

FOR SALE: DOWNTOWN TURLOCK | 20,716± SF CORNER RETAIL/WAREHOUSE



250 MARKET ST. & 107 3RD ST.

Turlock, CA 95380

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire a **combined 20,716± SF** of highly functional commercial space located on a prominent corner in the heart of Downtown Turlock. This owner-user offering includes two adjacent parcels: **250 W. Market St. (14,252± SF)** with a high-visibility storefront and expansive display windows, and **107 3rd St. (6,464± SF)**, a flexible warehouse/flex building ideal for storage, creative workspace, or light industrial use. Both buildings feature high ceilings and open interiors, offering exceptional adaptability for a wide range of business operations. Currently occupied by Minerva's Home Gallery—a longstanding local furniture retailer established in 1983—the site is well-maintained and poised for a variety of retail, fitness, healthcare, or zoning appropriate uses.

LOCATION DESCRIPTION

Positioned at the epicenter of Downtown Turlock, 250 W. Market St. and 107 3rd St. sit in one of the city's most walkable and highly trafficked commercial corridors. This prime location benefits from constant pedestrian activity, close proximity to major anchors like Harvest Church, and immediate access to abundant public parking—key drivers for tenant demand and long-term appreciation. Surrounded by a vibrant mix of restaurants, boutique retailers, and professional offices, the properties are embedded in a district that continues to attract foot traffic, events, and new business. With strong city support for downtown revitalization and limited supply of large, contiguous commercial space in the area, this is a rare opportunity to secure ownership in an open footprint building in one of the most desirable and resilient submarkets in the Central Valley.

OFFERING SUMMARY

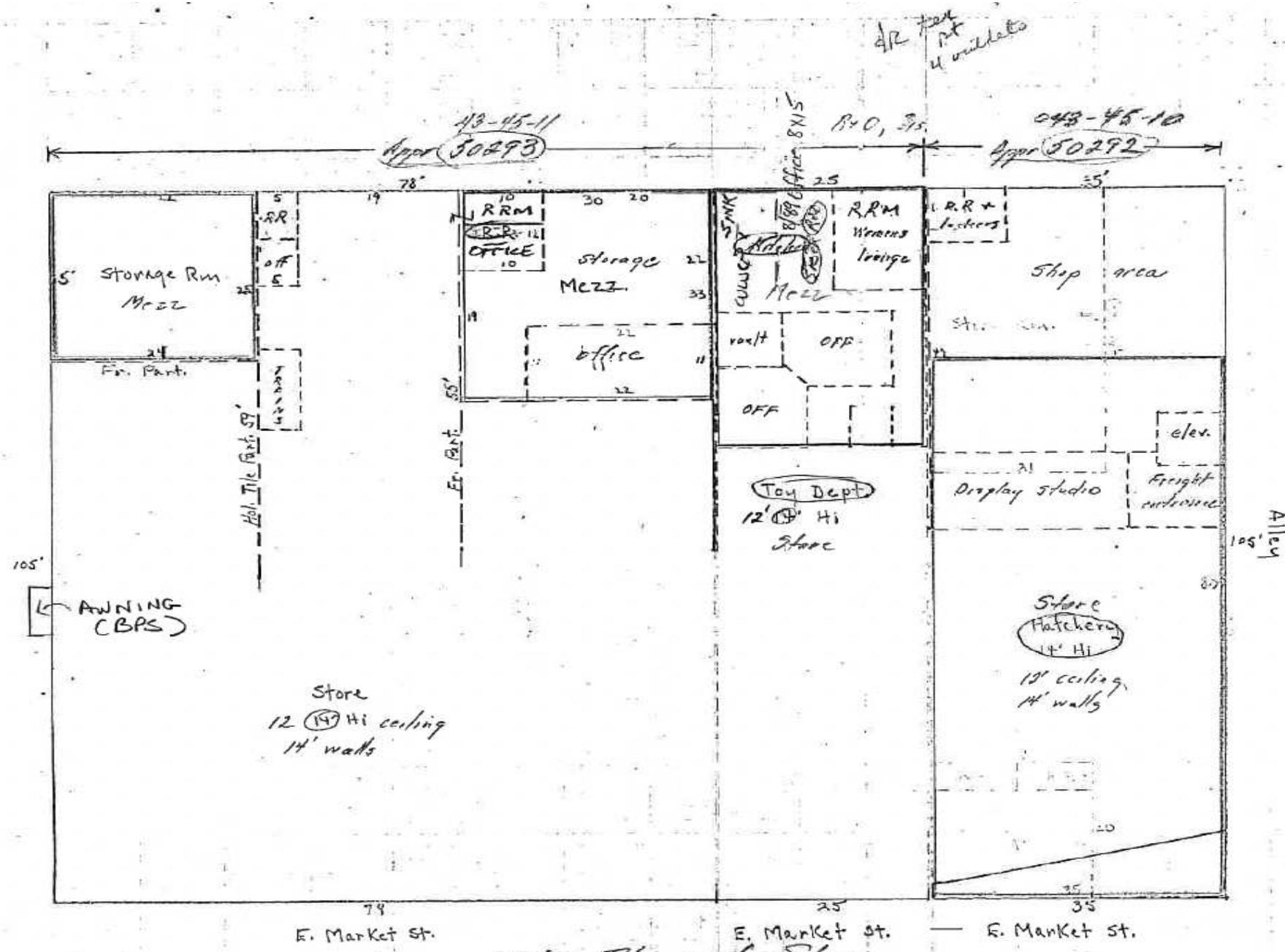
Sale Price:	\$2,795,000
Building Size:	20,716 SF
Price/SF:	\$134.92
Lot Size:	27,006 SF
Zoning:	DC (Downtown Core)

DEMOGRAPHICS	1.5 MILES	3 MILES	5 MILES
Total Households	11,014	24,048	28,974
Total Population	33,597	71,892	87,108
Average HH Income	\$77,691	\$97,687	\$101,907

ADDITIONAL PHOTOS - 250 MARKET ST.



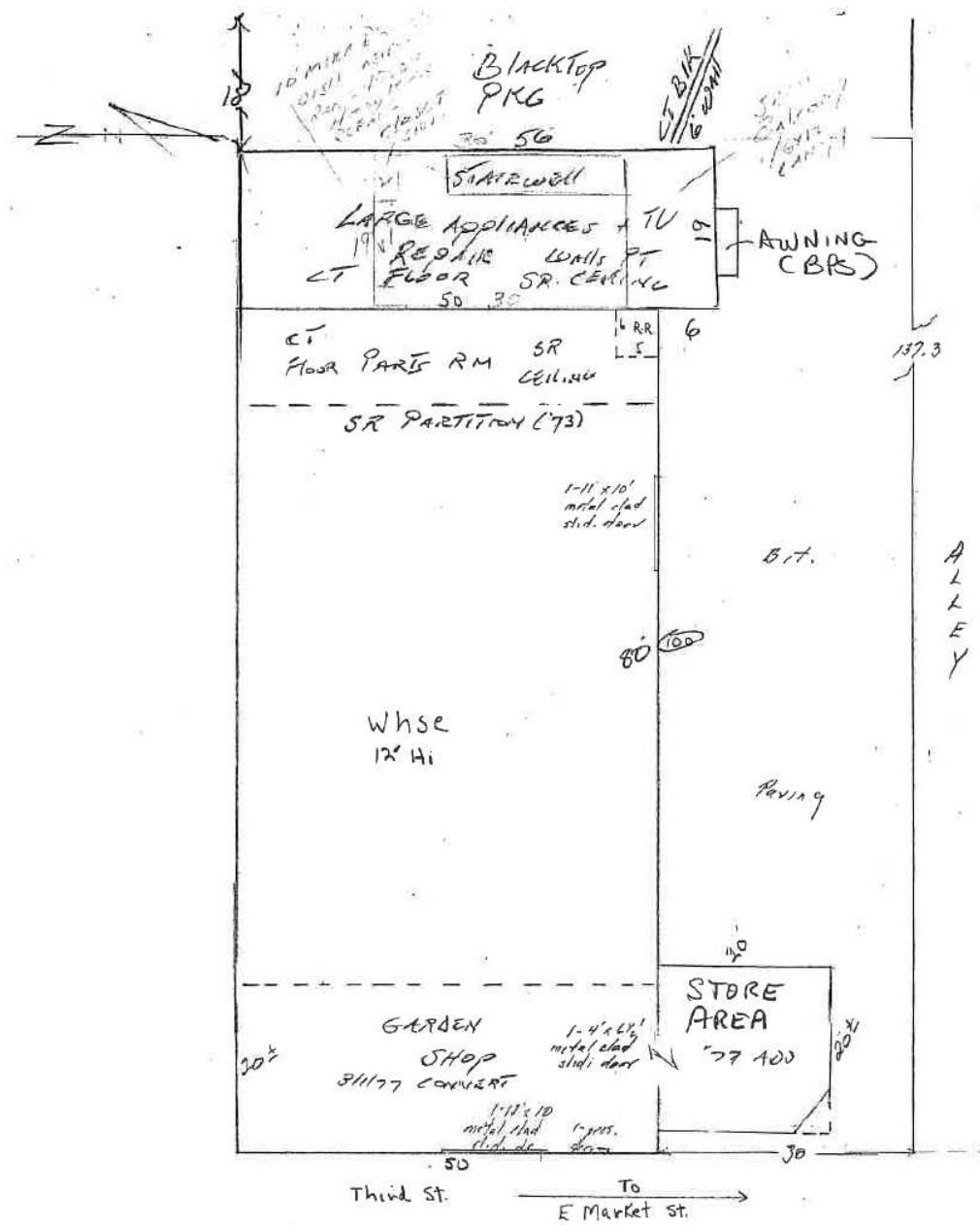
FLOOR PLAN - 250 MARKET ST.



ADDITIONAL PHOTOS - 107 3RD ST.



FLOOR PLAN - 107 3RD ST.



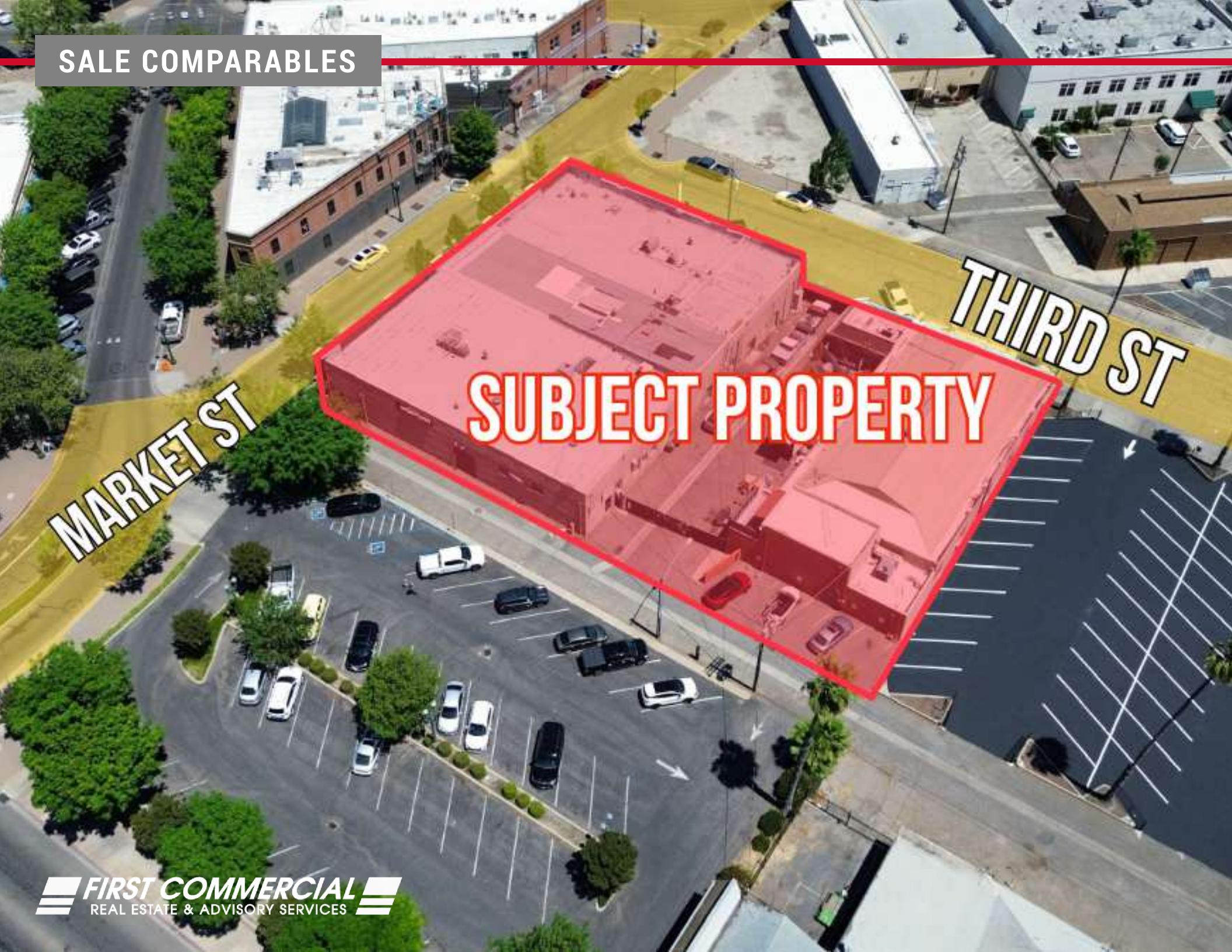
LOCATION INFORMATION



RETAILER MAP



SALE COMPARABLES



SALE COMPS



250 MARKET ST. & 107 3RD ST.

Turlock, CA 95380

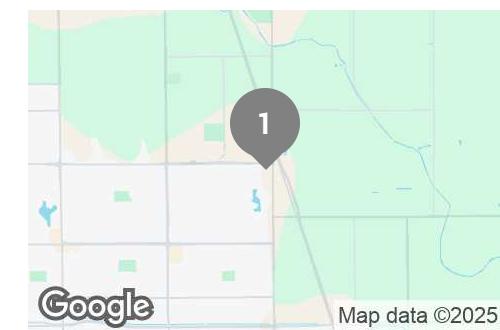
Price: \$2,795,000 Bldg Size: 20,716 SF
Lot Size: 27,006 SF Price/SF: \$134.92



3948 SYLVAN AVE - BUILDING 200

Modesto, CA 95355

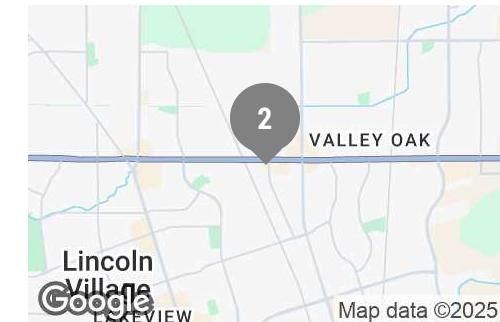
Price: \$1,250,000 Bldg Size: 9,000 SF
Price/SF: \$138.89



848 E. HAMMER LANE

STOCKTON, CA 95210

Price: \$3,800,000 Bldg Size: 25,941 SF
Price/SF: \$146.49



715 H ST

Modesto, CA 95354

Price: \$2,320,000 Bldg Size: 16,674 SF
Price/SF: \$139.14



SALE COMPS

4

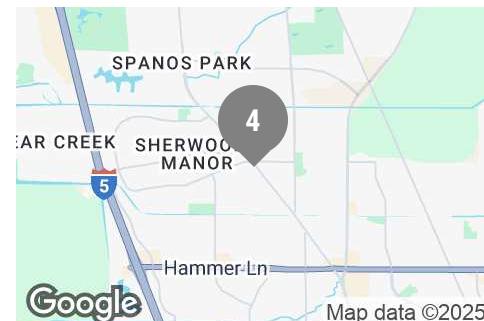


9317 THORNTON RD

Stockton, CA 95209

Price: \$1,240,500 Bldg Size: 9,912 SF

Price/SF: \$125.15



5



39 W DR MARTIN LUTHER KING JR BLVD

Stockton, CA 95206

Price: \$1,000,000 Bldg Size: 6,984 SF

Price/SF: \$143.18

6



1462 W YOSEMITE AVE

Manteca, CA 95337

Price: \$1,700,000 Bldg Size: 8,040 SF

Price/SF: \$211.44



7

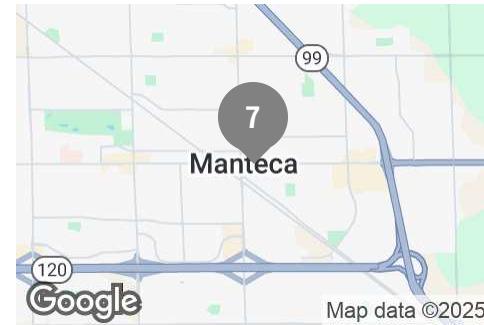


228 E YOSEMITE AVE

Manteca, CA 95336

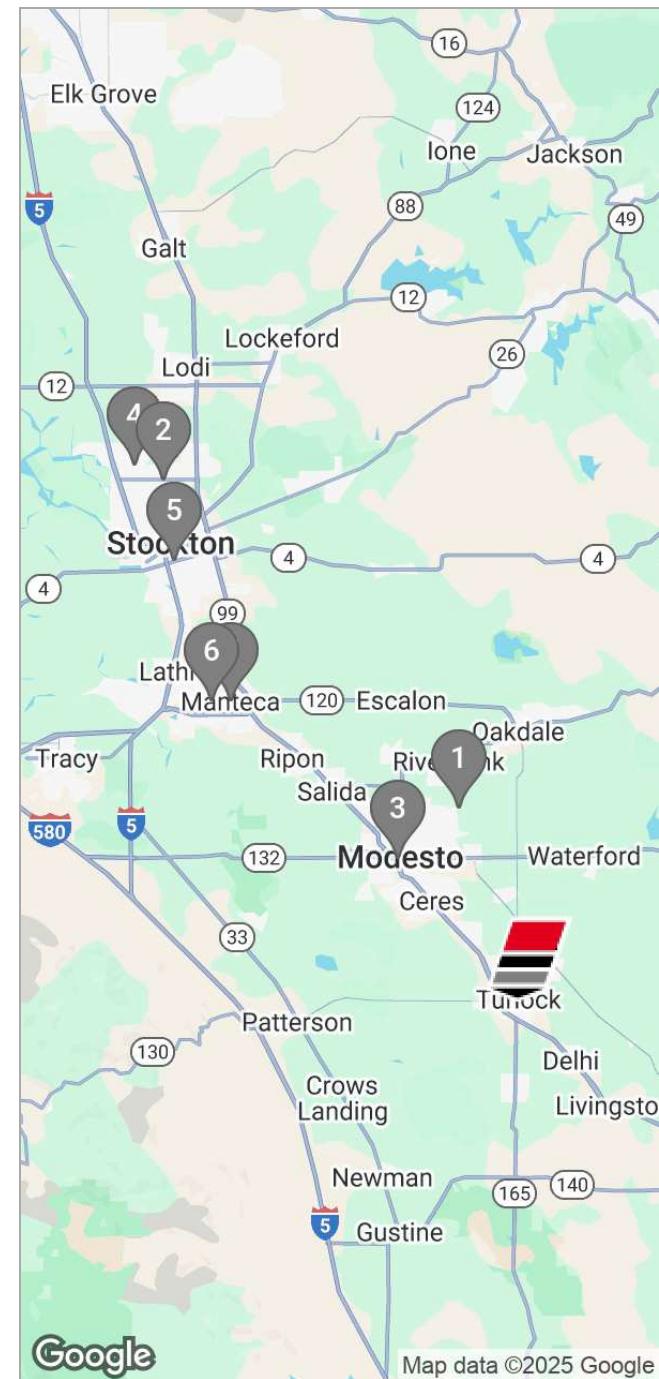
Price: \$722,500 Bldg Size: 5,500 SF

Price/SF: \$131.36



SALE COMPS MAP & SUMMARY

NAME/ADDRESS		PRICE	BLDG SIZE	PRICE/SF
★ 250 Market St. & 107 3rd St.	Turlock, CA	\$2,795,000	20,716 SF	\$134.92
1 3948 Sylvan Ave - Building 200	Modesto, CA	\$1,250,000	9,000 SF	\$138.89
2 848 E. Hammer Lane	STOCKTON, CA	\$3,800,000	25,941 SF	\$146.49
3 715 H St	Modesto, CA	\$2,320,000	16,674 SF	\$139.14
4 9317 Thornton Rd	Stockton, CA	\$1,240,500	9,912 SF	\$125.15
5 39 W Dr Martin Luther King Jr Blvd	Stockton, CA	\$1,000,000	6,984 SF	\$143.18
6 1462 W Yosemite Ave	Manteca, CA	\$1,700,000	8,040 SF	\$211.44
7 228 E Yosemite Ave	Manteca, CA	\$722,500	5,500 SF	\$131.36
AVERAGES		\$1,719,000	11,722 SF	\$147.95



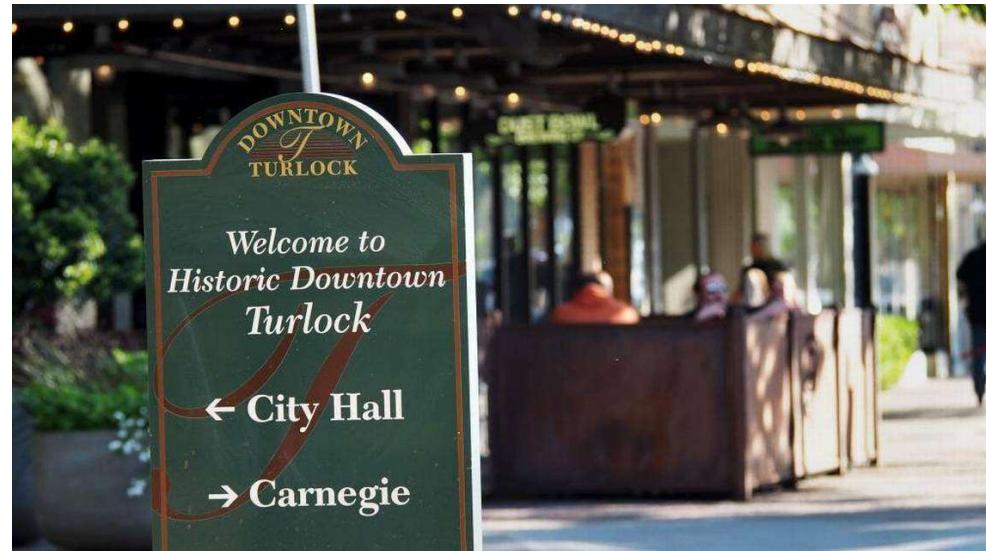
CITY INFORMATION & DEMOGRAPHICS

CALIFORNIA STATE UNIVERSITY
STANISLAUS



TURLOCK





CITY OVERVIEW: TURLOCK, CALIFORNIA

Turlock is a fast-growing commercial and cultural center in California's Central Valley. Known for its deep agricultural roots, thriving university, and strong sense of community, Turlock is often referred to as the "Heart of the Valley." Strategically located along Highway 99—with convenient access to Interstate 5 and future connectivity to the Bay Area via the ACE commuter rail extension—Turlock offers an ideal setting for businesses seeking to serve both local and regional markets.

Downtown Turlock is the city's historic and economic heart. Walkable, welcoming, and full of character, the downtown district is home to a mix of restaurants, cafés, retail boutiques, salons, creative offices, and service-based businesses. Local and regional visitors are drawn to its vibrant street life, preserved architecture, and year-round cultural programming. The city actively supports growth through targeted investments in infrastructure, streamlined permitting, and small business grant initiatives—making downtown a destination for both new ventures and long-established operators.

Less than two miles from downtown is California State University, Stanislaus, a major regional institution with more than 9,000 students. In addition to offering a highly educated talent pool, the university brings consistent weekday traffic, seasonal event crowds, and strong community engagement. Programs like "Warriors Explore Downtown" and partnerships with the City of Turlock help integrate students into the local economy, directly benefiting downtown merchants and restaurants. Many students commute from surrounding areas, further expanding the city's consumer reach beyond its core population.

Cultural anchors like the Carnegie Arts Center and Turlock Community Theatre offer a steady stream of events, exhibits, and performances, while annual street fairs, art walks, and festivals activate the district throughout the year. These features make downtown a magnet for residents of nearby cities such as Modesto, Merced, Ceres, and the surrounding rural areas—enhancing the area's visibility and reach.

With a growing population, a pro-business environment, and a loyal, diverse customer base, Turlock continues to attract attention from entrepreneurs, investors, and operators. For those seeking a stable, well-connected, and culturally rich location to launch or expand a business, Downtown Turlock presents a compelling opportunity.

LOCATION DETAILS

County

Stanislaus

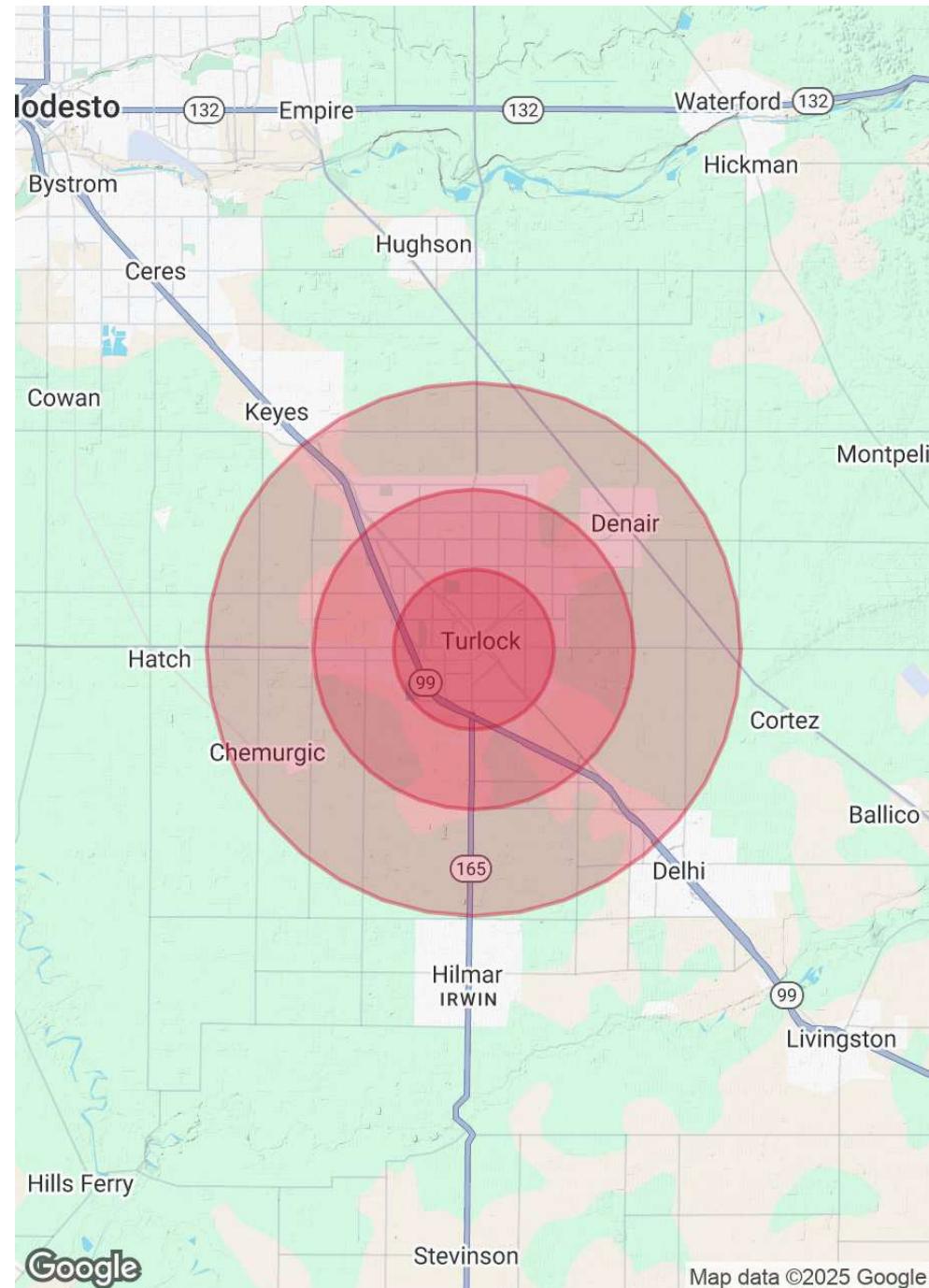
DEMOGRAPHICS MAP & REPORT

POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	33,597	71,892	87,108
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	11,014	24,048	28,974
# of Persons per HH	3.1	3	3
Average HH Income	\$77,691	\$97,687	\$101,907
Average House Value	\$400,140	\$469,393	\$499,042

RACE	1.5 MILES	3 MILES	5 MILES
Total Population - White	13,953	35,770	44,448
% White	41.5%	49.8%	51.0%
Total Population - Black	813	1,577	1,759
% Black	2.4%	2.2%	2.0%
Total Population - Asian	1,610	4,786	5,928
% Asian	4.8%	6.7%	6.8%
Total Population - Hawaiian	157	327	366
% Hawaiian	0.5%	0.5%	0.4%
Total Population - American Indian	1,061	1,650	1,878
% American Indian	3.2%	2.3%	2.2%
Total Population - Other	10,782	16,774	19,419
% Other	32.1%	23.3%	22.3%

Demographics data derived from AlphaMap



Map data ©2025 Google



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