

MONTE VISTA PLAZA
2310 W MONTE VISTA AVE

FOR LEASE
\$1.65 SF NNN
±3,164 Square Feet Available



TIM BETTENCOURT
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With a population just over 70,000, Turlock is the second largest city in Stanislaus County (second to Modesto). Turlock lies along Highway 99 in the heart of the Central Valley and is generally known as a strong agricultural community. Home of California State University, Stanislaus, Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living.

AVAILABILITES:	±3,164 SF
PRICE PER SF:	\$1.65 per SF/MO NNN
ZONING:	C-H (HEAVY COMMERCIAL)



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PROPERTY OVERVIEW

Address: 2310 W MONTE VISTA AVE

Overview:

- Well-maintained, high-visibility Strip Center located on high traffic Monte Vista Avenue
- Ample on-site parking available
- 5 private offices
- Large conference room with media hookups
- Large bullpen area with sink
- Two interior restrooms
- Break Room

FOR LEASE- \$1.65 SF NNN

PROPERTY PROFILE

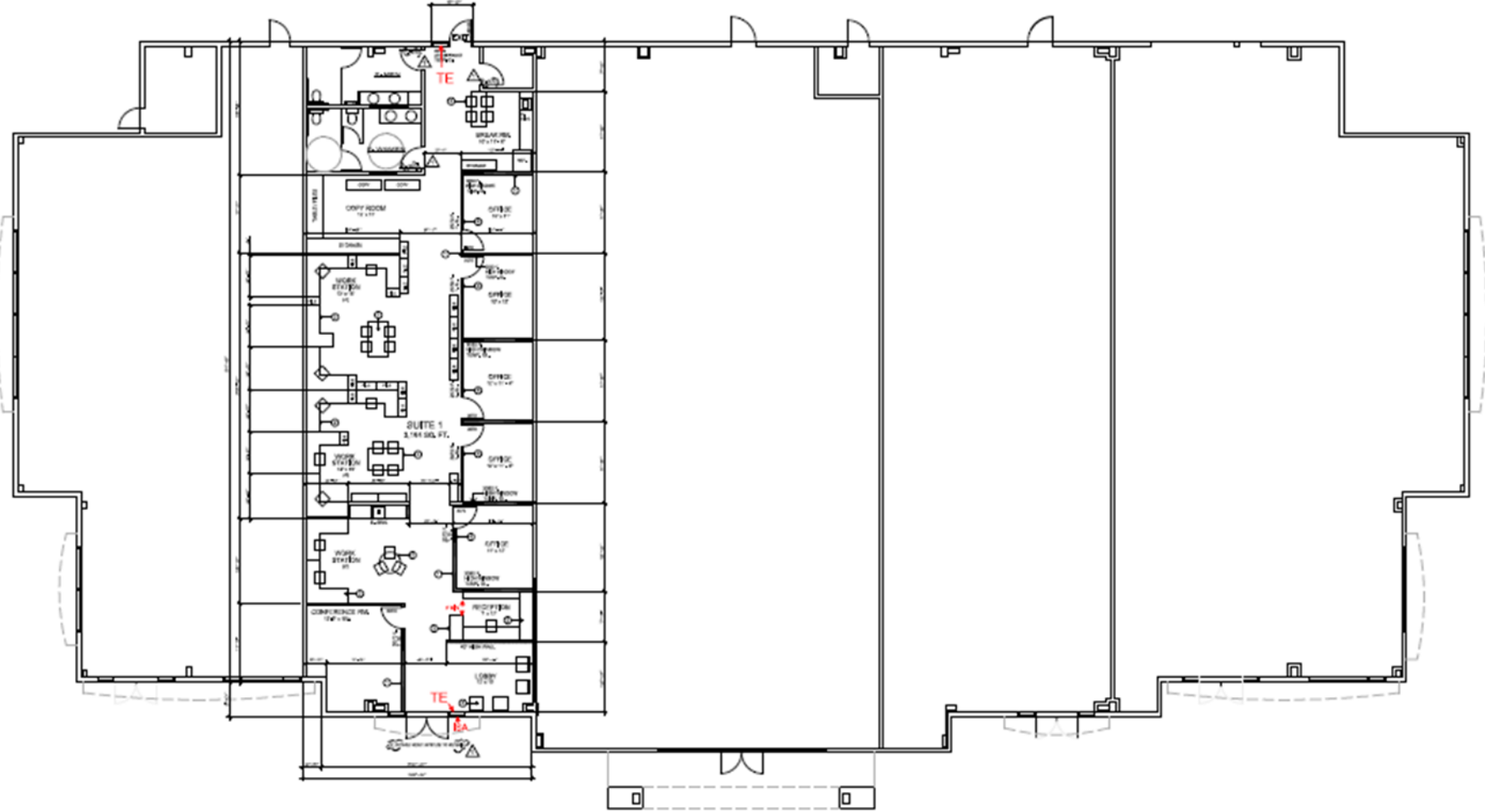
Address:	2310 W MONTE VISTA AVE TURLOCK, CA
Square Footage	± 3,164 SF
Zoning	C-H (Heavy Commercial)





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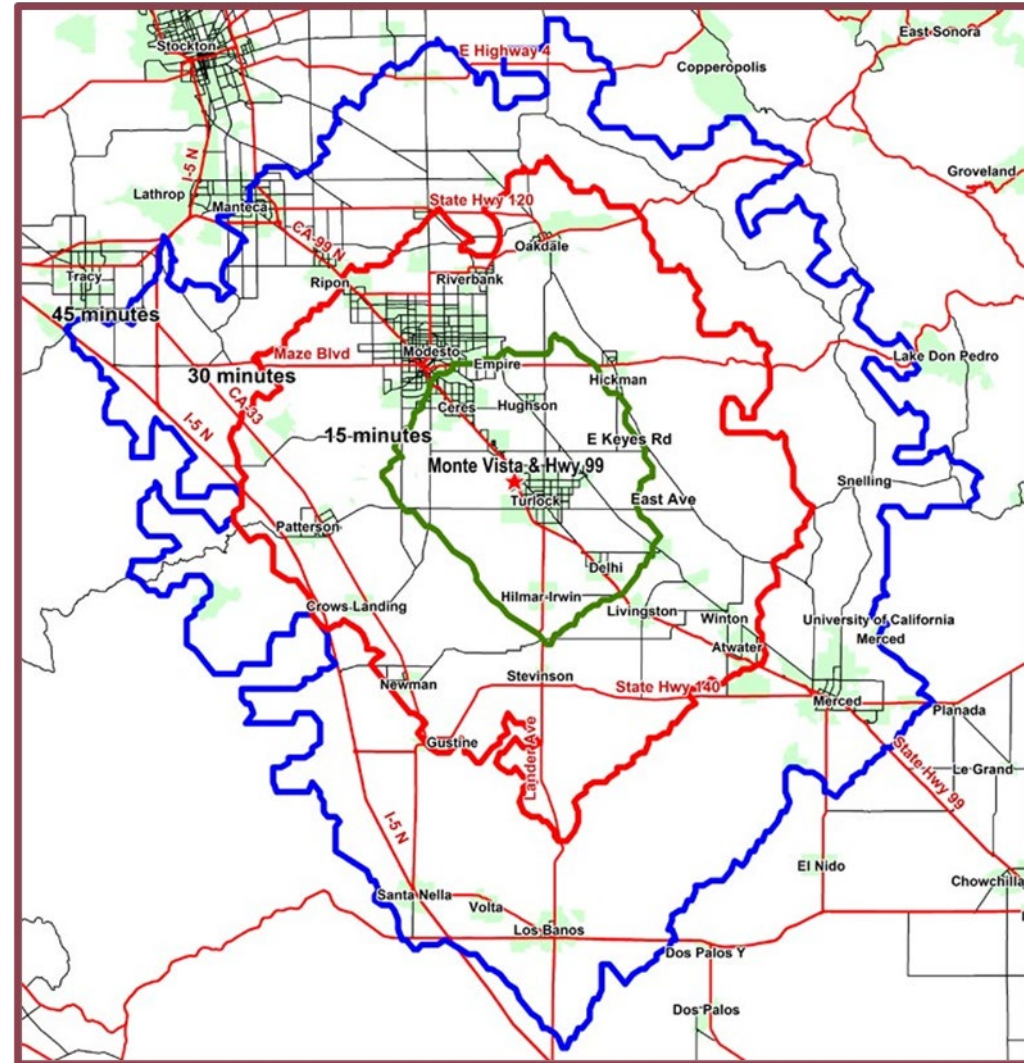
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2024 Demographics	1 mile	3 miles	5 miles
Total Population	23,492	78,930	89,183
Total Households	7,774	26,073	29,431
Avg. Household Income	\$53,140	\$75,484	\$76,573

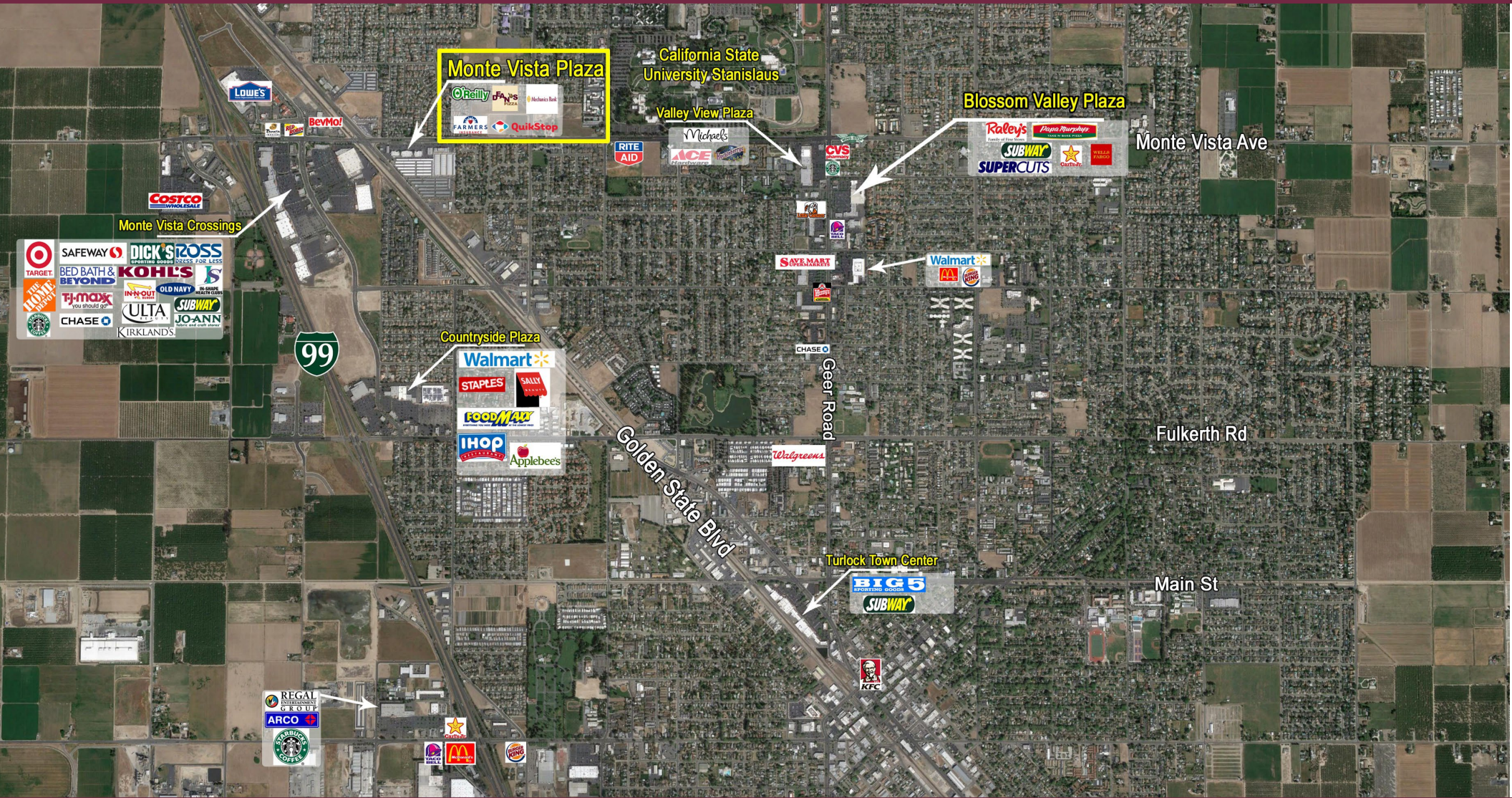


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