

Jake

# COMING SOON

# TURLOCK

# MARKETPLACE

SWQ Countryside Dr & W Tuolumne Rd  
Turlock, CA

Retail Power Center with Highway 99  
exposure

Anchor, Jr Anchors, Pads and Drive Thru  
Opportunities

Central Valley's Highest Trafficked Retail  
Destination

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## TURLOCK MARKETPLACE

Freeway visible ±467,000 SF power center off  
Highway 99 (112,000 ADT)

COSOL COMMERCIAL REAL ESTATE  
2020 STANDIFORD AVE  
BUILDING A  
MODESTO, CA 95350  
Lic #00713735



# SITE PLAN

(CONSEPTUAL SITE PLAN)





Prime Retail Space Directly Adjacent to Monte Vista Shopping Center



DEMOGRAPHICS (3 MI.)



64,450  
DAYTIME POPULATION



62,923  
POPULATION



2,349  
BUSINESSES



\$88,270  
AVG. HOUSEHOLD INCOME



21,002  
HOUSEHOLDS













# SITE VIEW





# AERIAL VIEW

-  POPULATION  
70,112
-  HOUSEHOLDS  
23,610
-  DAYTIME POPULATION  
71,180
-  AVG. HOUSEHOLD INCOME  
\$ 103,227



TURLOCK MARKETPLACE



# RETAIL TRADE AREA



Power Center  
within 50 miles



Power Center  
in California



Power Center  
in the United States

Rankings based on customer cell tracking phone traffic to Monte Vista Crossing for the period of February 1, 2023, to February 1, 2024. Source: Placer.AI

## Demographics

Within 20 miles

Population

640,882

Average HH Income

\$103,811

## Traffic Counts

HWY 99 -

75,000 CPD

W Monte Vista -

36,386 CPD

Couttryside Dr -

16,079 CPD

Source: Esri 2022

**TURLOCK MARKETPLACE**

