

FOR SUBLEASE

1085 S SODERQUIST RD: 6,000 SQ FT + YARD
1075 S SODERQUIST RD: 3,600 SQ FT
TURLOCK, CA 953



BOWEN CARDOZA
CoSol Commercial Real Estate
Direct: 209-521-1591
Cell: 209-996-7418

MATT ROGERS, SIOR
Oxford Partners
Cell: 713-858-3764
www.oxfordcres.com



GOOGLE MAP

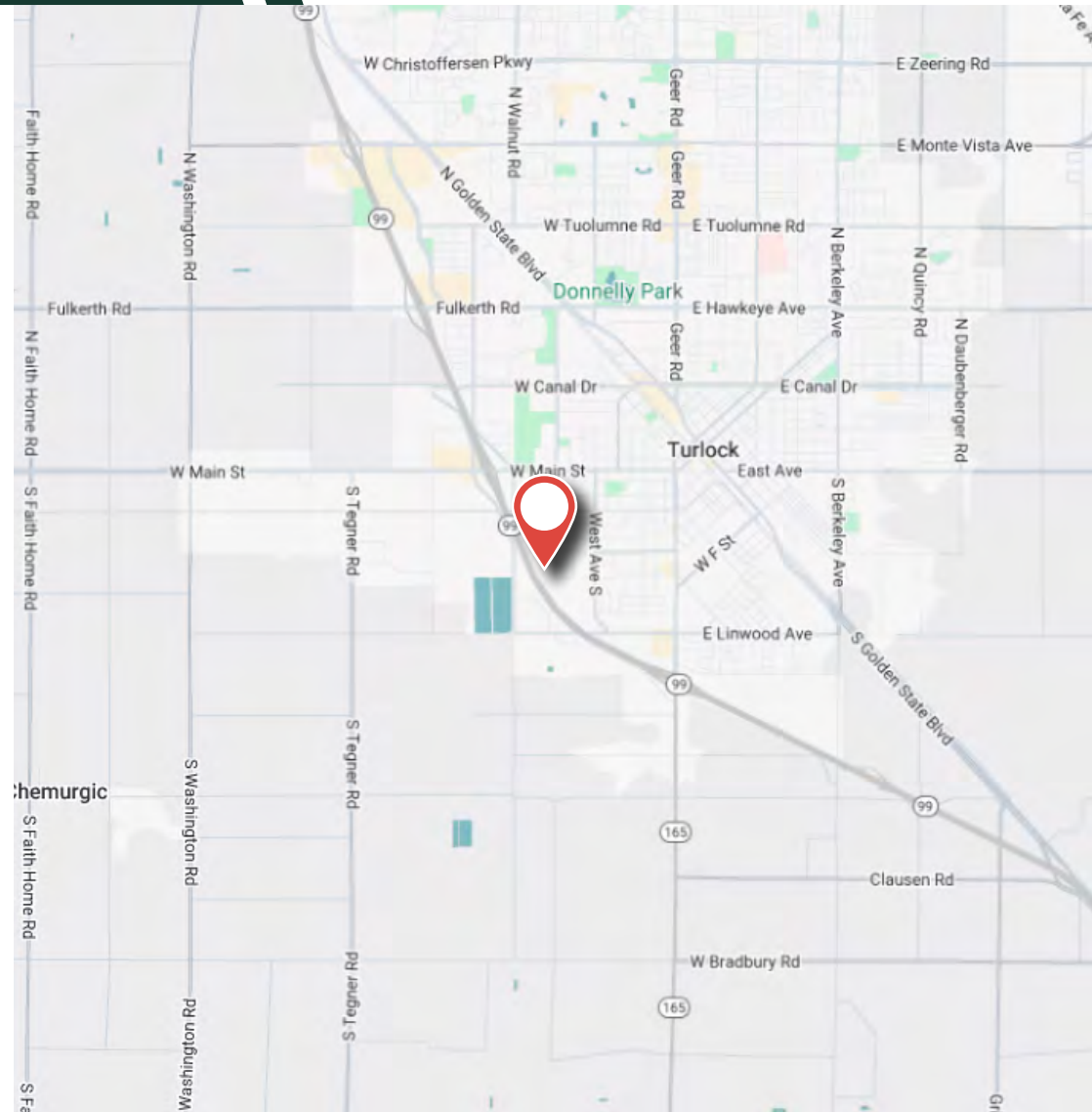
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BUILDING FEATURES

- Total SF: 9,600 Square Feet
- All warehouses with minimal Office
- Clear Height: 18'
- Power: 200 Amps, 480 Volt - 3 Phase
- Sprinkler System: Yes
- 4 Grade Level Doors – 12' x 16'
- Metal Construction
- Skylights
- Asking Rent: \$.79 PSF NNN
- Sublease Term: 5/31/2028
- Available for Occupancy: 1/1/2026



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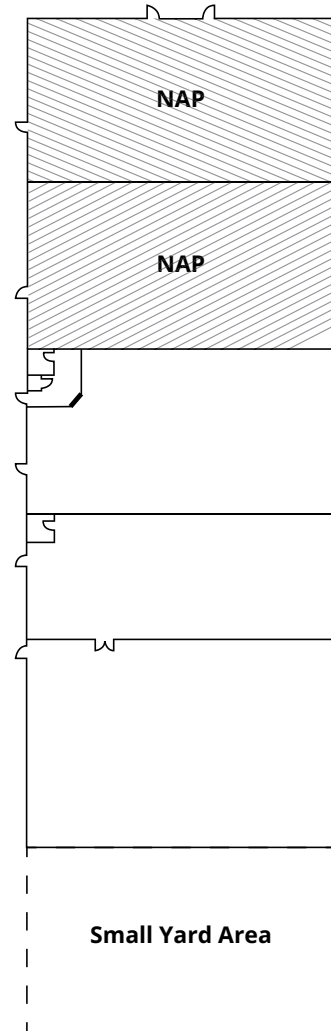
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1075 S Soderquist Rd



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CALIFORNIA STATE
UNIVERSITY

TURLOCK
DOWNTOWN

TURLOCK

GOLDEN STATE HWY - 115,500 VPD

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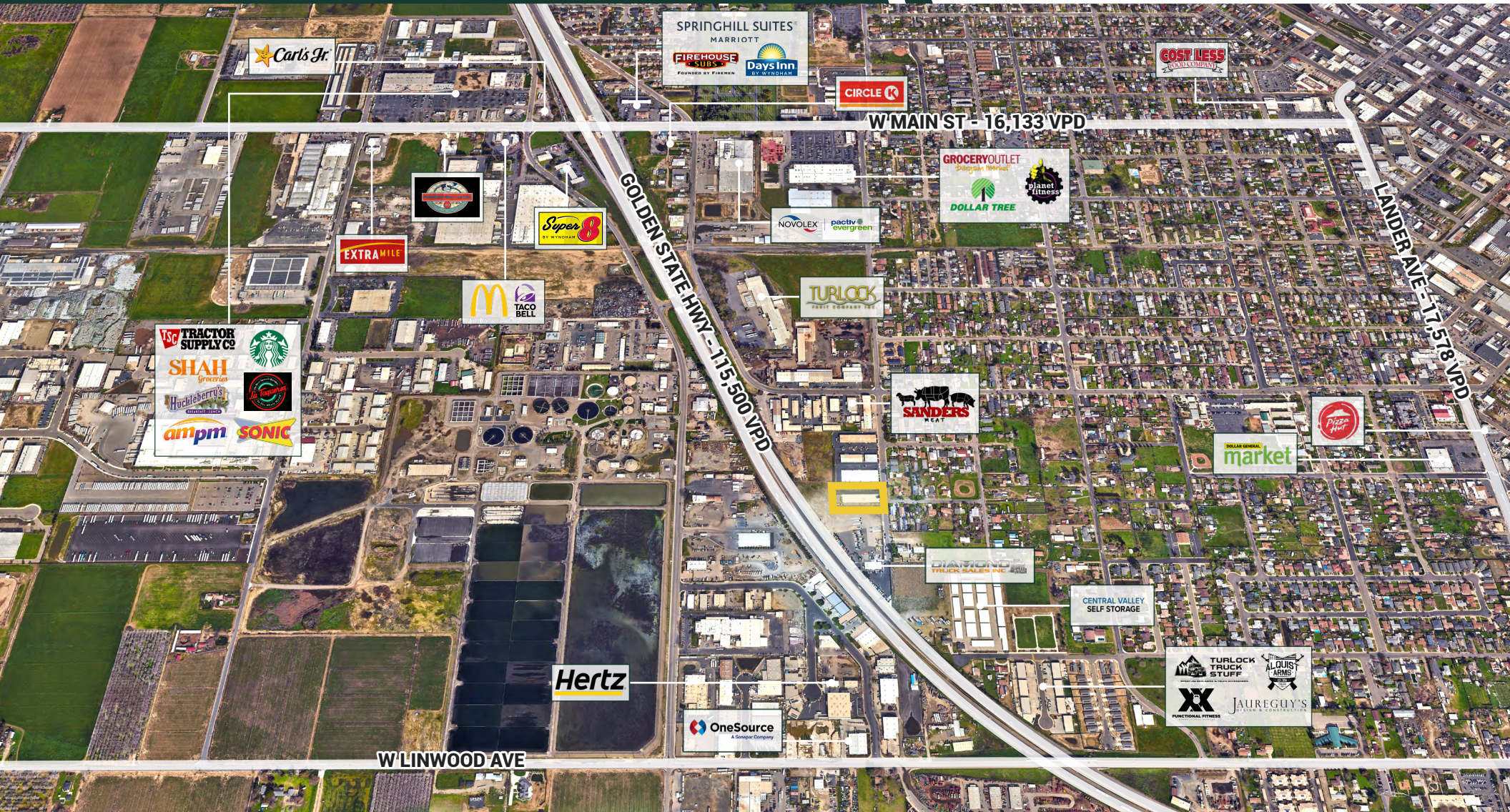
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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	9,232	56,696	86,697
Households	2,670	19,285	29,181
Families	2,025	13,350	20,875
Average Household Size	3.37	2.85	2.90
Owner Occupied Housing Units	1,113	9,734	16,565
Renter Occupied Housing Units	1,557	9,551	12,616
Median Age	32.5	35.5	36.2
Median Household Income	\$59,582	\$76,874	\$84,222
Average Household Income	\$75,476	\$94,744	\$108,903

BUSINESSES - 5 MILES

2,714
TOTAL
BUSINESSES

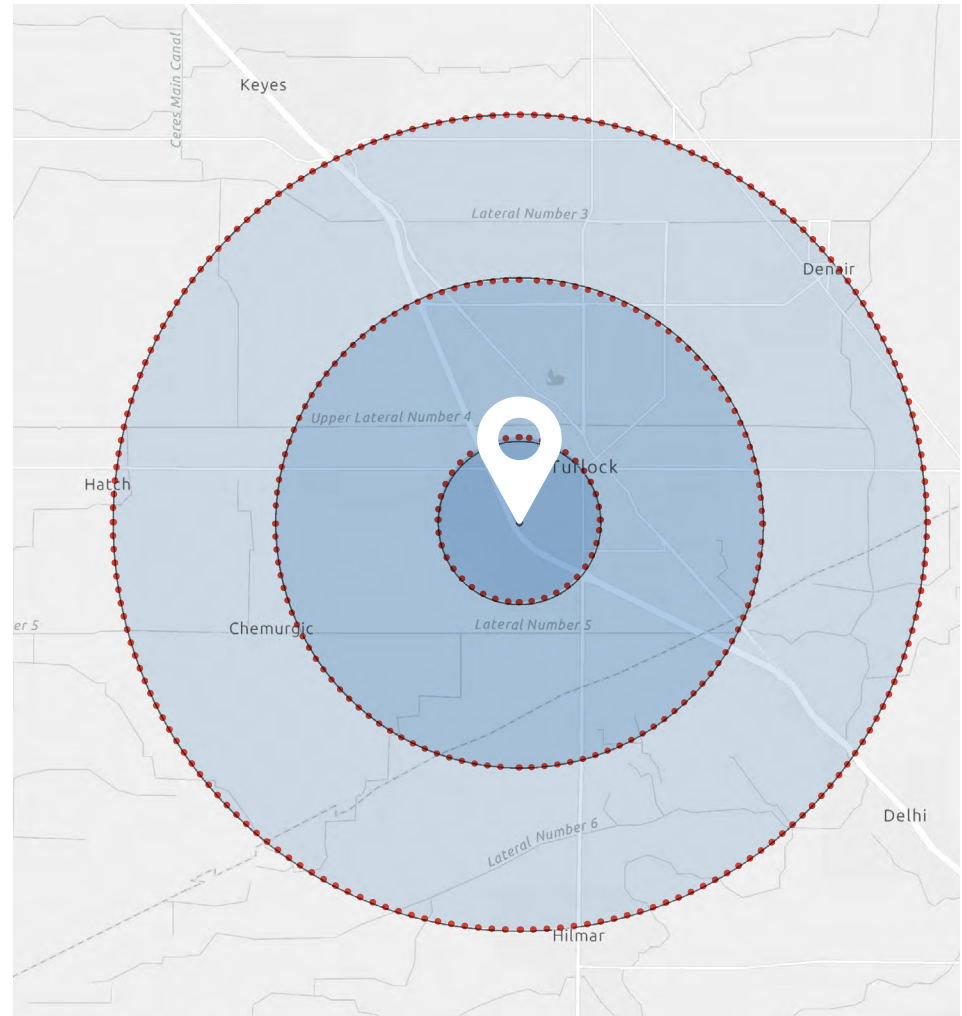
31,675
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$108,903
AVERAGE HH
INCOME

\$36,736
PER CAPITA
INCOME

\$183,892
MEDIAN
NET WORTH



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