurant building

Multiple vantage points show the building's commanding corner placement, long frontage, and immediate adjacency to downtown parking and circulation routes.



Olive Ave frontage and adjacent parking



Street-level front corner presence



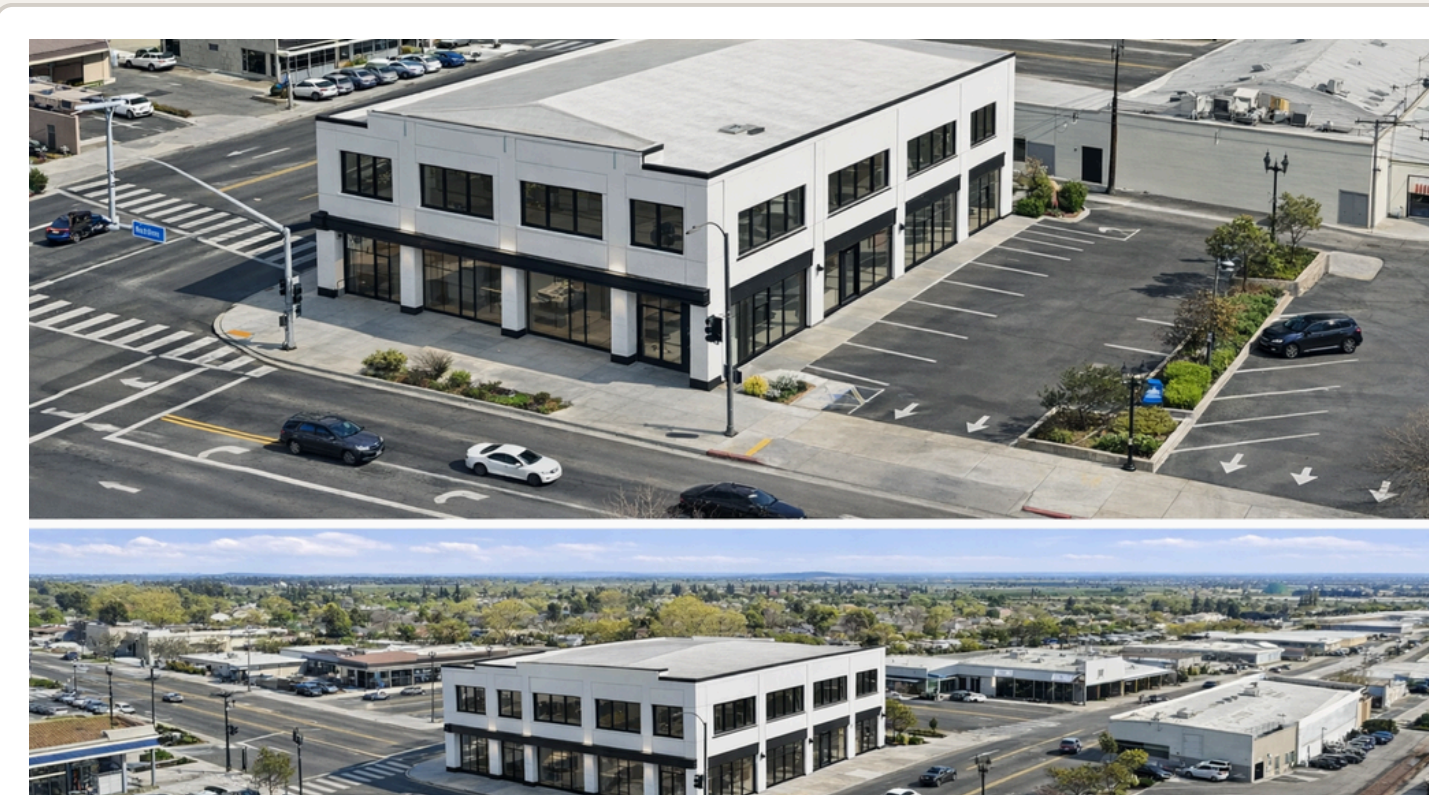
Existing condition from easterly angle



Broader downtown visibility



Current aerial presence



Illustrative modernized rendering

Site, Parcel & Public Parking Exhibit

The property lines track the building footprint only, while the adjacent parking lot is a separate public parking resource serving downtown users.



Adjacent public parking is outlined above for illustration. This parking field is public parking and not part of the offered parcel.



Subject parcel / building footprint only

What is included

- APN 061-018-024-000
- Approx. 8,775 SF land footprint
- Approx. 17,042 SF potential buildout
- Zero-lot-line former restaurant building
- Adjacent 38-stall lot is public parking
- Immediate adjacency to downtown public parking and circulation

Key Property Facts

A concise summary of the information currently being marketed for the opportunity. Purchasers should independently verify all measurements, uses, and development assumptions.

ADDRESS

146 N Golden State Blvd.
Turlock, CA

APN

061-018-024-000

LOT SIZE

8,775 SF

ZONING

“DC”
Downtown Core

PARCEL FORM

Zero-lot-line
building parcel

PARKING

38 public spaces
next door*

DEVELOPMENT CONCEPT

Approx. 17,042 SF
two-story concept

POSITIONING

Redevelop / reposition
signature downtown corner



**Per owner / broker. Buyer should verify public parking availability, management, and any future changes.*

Notes

- Public parking next door is not included in the offering; the parcel is the building footprint only.
- Approximate public parking count and redevelopment assumptions should be independently verified by prospective buyers.

DC Zoning Snapshot

The Downtown Core (DC) district is intended to reinforce the historic, pedestrian-oriented heart of Downtown Turlock. The code encourages shopping, dining, entertainment, and mixed-use development with residences and offices on upper floors.

- Buildings in the DC district are intended to range from two to four stories to create an urban appearance.
- Mixed-use development supporting upper-floor residences and offices is directly encouraged by district purpose statements.
- Ground-floor retail and restaurants are explicitly encouraged in the downtown core.
- Off-street parking is not required in the Downtown Core under current overlay standards.

ZONE

DC

LOT COVERAGE

100%

HEIGHT

60 ft max

SETBACKS

**0 ft front /
side / rear**

TYPICAL FAR

**3.0 mixed-use
1.0 retail commercial**

PARKING STANDARD

Off-street parking not required in DC

Design review note

New or expanded uses involving changes, site work, or exterior modifications may require design review and other City permits. All zoning conclusions should be confirmed directly with the City of Turlock.

POTENTIAL USES IN THE DC DISTRICT

Selected categories from the current downtown overlay use table. This summary is not exhaustive and does not replace direct zoning confirmation.

Strongest fits / permitted uses

- Retail sales
- Restaurant / café concepts
- Business & professional office
- Medical / dental office
- Personal services
- Art galleries and artists' studios
- Cultural institutions and government office uses
- Residential single / multifamily and mixed-use configurations

Uses that may require additional review

- Hotels and motels (listed as MAA in DC)
- Nightclub / entertainment concepts (CUP)
- Parking lot use (MDP)
- Trade school and certain institutional / assembly uses (MDP or CUP depending on use and size)
- Major exterior alterations, expansion, or redevelopment plans may trigger design review and related approvals

Best alignment with district intent: ground-floor retail / restaurant with upper-floor office, residential, or other mixed-use programming is especially consistent with the stated purpose of the Downtown Core district.

Conceptual Redevelopment Vision

Provided concept imagery suggests how the corner could be repositioned into a cleaner, more modernized two-story downtown asset. Renderings shown below are illustrative only and should not be interpreted as approved plans or guaranteed final improvements.

Current condition



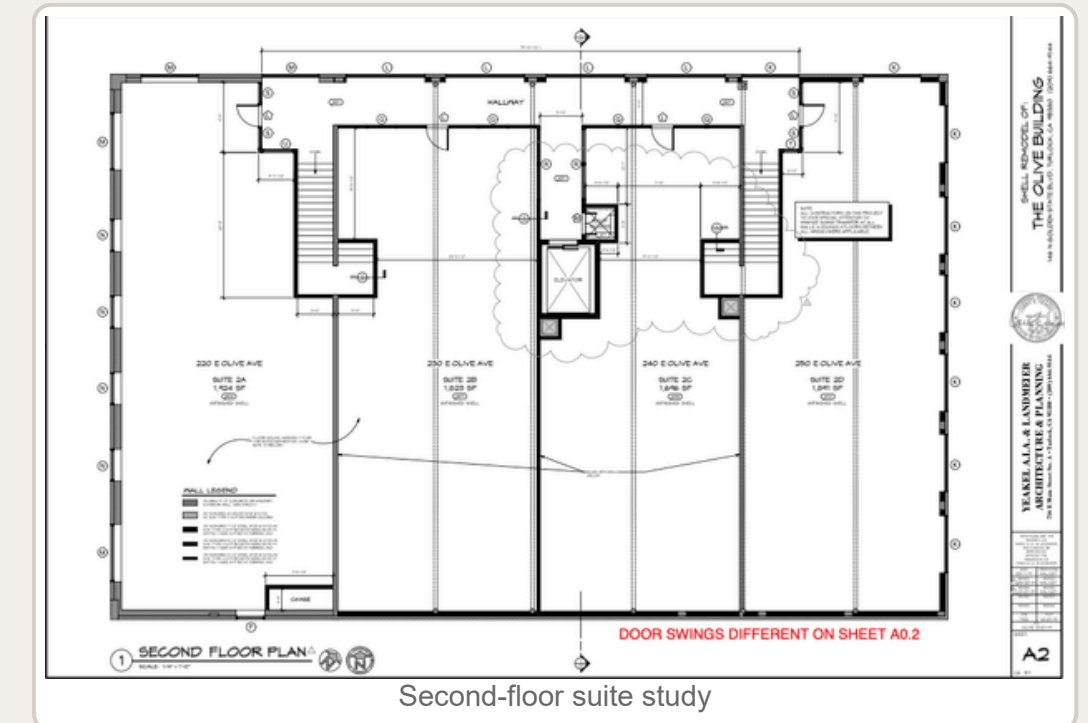
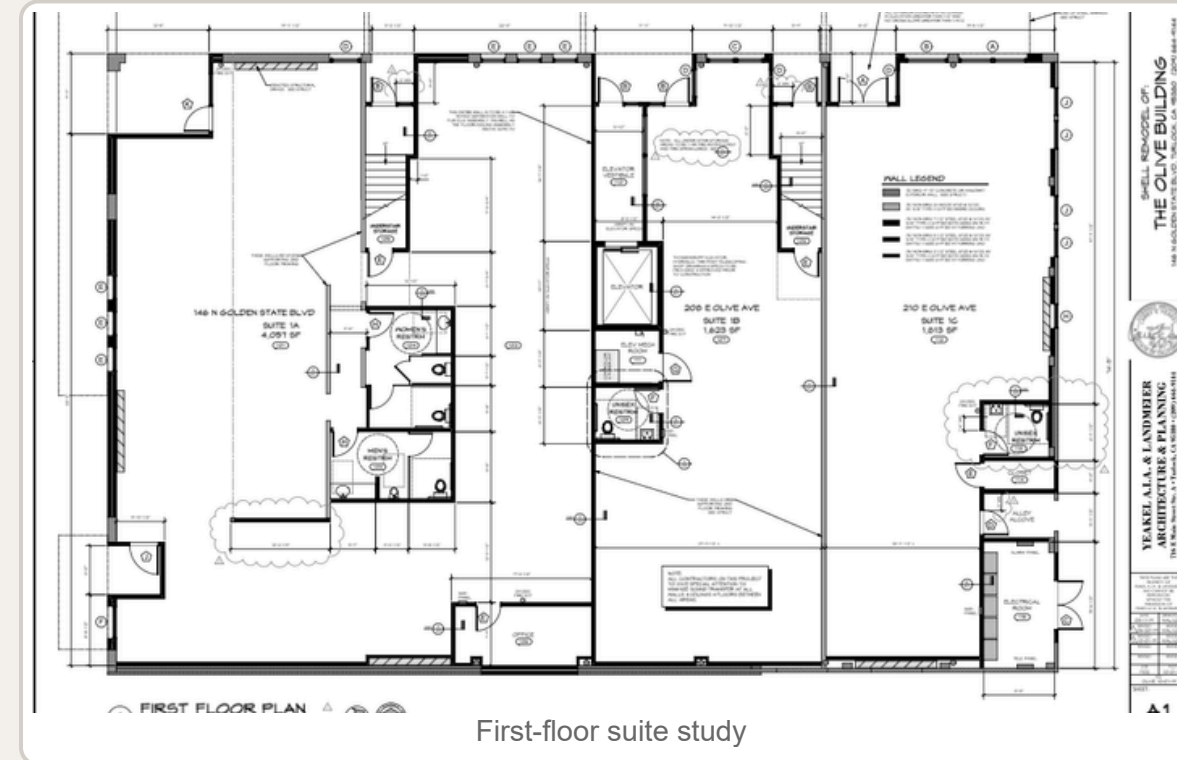
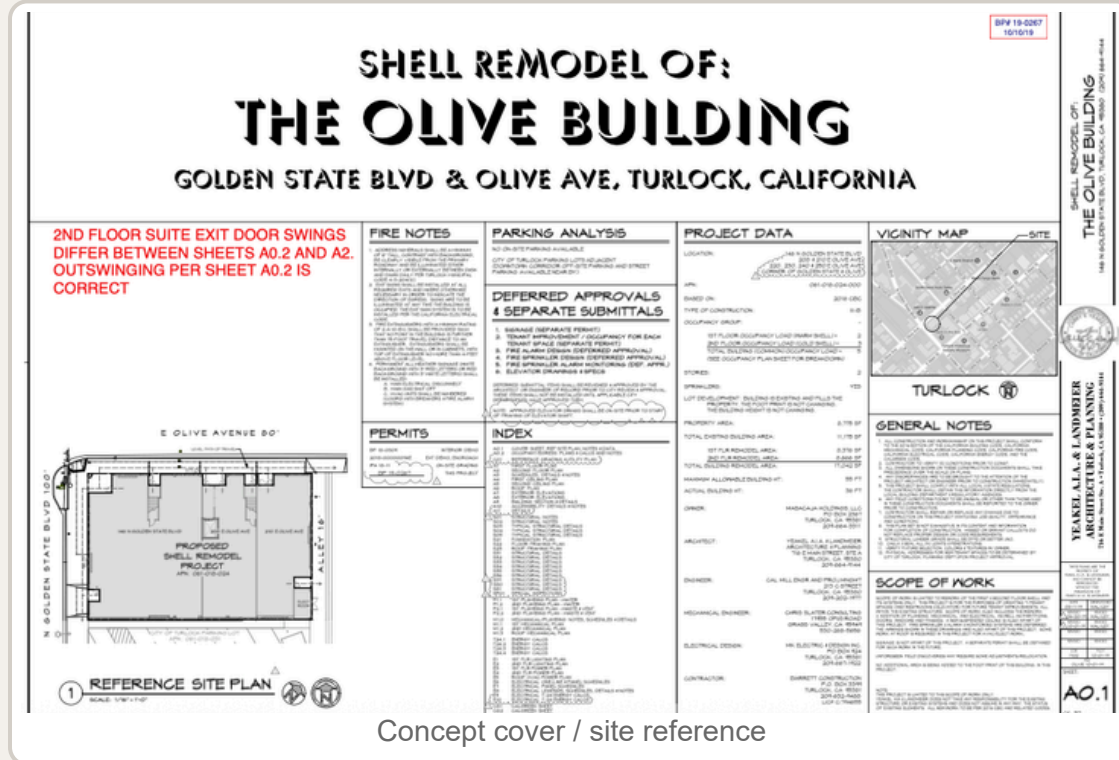
Illustrative vision



Potential positioning themes: modern façade refresh • multi-tenant corner merchandising • upper-floor office / residential potential • stronger storefront identity

Prior Development Study

These historical concept sheets illustrate one past shell-remodel approach. They are useful as a planning reference only and should not be treated as current approvals or construction-ready documents.



- Ground-floor concept showed multiple suites fronting Golden State Blvd and Olive Ave.
- Second-floor concept introduced additional suites above, supporting a two-story urban program.
- These documents generally support the redevelopment thesis, but all entitlements, code compliance, and feasibility conclusions require fresh review.

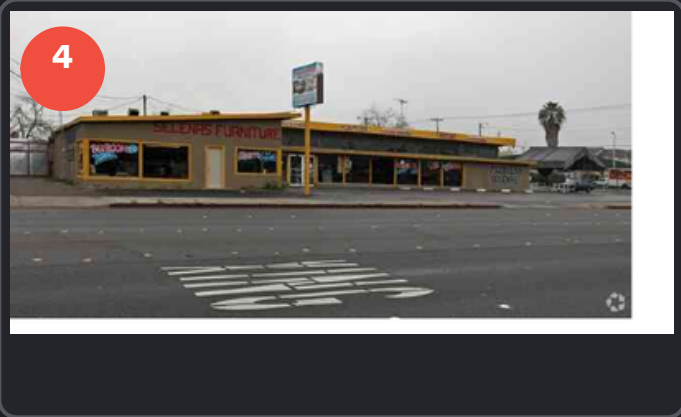
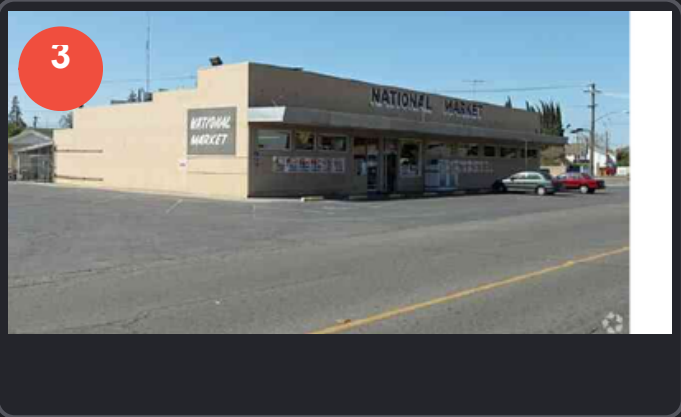
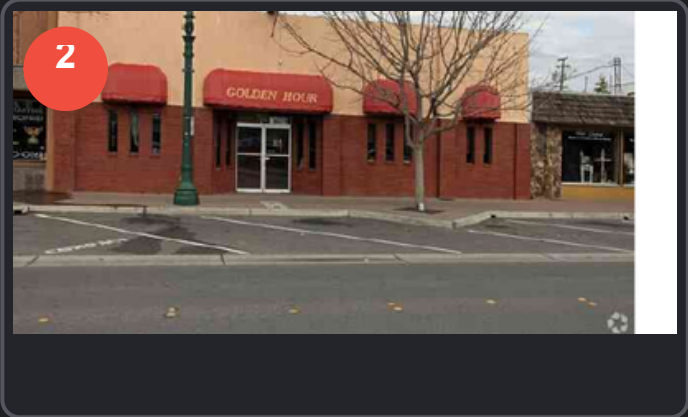
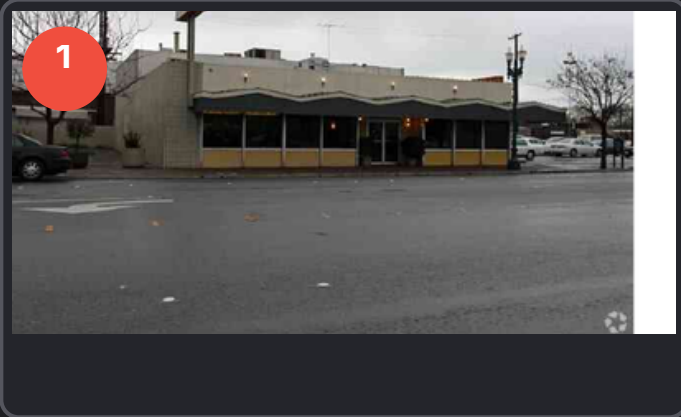
Nearby Sales

Selected area sales shown below highlight downtown and commercial repositioning metrics surrounding the subject property.

DC
17.042 SF
8.775 SF

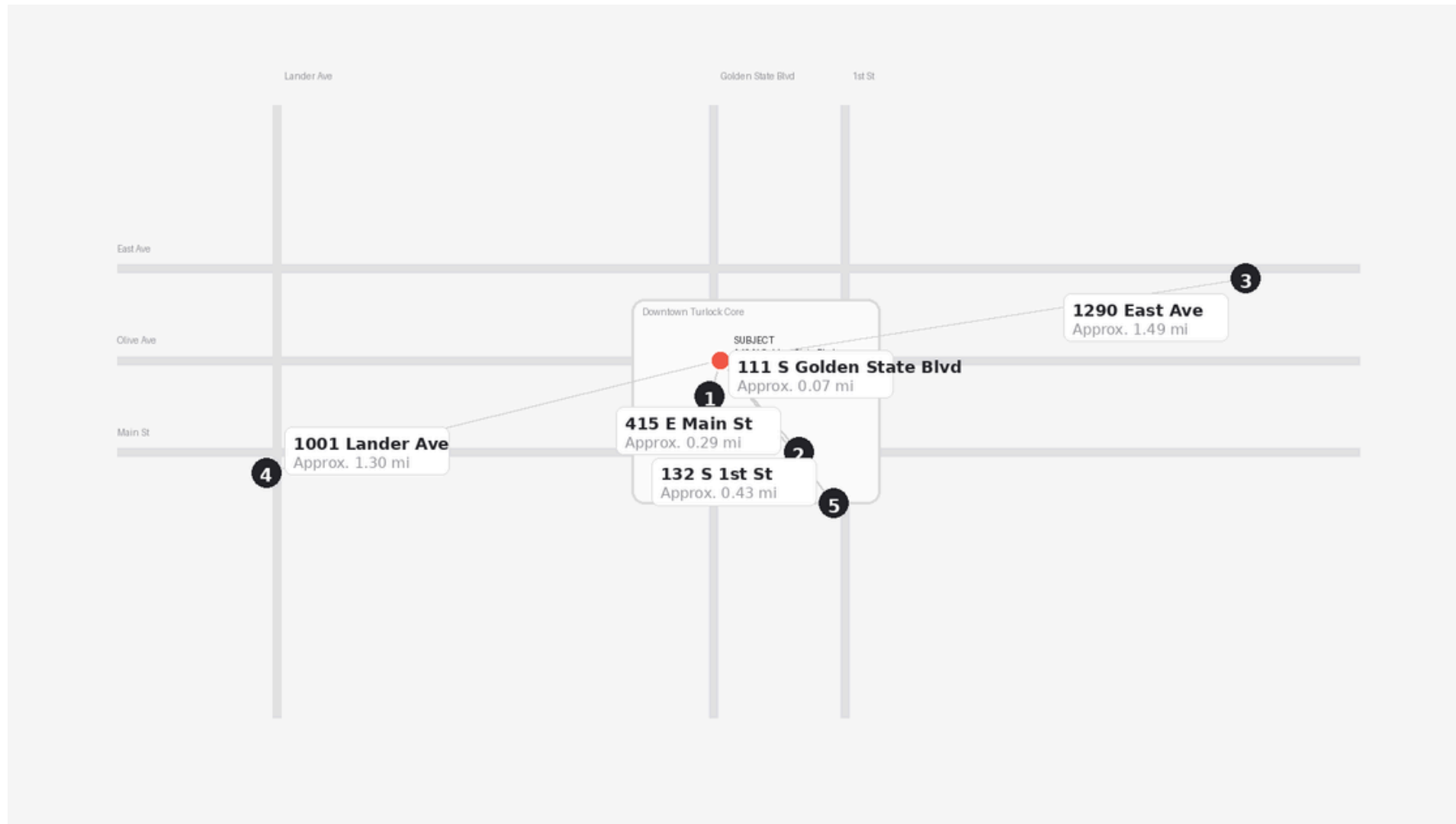
#	Address	Radius	Zone	Lot SF	Bldg SF	Condition	Sale Date	Sale Price	\$/SF
1	111 S Golden State Blvd	0.07 mi	DC	13,503	5,254	Purchase by tenant	9/5/2025	\$1,400,000	\$266.46
2	415 E Main St	0.29 mi	DC*	7,405	5,215	Deferred maintenance	12/30/2025	\$825,000	\$158.20
3	1290 East Ave	1.49 mi	CC	18,730	8,593	Deferred maintenance	5/17/2024	\$680,000	\$79.13
4	1001 Lander Ave	1.30 mi	CH	40,075	12,031	Deferred maintenance	1/2/2026	\$900,000	\$74.81
5	132 S 1st St	0.43 mi	DC	8,712	5,600	Deferred maintenance	9/19/2025	\$500,000	\$89.29

* 415 E Main St zoning should be independently verified by buyers; downtown positioning shown for narrative context.



Nearby Sales Map & Building Imagery

Map and imagery are for visual reference only. Radii are approximate straight-line distances from the subject property.



1 111 S Golden State Blvd
Purchased by tenant | DC



2 415 E Main St
Deferred maintenance | Downtown core location



3 1290 East Ave
Deferred maintenance | Community commercial corridor



4 1001 Lander Ave
Deferred maintenance | Heavy commercial setting



5 132 S 1st St
Most similar condition-wise | DC zoning

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