

Retail Showroom Off Of Major Turlock Corridor - Lander Avenue (Former Boot Barn) 321 6th Street, Turlock CA 95380



Lease Rate: \$0.63 SF Gross

Total Size: 9,600 SF

Monthly Lease Amount \$6,000 per month

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EXECUTIVE SUMMARY

321 6th Street, Turlock CA 95380



2023 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

APN	043-047-006
SUITE SIZE	9,600 approx. total SF
PARCEL SIZE	41,976 approx. total SF
ZONING	CC - Community Commercial
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1948

HIGHLIGHTS

- (4) open showroom/retail areas
- Dressing rooms
- Upstairs business office
- Warehouse for storage/receiving area
- 1 Grade Level door for receiving
- 2 Rail high doors (unkown if rail operable)
- Large storage room
- Mezzanine storage area
- Located off a high traffic corridor with 16,569 ADT
- Plenty of parking.
(Non-reserved 21 spaces shared with neighboring furniture storage business)

 **PHOTOS**





AERIAL





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,220	65,734	87,362
Growth 2023 - 2028	-0.32%	0.67%	0.63%
Growth 2010 - 2023	0.45%	6.25%	5.53%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,962	21,985	28,725
Growth 2023 - 2028	-0.44%	.68%	.60%
Growth 2010 - 2023	-0.16%	6.36%	5.42%
Average HH Income	\$55,014	\$74,587	\$82,048

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
5th St	B St	2022	12,915	.09
Lander Ave	5th St	2022	31,845	.11
Lander Ave	5th St	2018	32,507	.11
Lander Ave	7th St	2022	45,573	.13
Lander Ave	C St	2015	44,942	.13
5th St	D St	2022	9,785	.20
Lander Ave	8th St	2022	8,548	.27
A St	S Broadway Ave	2018	9,423	.27
A St	S Broadway Ave	2022	29,301	.27
W F St	7th St	2022	33,292	.28



REGIONAL AERIAL VIEW

