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# 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



\$88,270 AVG. HOUSEHOLD INCOME



21,002
HOUSEHOLDS



2,349
BUSINESSES



## **AERIAL VIEW**



# SITE VIEW



# **AERIAL VIEW**



POPULATION 70,112



HOUSEHOLDS 23,610



DAYTIME POPULATION 71,180



AVG. HOUSEHOLD INCOME \$ 103,227



## RETAIL TRADE AREA







Power Center within 50 miles

Power Center in California

Power Center in the United States

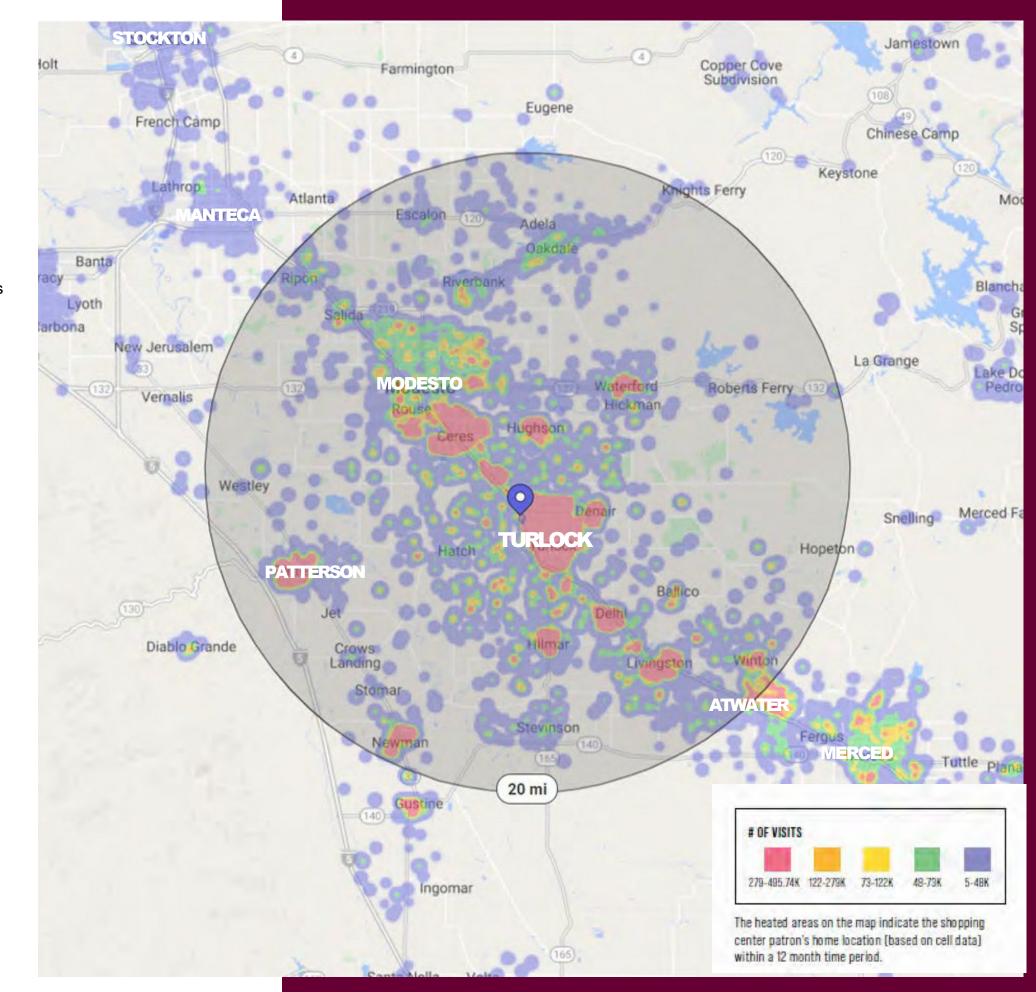
Rankings based on customer cell tracking phone traffic to Monte Vista Crossing for the period of February 1, 2023, to February 1, 2024. Source: Placer.Al

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
Coutryside Dr -	16,079 CPD

Source: Esri 2022



#### **TURLOCK MARKETPLACE**