

HIGH PROFILE RETAIL SPACE FOR LEASE WEST MAIN MARKETPLACE

1300 W. MAIN STREET | TURLOCK, CA



AVAILABLE SF: 2,000± - 5,167± SF former Adrian's Beauty College

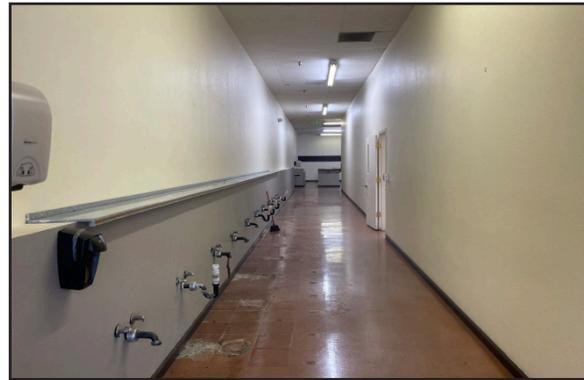
- Located off Highway 99 in a great neighborhood Shopping Center with strong anchor tenants
- Positioned on W. Main Street one of the most dominate East/West thoroughfares in Turlock surrounded by high concentration of national retailers and dense residential areas
- Space to be demoed and delivered in shell condition
- Space can be demised to about 2,000± SF
- Co-tenants include Dollar Tree, Planet Fitness, Stanislaus County, Metro by T-Mobile, Grocery Outlet, Golden Valley Health Center and Get Air Trampoline Park

GREAT EXTERIOR SIGNAGE AVAILABLE!

ECONOMIC DATA: \$1.30 psf/month, NNN

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION:	12,491	71,819	85,642
HOUSEHOLD INCOME:	\$64,623	\$95,095	\$97,472