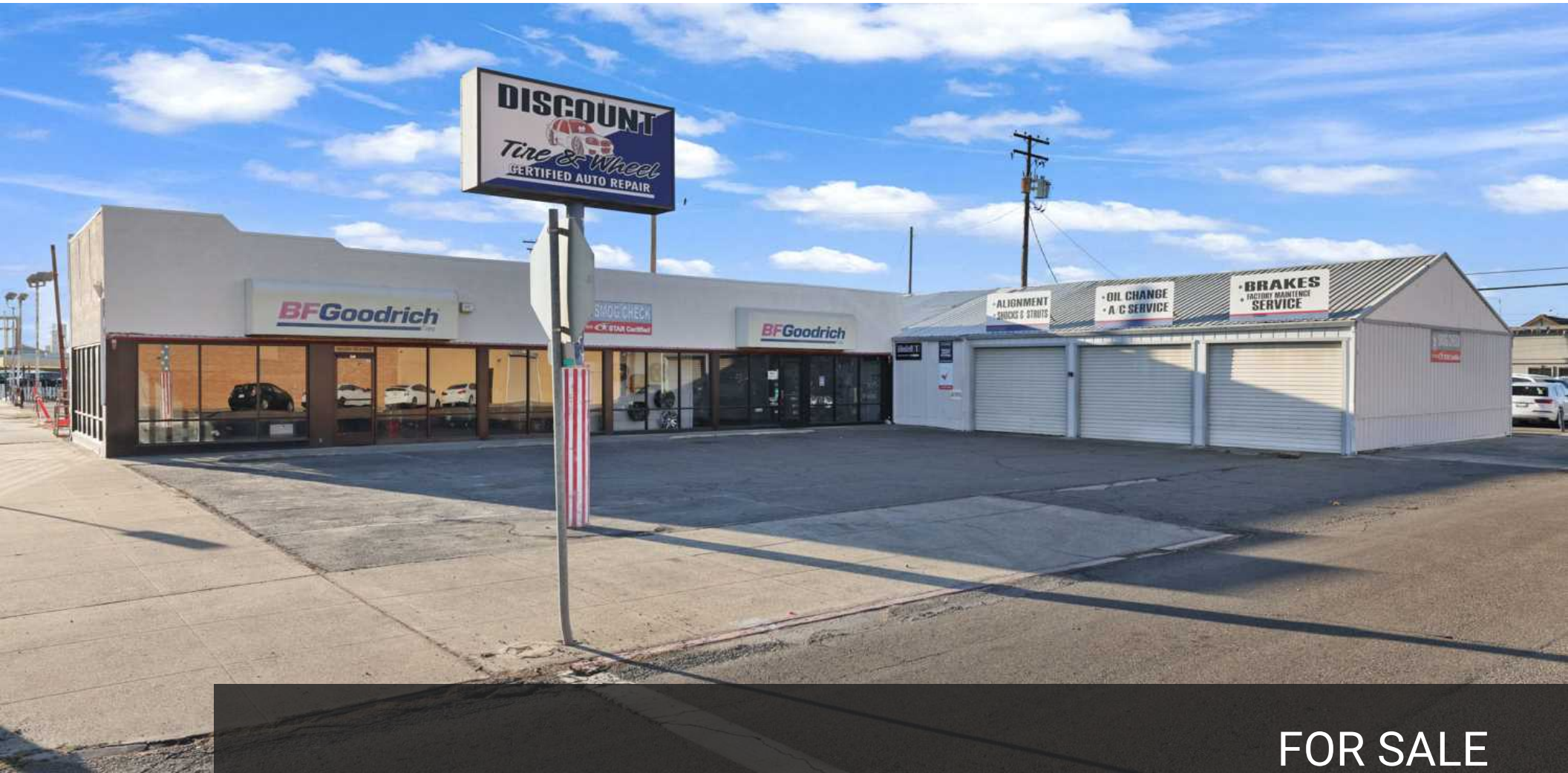


RETAIL PROPERTY FOR SALE

# HIGH-VISIBILITY AUTO REPAIR COMMERCIAL PROPERTY

210 S. CENTER STREET TURLOCK, CA. 95380



FOR SALE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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01768672, CA

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# EXECUTIVE SUMMARY

210 SOUTH CENTER STREET



## Property Description

This 4,976 SF auto repair property at 210 S Center St, Turlock, CA, offers an unparalleled opportunity for investors or owner-operators in the heart of Turlock's C-T Commercial Thoroughfare District. This property features five service bays, prominent pylon and building signage visible to 15,846 vehicles daily on Golden State Blvd, and a large glass showroom designed for customer engagement. Zoned to accommodate auto repair, tire shops, and more, this location provides both immediate access to Highway 99 and high exposure to traffic-heavy areas.

**Market Data & Trade Analysis:** The Turlock auto service market remains strong, supported by consistent demand and a robust customer base drawn from local and transient traffic. With limited competition for auto repair-ready properties, this listing holds unique market leverage. Demographic data indicates a steady customer flow from both local residents and travelers on Highway 99, positioning this property as a sought-after asset within the high-demand auto repair sector.

**Flexible Acquisition Options:** Purchase as Owner Occupy or investment to the current long term tenant.

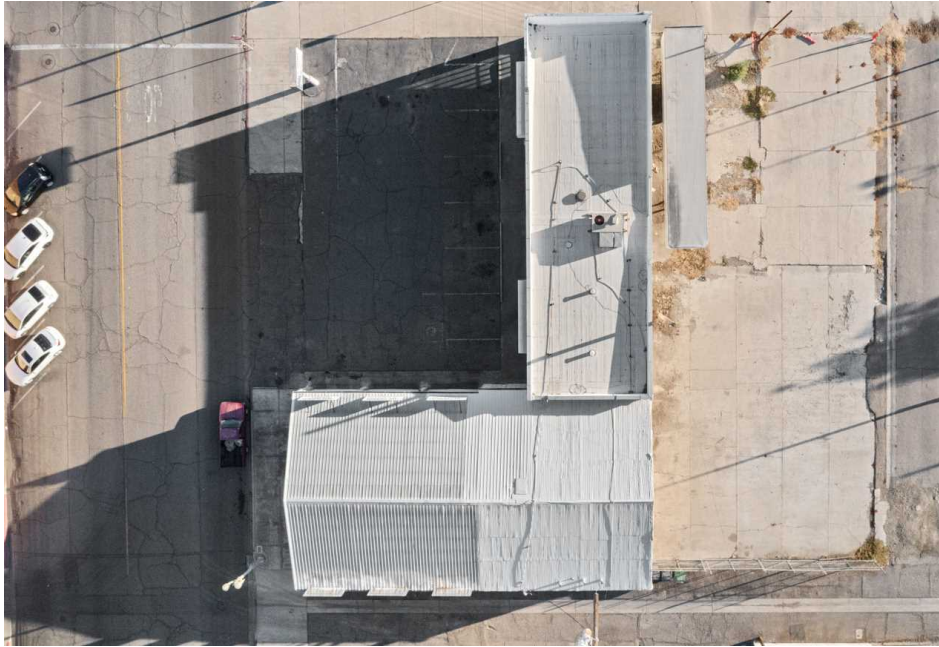
Given its high-traffic location, adaptable layout, and limited local competition, this property presents a rare opportunity to establish or expand a successful automotive enterprise or secure a reliable

## Highlights

Building SF:	4,975
Lease Rate:	\$4,000.00
Lease Term:	month to month
Lot Size:	0.20 Acres
Parking Ratio:	1.81/1,000
Price:	\$875,000
Year Built:	1941
Zoning:	C-T
# Drive in Doors:	5

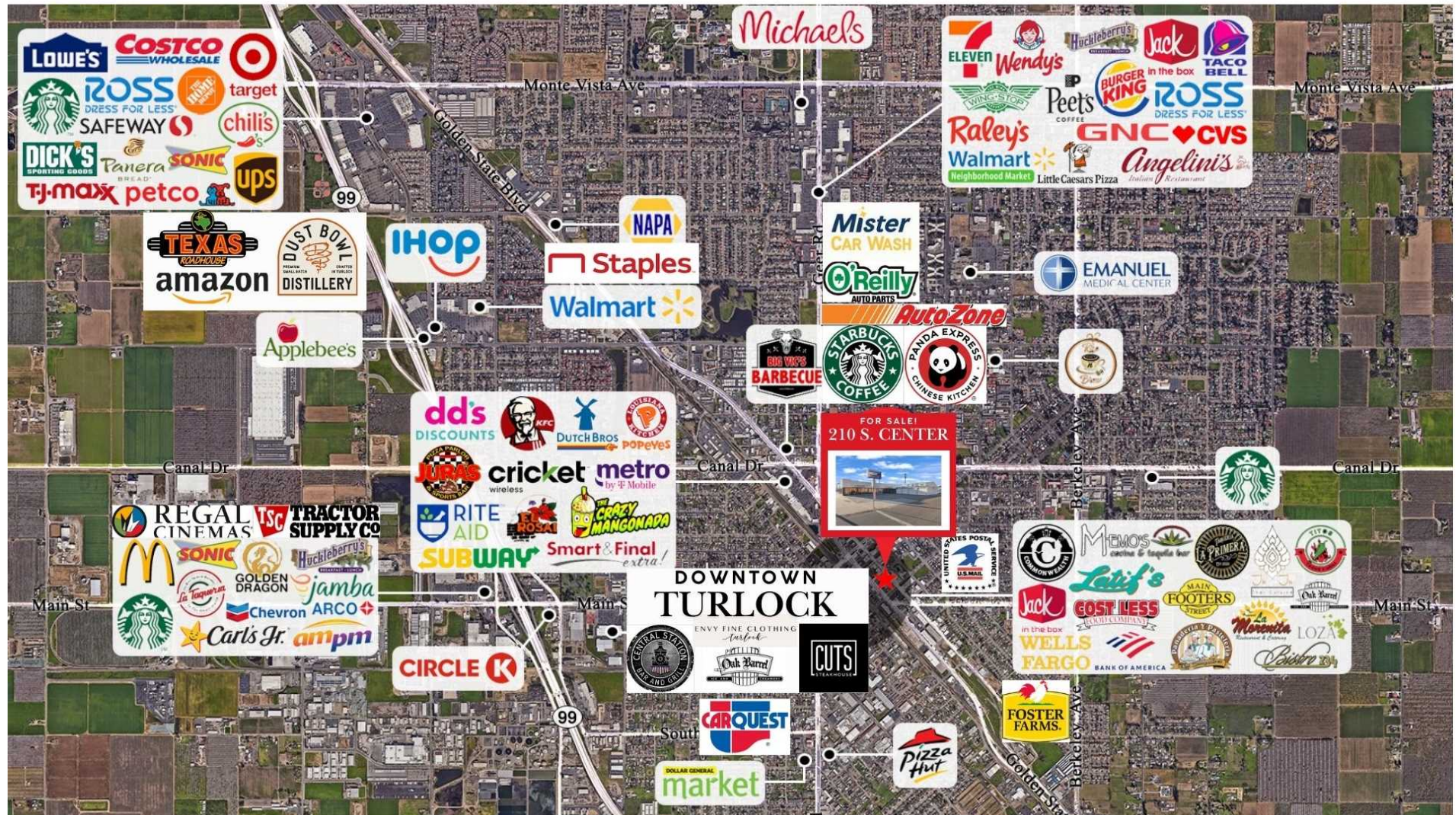
# PHOTOS

210 SOUTH CENTER STREET



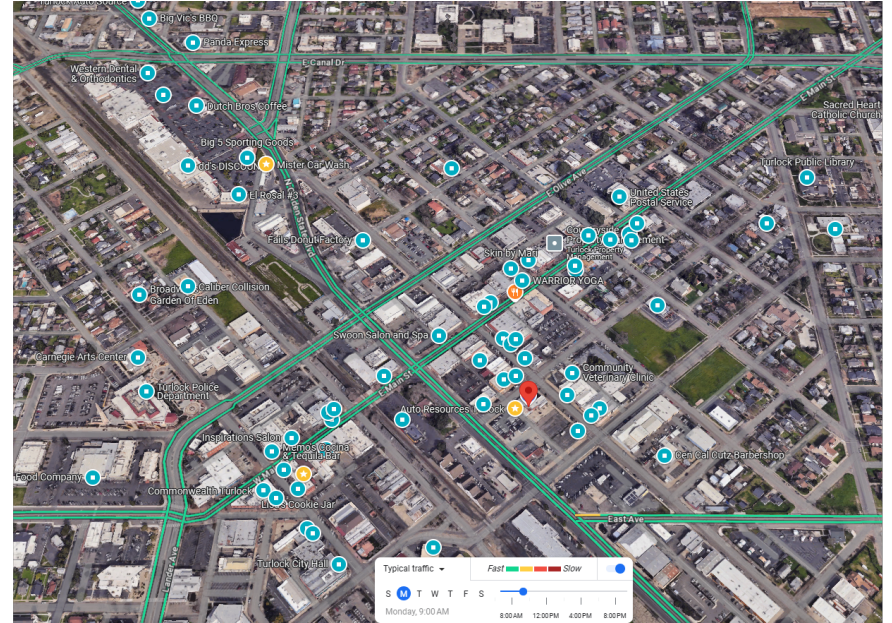
# PHOTOS

210 SOUTH CENTER STREET



# LOCATION & HIGHLIGHTS

210 SOUTH CENTER STREET



## Location Overview

Location Overview for 210 S Center Street, Turlock, CA

The property at 210 S Center Street is strategically located in Turlock, a vibrant community in the heart of California's Central Valley. Positioned just a block from Golden State Highway (CA-99 Business), it enjoys easy access to major routes connecting Turlock to nearby cities like Modesto and Merced, making it ideal for attracting local and commuter traffic.

### Key Highlights:

**Proximity to Highway 99:** With Golden State Highway's daily traffic counts at approximately 15,846, the location offers excellent visibility and accessibility to both locals and passing travelers. This is beneficial for businesses relying on high footfall or drive-by exposure.

**Busy Commercial Hub:** The area around Center Street is an established commercial zone featuring a mix of auto repair shops, retail outlets, and dining options, creating a well-rounded ecosystem that supports local businesses. Neighboring businesses drive additional traffic to the area, ideal for an auto service operation.

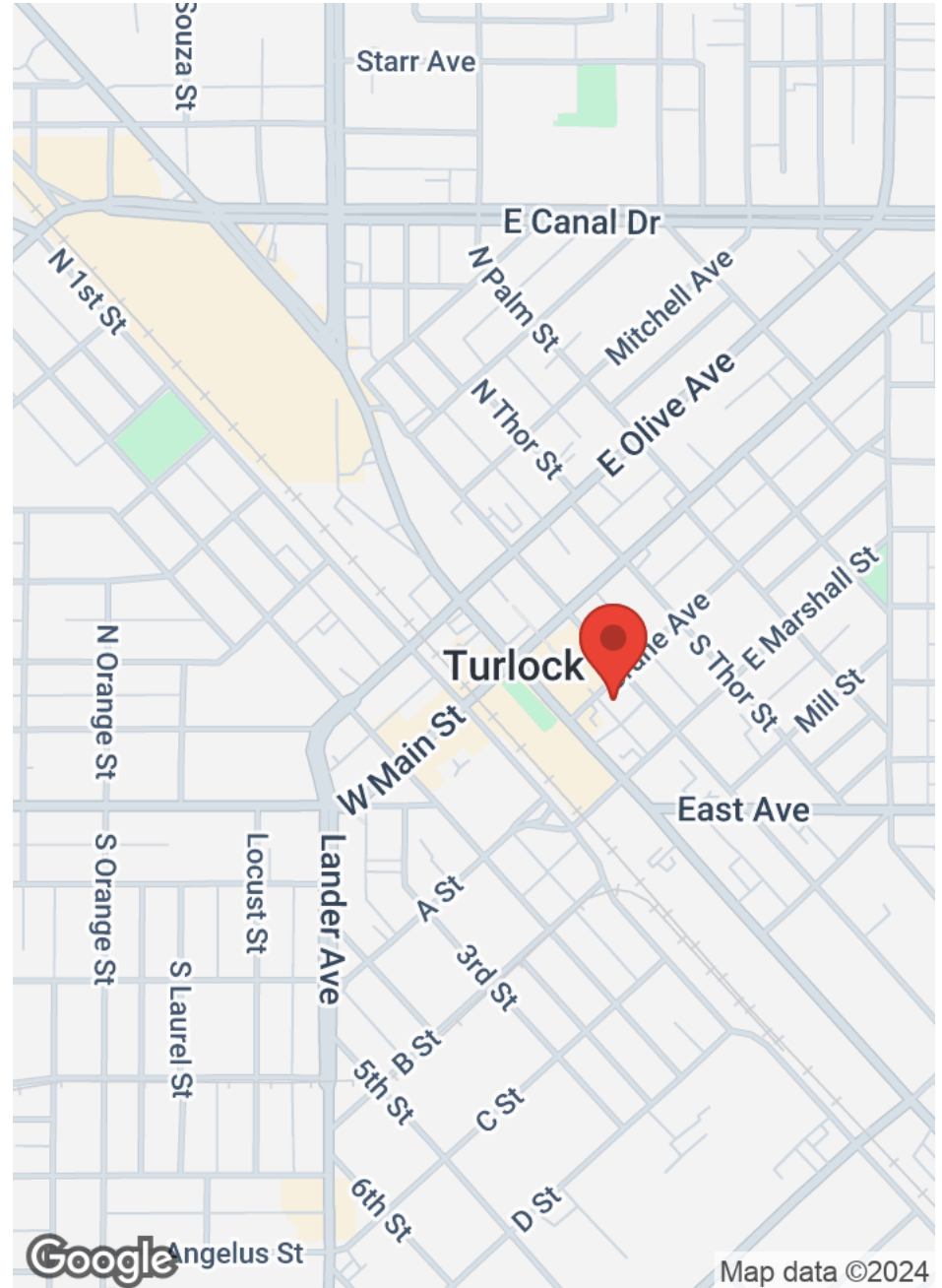
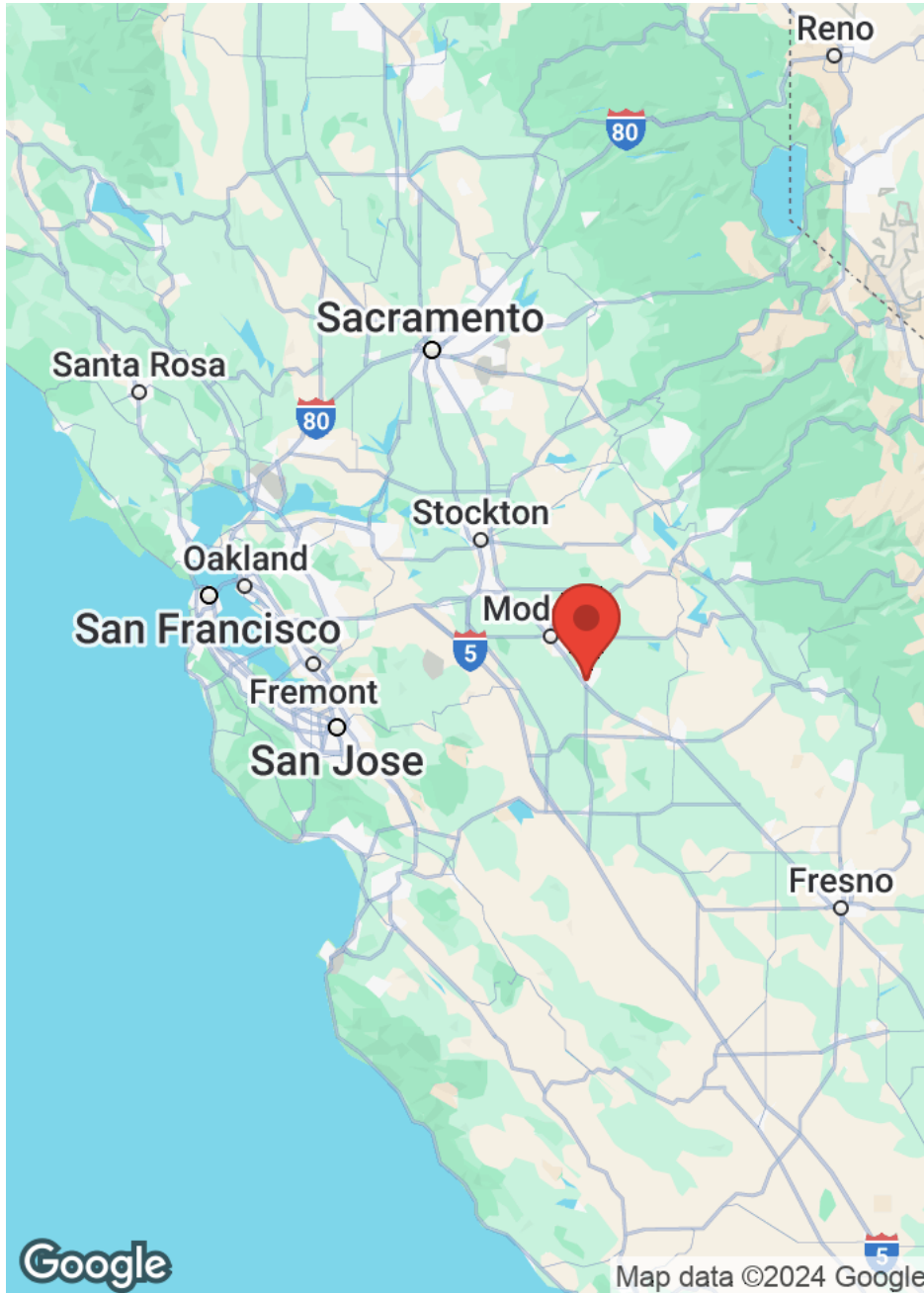
**Thriving Central Valley Location:** Turlock's growing population and economic base provide a solid customer pool for any business, particularly in automotive services. With Turlock being the second-largest city in Stanislaus County, the location positions your business in a community that values local service options.

**Local Amenities and Infrastructure:** The property benefits from nearby amenities, including shopping centers, banks, and other commercial services, offering convenience for customers and employees alike.

This property's prime location in a high-traffic, well-served area makes it a compelling opportunity for an auto repair business, whether as an investment property or an owner-occupied business venture.

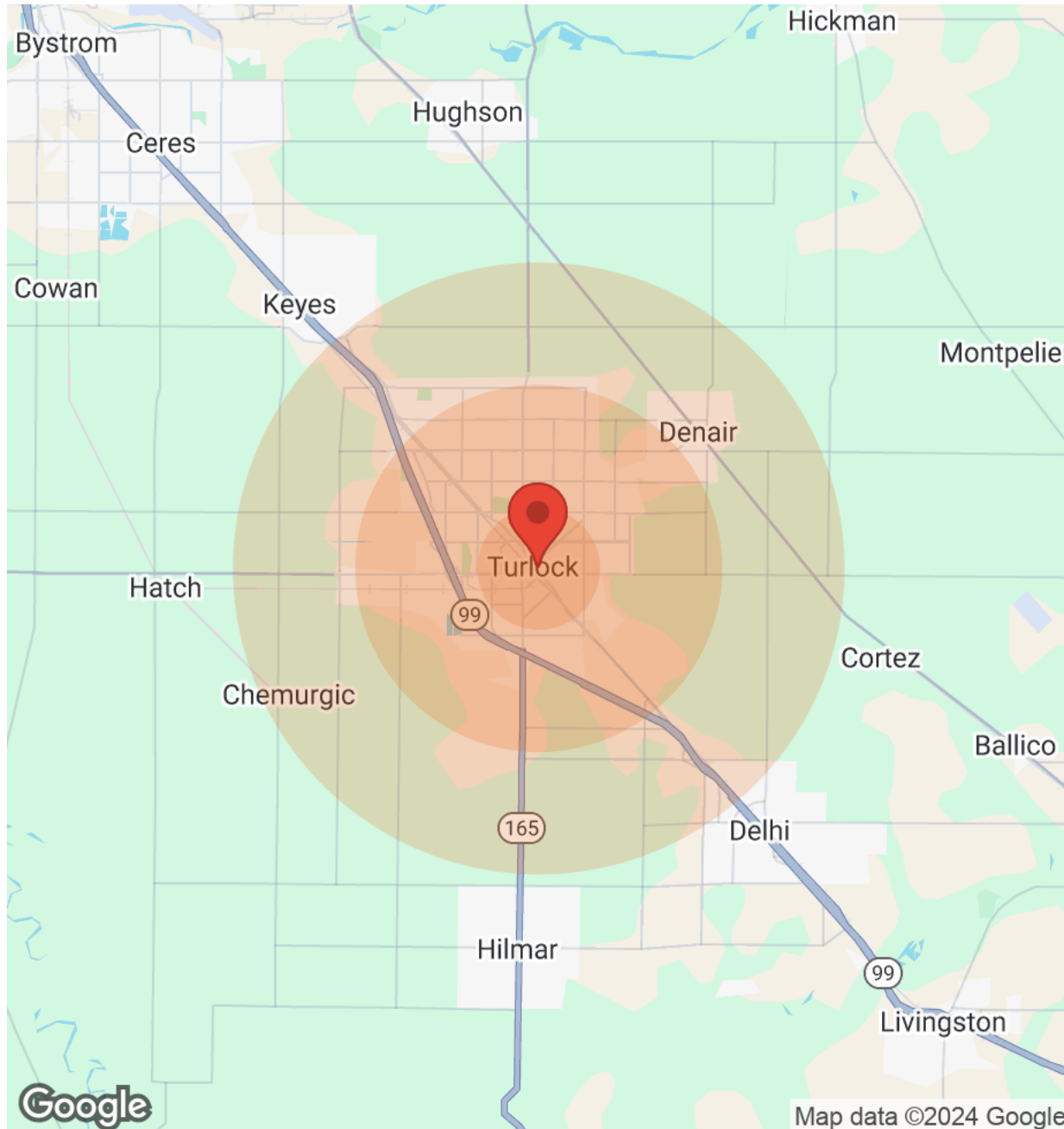
# LOCATION MAPS

210 SOUTH CENTER STREET



# DEMOGRAPHICS

210 SOUTH CENTER STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,565	32,238	40,618
Female	9,431	34,070	42,513
Total Population	17,996	66,308	83,131

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,712	14,987	18,985
Ages 15-24	2,849	9,719	12,406
Ages 25-54	7,278	27,111	33,793
Ages 55-64	1,541	6,659	8,356
Ages 65+	1,616	7,832	9,591

Race	1 Mile	3 Miles	5 Miles
White	10,411	46,442	58,640
Black	198	504	555
Am In/AK Nat	48	145	189
Hawaiian	32	56	56
Hispanic	11,121	27,303	33,197
Multi-Racial	13,968	33,784	41,250

Income	1 Mile	3 Miles	5 Miles
Median	\$29,163	\$48,112	\$49,818
< \$15,000	1,264	2,981	3,141
\$15,000-\$24,999	1,232	3,116	3,510
\$25,000-\$34,999	923	2,431	2,965
\$35,000-\$49,999	864	3,098	3,519
\$50,000-\$74,999	741	3,680	4,967
\$75,000-\$99,999	430	2,784	3,564
\$100,000-\$149,999	359	2,736	3,922
\$150,000-\$199,999	33	883	1,219
> \$200,000	33	343	501

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,690	24,332	30,022
Occupied	6,025	22,530	27,804
Owner Occupied	1,955	12,213	15,881
Renter Occupied	4,070	10,317	11,923
Vacant	665	1,802	2,218



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