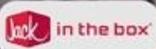


SUBJECT

E LINWOOD AVE



CA-99

LANDER AVE

FOR LEASE

LINWOOD PLAZA

125 E LINWOOD AVE, TURLOCK CA 95380



CA-165

# HIGHLIGHTS

- Scheduled to be finished by end of 2026
- Located near CA-99 on a busy thoroughfare, close to downtown Turlock
- Grease trap available for all tenants
- Home of California State University, Stanislaus

Suite	Tenant Name	Sq Ft	Rent Per SF (Annual)	Lease Type	Notes
A	Vacant	725 SF	\$27.00 PSF (Yearly)	NNN	Rent and terms negotiable
B	Vacant	700 SF	\$27.00 PSF (Yearly)	NNN	Rent and terms negotiable
C	Vacant	2,142 SF	\$27.00 PSF (Yearly)	NNN	Rent and terms negotiable
D	Vacant	1,150 SF	\$27.00 PSF (Yearly)	NNN	Rent and terms negotiable
E	Vacant	1,303 SF	\$27.00 PSF (Yearly)	NNN	Rent and terms negotiable

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## PROPERTY FEATURES

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TOTAL TENANTS	5
GLA (SF)	6,020
LAND SF	22,952
YEAR BUILT	Under Construction
ZONING TYPE	C-H: Heavy Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

---

## NEIGHBORING PROPERTIES

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NORTH	Commercial
SOUTH	Commercial
EAST	Residential
WEST	Commercial

---

## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes

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## TENANT INFORMATION

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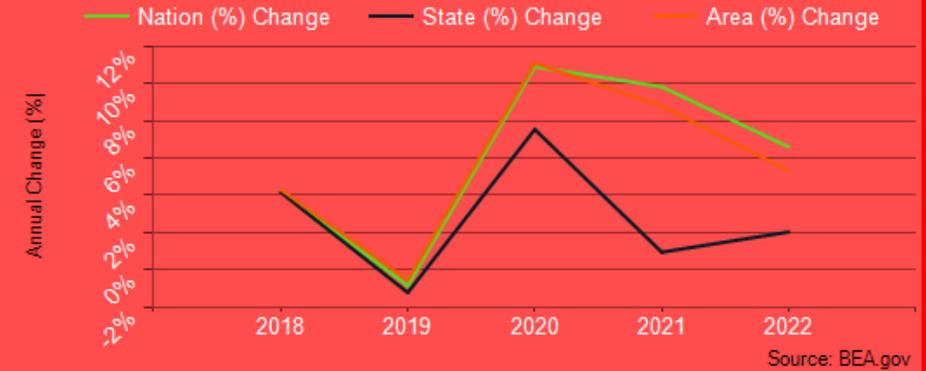
LEASE TYPE	NNN
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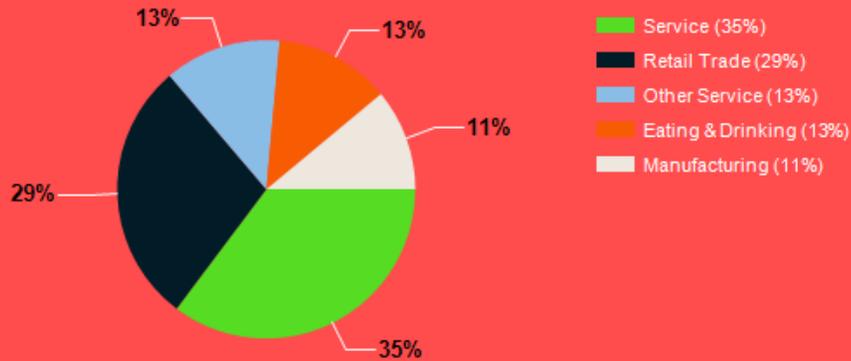
## Location Highlights

- The property is located near downtown Turlock, known for its vibrant community and historic charm.
- Turlock is home to California State University, Stanislaus, bringing a youthful energy to the area and potential customer base for businesses.
- The property is situated on a main thoroughfare, providing high visibility and easy access for potential customers.
- Surrounding businesses include a mix of gas stations, retail shops, drive-thru and traditional restaurants, and professional services, creating a diverse and bustling commercial environment.

## Stanislaus County GDP Trend

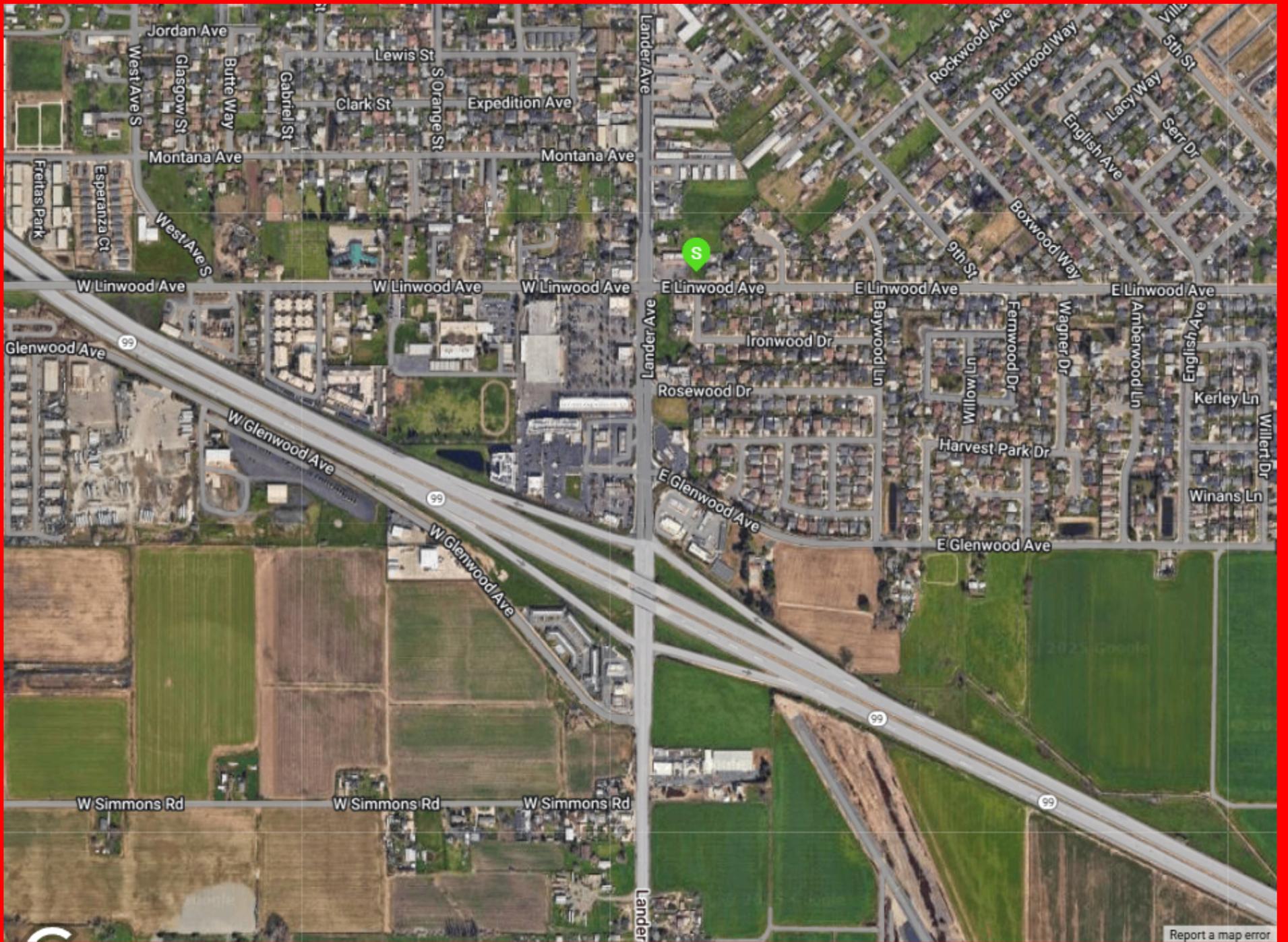


## Major Industries by Employee Count

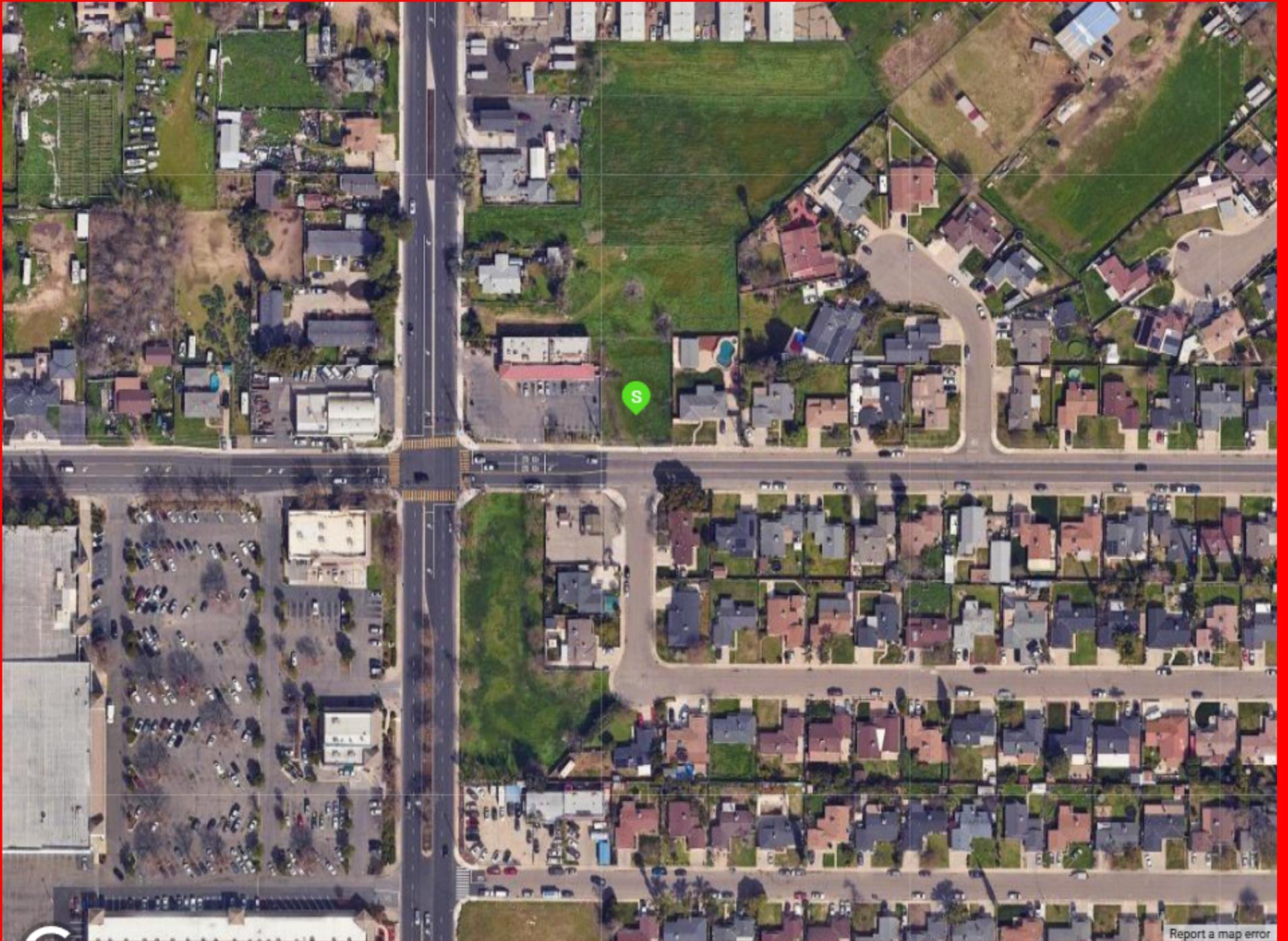


## Largest Employers

Turlock Unified School District	2,202
Emanuel Medical Center	1,549
Foster Farms	1,500
California State University, Stanislaus	1,100
Amazon	981
Turlock Irrigation District	495
Wal-Mart	415
City of Turlock	373







[Report a map error](#)

1

**San Francisco**

106.13 miles | 113.4 minutes

2

**Fresno**

81.03 miles | 77.1 minutes

3

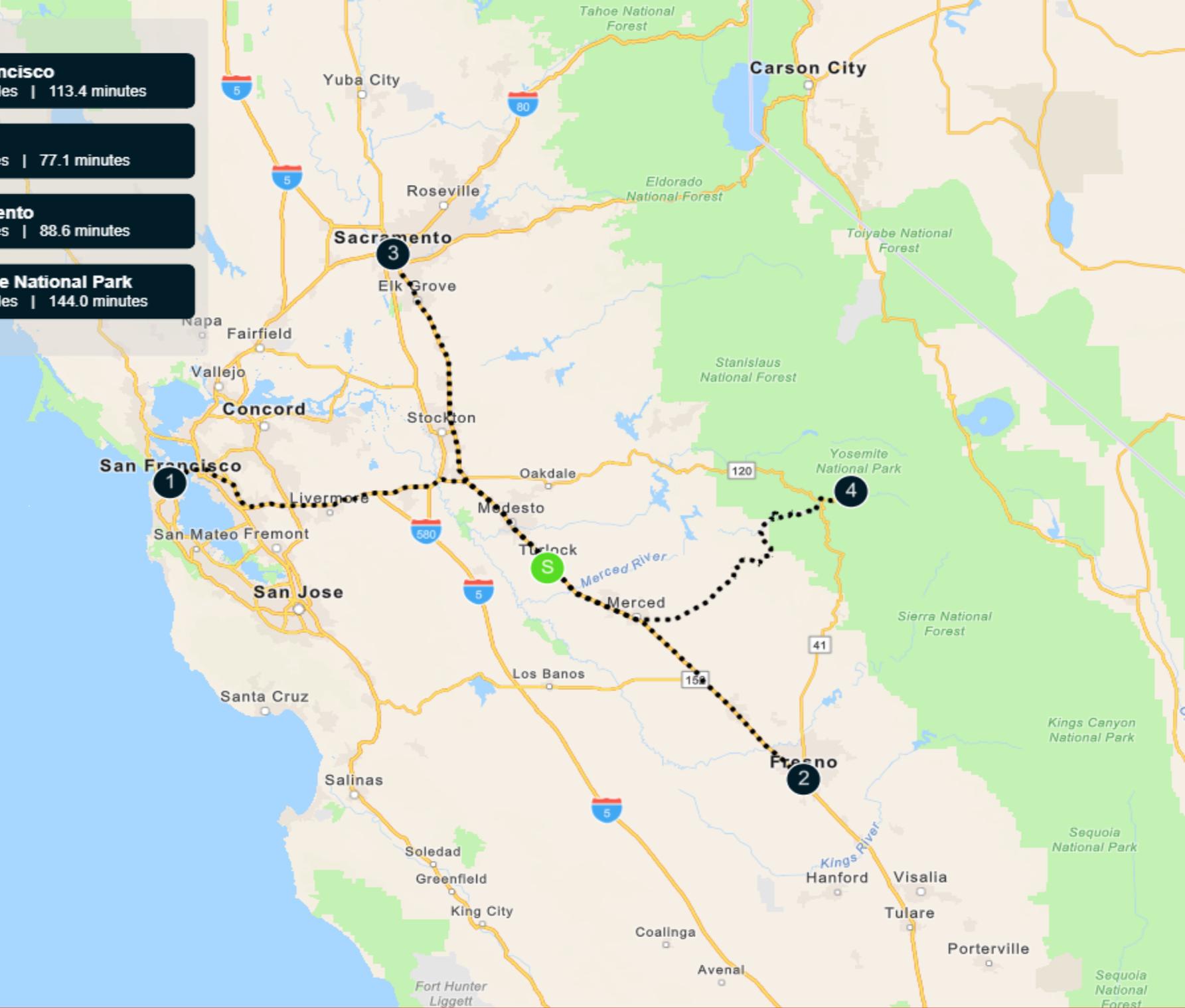
**Sacramento**

89.28 miles | 88.6 minutes

4

**Yosemite National Park**

104.17 miles | 144.0 minutes



(E) 93.00' PROPERTY LINE

**NOTE:**  
WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS, 2022 C.B.C.

**NOTE:**  
SEE PLUMBING PLAN SHEETS P.1 & P.2 FOR CONTINUATION. FIELD VERIFY (N) SEWER DEPTHS & P.O.C. FOR PIPING.

(E) GARBAGE ENCLOSURE

(N) FIRE SEPARATION C.M.U. BLOCK WALL

(E) 131.80' PROPERTY LINE

(E) 131.80' PROPERTY LINE

APN 045-12-09  
PROJECT SITE PARCEL

PROPOSED BUILDING SHELL

TO NEW GREASE INTERCEPTOR OR CITY WASTE, SEE CIVIL PLANS FOR LOCATION & CONTINUATION

(N) ADA PARKING SIGN, SEE DETAIL 1/T.2  
(N) ADA ACCESSIBLE PARKING, SEE DETAIL 5/T.2

(N) ADA ACCESSIBLE PATH OF TRAVEL FROM PARKING TO BUILDING, W/ MAX. OF 2% CROSS SLOPE & MAX OF 5% SLOPE IN DIRECTION OF TRAVEL.

FROM CITY WATER, SEE CIVIL PLANS FOR LOCATION & CONTINUATION

(N) 1000A/120V/208V/3Ø/4W MAIN ELEC. SERVICE & SWITCHGEAR W/ 5 METERS

(N) GAS SERVICE & METER FOR EACH SUITE, BY LOCAL UTILITY COMPANY (TYP. OF 5)

(N) PAD MOUNTED PG&E TRANSFORMER

S.O.V.

FROM LOCAL GAS UTILITY COMPANY, SEE CIVIL PLANS

(N) PLANTER

(N) PLANTER

(N) DRIVEWAY

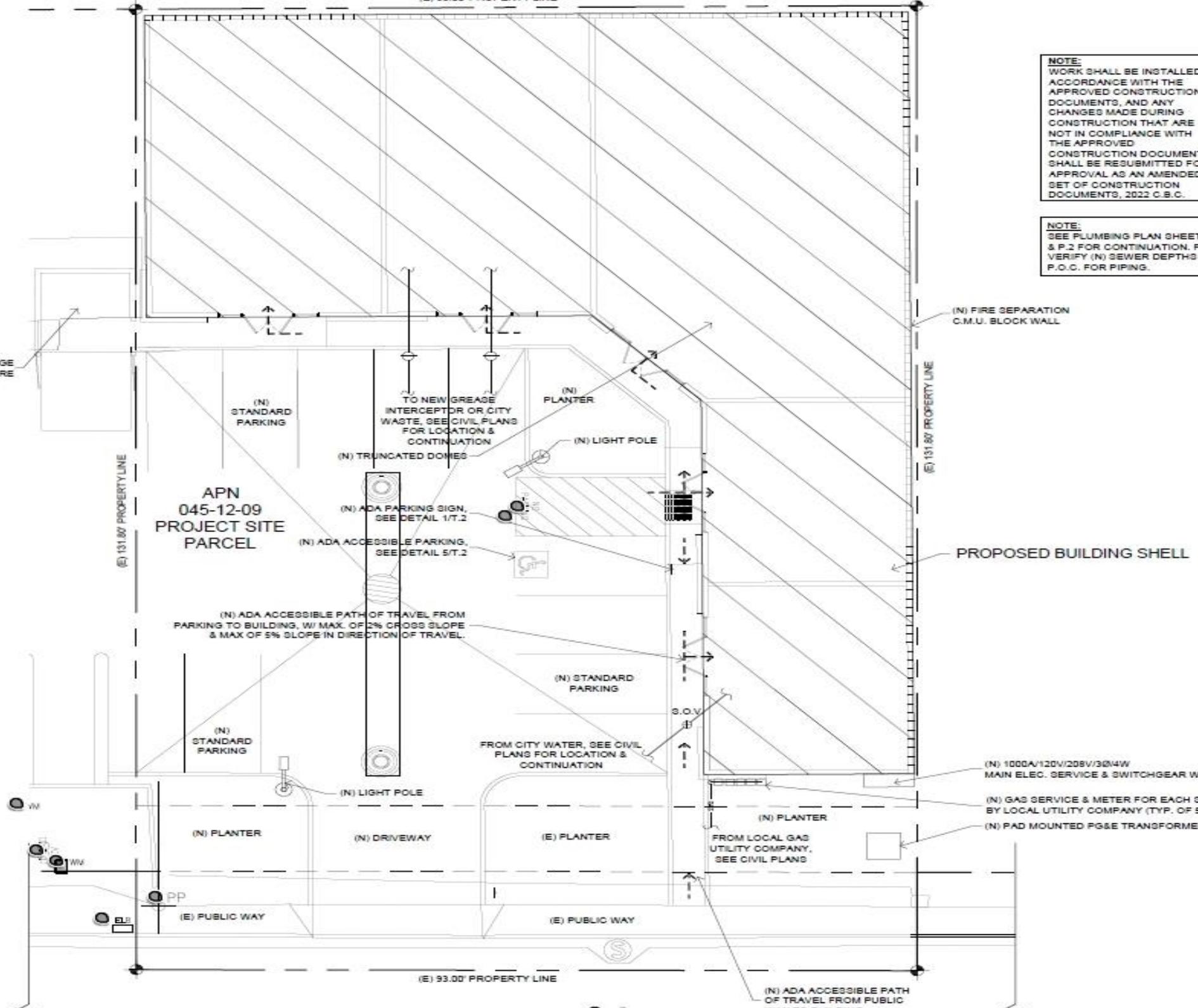
(E) PLANTER

(E) PUBLIC WAY

(E) PUBLIC WAY

(E) 93.00' PROPERTY LINE

(N) ADA ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING



**SUITE "C"**  
2,142 SQ. FT.

**SUITE "B"**  
700 SQ. FT.

**SUITE "A"**  
725 SQ. FT.

TACTILE EXIT SIGN @ EXIT DOORS PER DETAIL S/A.6, SHALL COMPLY WITH C.B.C. 1011.4.

ENTRY

12x9' STORE FRONT W/ DOUBLE 3'7" DOORS

TACTILE EXIT SIGN @ EXIT DOORS PER DETAIL S/A.6, SHALL COMPLY WITH C.B.C. 1011.4.

ENTRY

12x9' STORE FRONT W/ DOUBLE 3'7" DOORS

TACTILE EXIT SIGN @ EXIT DOORS PER DETAIL S/A.6, SHALL COMPLY WITH C.B.C. 1011.4.

ENTRY

12x9' STORE FRONT W/ DOUBLE 3'7" DOORS

**SUITE "D"**  
1,150 SQ. FT.

12x9' STORE FRONT W/ DOUBLE 3'7" DOORS

ENTRY

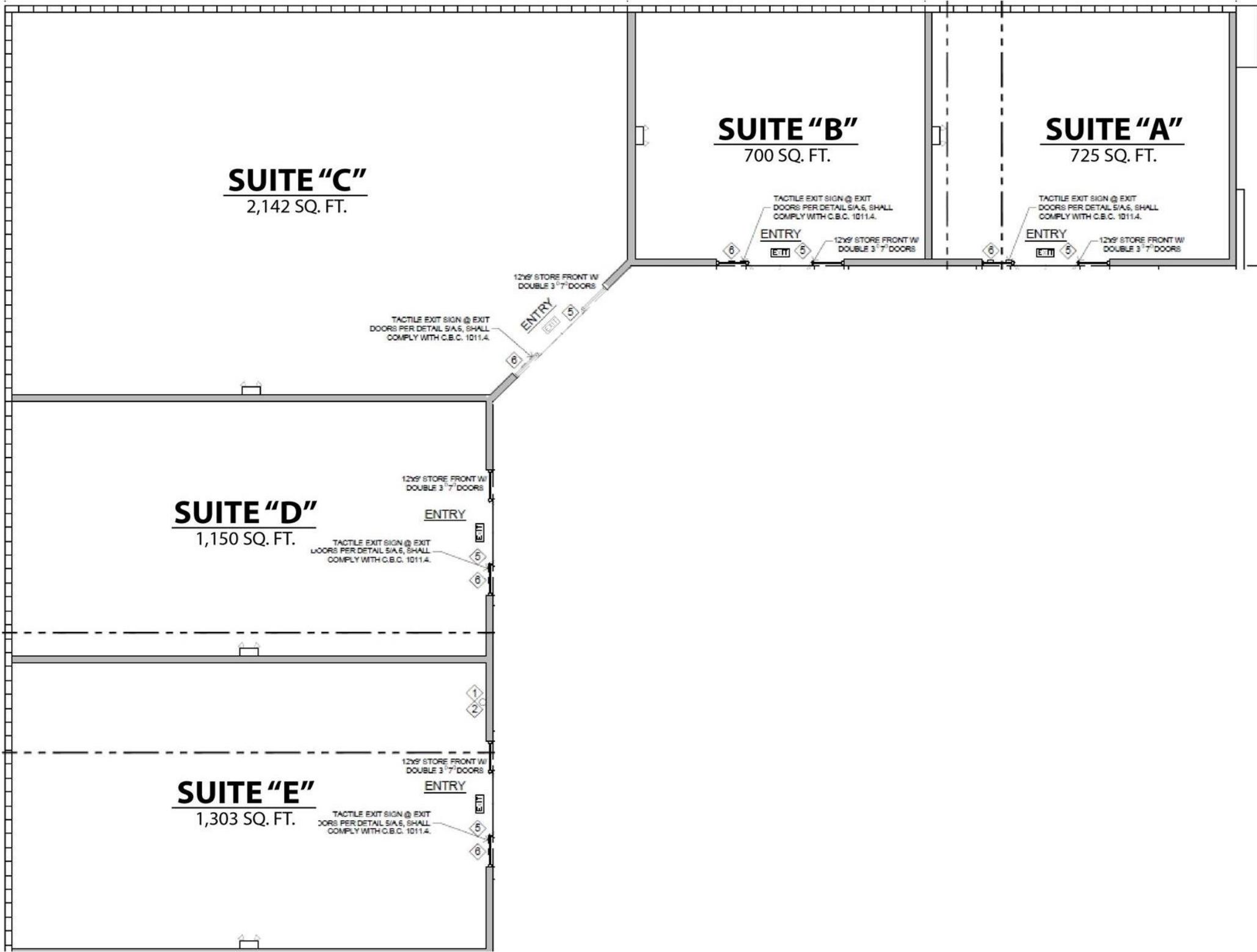
TACTILE EXIT SIGN @ EXIT DOORS PER DETAIL S/A.6, SHALL COMPLY WITH C.B.C. 1011.4.

**SUITE "E"**  
1,303 SQ. FT.

12x9' STORE FRONT W/ DOUBLE 3'7" DOORS

ENTRY

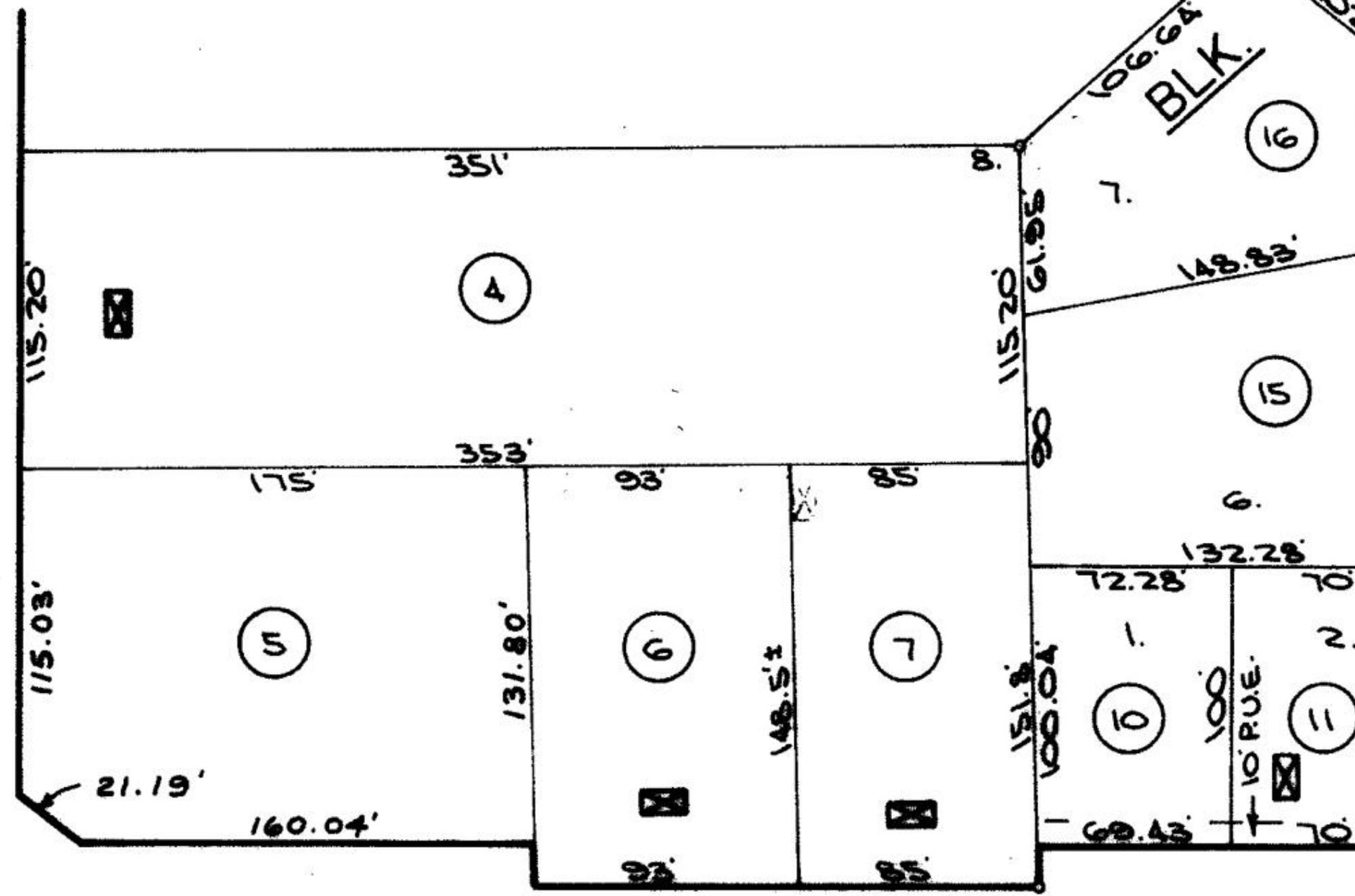
TACTILE EXIT SIGN @ EXIT DOORS PER DETAIL S/A.6, SHALL COMPLY WITH C.B.C. 1011.4.



90' LANDER AVE.

22-23  
21-26

18.  
SW COR. SEC. 23



LINWOOD

N E

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,273	50,334	75,749
2010 Population	11,225	50,845	89,877
2025 Population	11,101	53,143	94,698
2030 Population	11,030	53,292	95,013
2025 African American	195	1,094	1,704
2025 American Indian	396	1,269	1,930
2025 Asian	594	2,711	6,353
2025 Hispanic	7,975	26,253	42,847
2025 Other Race	4,937	14,213	22,250
2025 White	3,336	25,611	47,720
2025 Multiracial	1,597	8,013	14,369
2025-2030: Population: Growth Rate	-0.65%	0.30%	0.35%

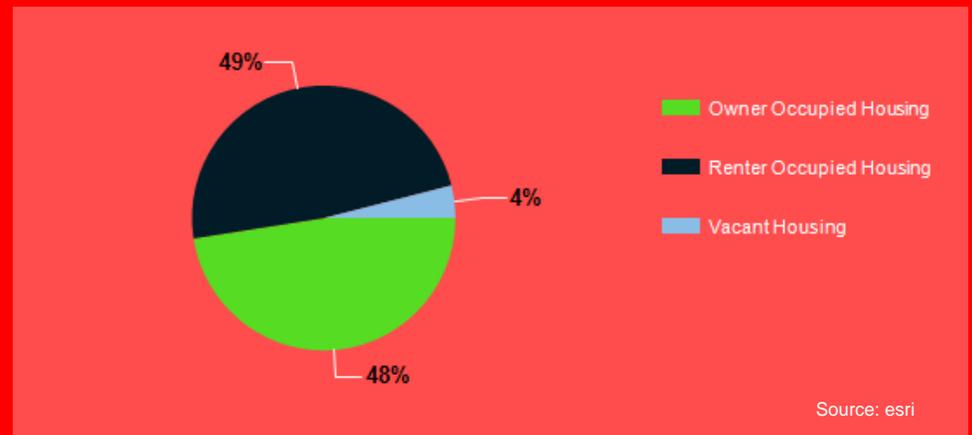
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	483	2,013	2,723
\$15,000-\$24,999	310	1,643	2,372
\$25,000-\$34,999	254	1,523	2,286
\$35,000-\$49,999	368	1,644	2,705
\$50,000-\$74,999	498	2,966	5,026
\$75,000-\$99,999	462	2,395	4,094
\$100,000-\$149,999	402	3,277	6,075
\$150,000-\$199,999	131	1,234	2,765
\$200,000 or greater	139	1,363	3,362
Median HH Income	\$53,982	\$66,765	\$77,811
Average HH Income	\$73,054	\$91,400	\$104,932



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	771	3,909	6,895
2025 Population Age 35-39	779	3,639	6,452
2025 Population Age 40-44	750	3,426	6,272
2025 Population Age 45-49	672	3,017	5,627
2025 Population Age 50-54	605	2,909	5,560
2025 Population Age 55-59	619	2,760	5,030
2025 Population Age 60-64	618	2,911	5,213
2025 Population Age 65-69	462	2,598	4,474
2025 Population Age 70-74	351	2,174	3,682
2025 Population Age 75-79	233	1,648	2,746
2025 Population Age 80-84	139	1,128	1,851
2025 Population Age 85+	148	1,314	1,995
2025 Population Age 18+	8,151	40,246	72,092
2025 Median Age	34	36	36
2030 Median Age	34	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,039	\$68,296	\$77,548
Average Household Income 25-34	\$76,121	\$89,157	\$100,406
Median Household Income 35-44	\$62,563	\$79,190	\$97,547
Average Household Income 35-44	\$84,897	\$104,094	\$122,753
Median Household Income 45-54	\$67,263	\$84,223	\$101,996
Average Household Income 45-54	\$79,848	\$106,938	\$127,412
Median Household Income 55-64	\$57,948	\$75,277	\$85,654
Average Household Income 55-64	\$75,128	\$100,031	\$113,993
Median Household Income 65-74	\$39,154	\$58,089	\$61,800
Average Household Income 65-74	\$63,047	\$81,514	\$88,785
Average Household Income 75+	\$44,643	\$64,899	\$67,338

Population By Age

