

EXCLUSIVELY OFFERED FOR LEASE BY FIRST COMMERCIAL

DOWNTOWN TURLOCK RETAIL & FLEX LEASE OPPORTUNITY

COMMERCIAL LEASE BROCHURE

20,716± SF Available

HIGH-VISIBILITY RETAIL SHOWROOM + WAREHOUSE/FLEX

250 MARKET ST. & 107 3RD ST.

TURLOCK, CALIFORNIA

\$0.68/SF/MONTH | MODIFIED GROSS LEASE

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

LEASE BROCHURE DISCLAIMER

This Lease Brochure has been prepared for limited informational purposes only. It is intended to assist prospective leasers in evaluating the opportunity, but it is not a substitute for a party's own independent investigation and professional review.

Important: By accepting and reviewing this material, each recipient acknowledges its confidential nature and agrees to rely solely on its own due diligence, advisors, and investigations.

NO REPRESENTATION OR WARRANTY

All materials and information received or derived from First Commercial Real Estate, its directors, officers, agents, advisors, affiliates and/or third-party sources are provided without representation or warranty as to completeness, veracity, accuracy, property condition, compliance, developability, suitability, or performance.

INDEPENDENT DUE DILIGENCE REQUIRED

Each party should conduct its own independent investigation of the property, tenancy, financial information, physical condition, title, permits, environmental matters, and all other issues that may affect investment or operational decisions.

CONSULT QUALIFIED PROFESSIONALS

Legal, tax, title, engineering, architectural, construction, and compliance matters should be reviewed with a leaser's own attorney, CPA, title officer, consultants, and other independent professionals selected by such party.

USE OF MATERIALS

All materials and information received or derived from First Commercial Real Estate, its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to **completeness, veracity, or accuracy**, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any and all other matters.

Neither First Commercial Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are **not a substitute** for a party's active conduct of its own due diligence.

First Commercial Real Estate will not investigate or verify such matters or conduct due diligence for any party unless otherwise agreed in writing.

Images, maps, and visual materials. Certain photos, maps, arials, graphics, and visual materials included in this Lease Brochure may have been obtained from third-party sources, public sources, ownership/tenant materials, vendors, or other outside sources and were not necessarily originated, created, or independently verified by First Commercial Real Estate. Some images, maps, graphics, or visual materials may also include AI-assisted, digitally enhanced, modified, generated, or integrated elements for presentation purposes. Such visual materials are provided for illustrative and informational purposes only and should not be relied upon as a representation of exact property condition, boundaries, dimensions, surroundings, signage, traffic patterns, improvements, or any other matter.

FINANCIAL INFORMATION

All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data, assumptions, projections, or modeled performance.

Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate contractual limitations, governmental restrictions, market conditions, vacancy factors, and other relevant issues.

PROSPECTIVE TENANT RESPONSIBILITY

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations through appropriate third-party independent professionals selected by such party.

Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

Property condition and compliance: Questions regarding the condition of the Property and whether the Property complies with applicable governmental requirements should be reviewed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

First Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance may differ from actual data or performance.

All properties and services are marketed by First Commercial Real Estate in compliance with all applicable **fair housing and equal opportunity laws**.

RECIPIENT ACKNOWLEDGMENT. By accepting this Lease Brochure, each recipient agrees that the materials are confidential, were prepared solely for informational purposes, and should be used only in connection with evaluating the Property. Neither the Seller nor First Commercial Real Estate shall be responsible for any omissions, errors, or future changes in the information provided. Recipients should rely exclusively on their own independent review and the advice of their own professional advisors. Visual materials may include third-party, digitally enhanced, or AI-assisted content and are provided for presentation purposes only.



SECTION 01 PROPERTY INFORMATION

A two-building downtown offering combining high-visibility showroom space with flexible warehouse and service capability.

RETAIL · WAREHOUSE · OWNER-USER

250 MARKET ST

107 3RD ST

LEASE OFFERING SUMMARY

DOWNTOWN TURLOCK LEASE OPPORTUNITY

20,716± SF | RETAIL SHOWROOM + WAREHOUSE/FLEX

LEASE RATE

\$0.68/SF/Month

AVAILABLE AREA

20,716 SF

AVAILABLE AREA

20,716± SF

LOT AREA

27,006 SF

ZONING

DC - Downtown Core

LEASE OFFERING DESCRIPTION

HIGH-VISIBILITY DOWNTOWN SHOWROOM WITH ADJACENT WAREHOUSE/FLEX SPACE

Presenting a rare opportunity to lease **20,716± SF** of highly functional commercial space on a prominent corner in the heart of Downtown Turlock. The offering includes **250 W. Market St.**, a **14,252± SF** retail showroom with expansive display windows, together with **107 3rd St.**, a **6,464± SF** warehouse/flex building. Open interiors, high ceilings and complementary building functions create flexibility for a wide range of retail, fitness, healthcare, creative, service and other zoning-appropriate operations.

The two-building configuration allows a tenant to separate customer-facing showroom or service operations from inventory, fulfillment, storage and back-of-house functions. Offered at \$0.68/SF/month on a Modified Gross basis, the premises provide a large contiguous downtown footprint with prominent frontage and immediate access to substantial municipal parking. Tenant should independently verify permitted uses, operating expenses and all governmental requirements.

- **250 W. Market St.:** high-visibility showroom and retail frontage.
- **107 3rd St.:** warehouse/flex space with service access.
- Two adjacent buildings support complementary front-of-house and back-of-house operations.
- Open floor plans support retail, fitness, healthcare, creative workspace, professional service and other zoning-appropriate concepts.

RETAIL SHOWROOM

14,252± SF

250 W. Market St. with broad storefront exposure and open display areas.

WAREHOUSE / FLEX

6,464± SF

107 3rd St. provides storage, service, and flexible back-of-house capability.

LOCATION DESCRIPTION

WALKABLE DOWNTOWN LOCATION WITH PROMINENT CORNER VISIBILITY

Positioned at the center of Downtown Turlock, the premises benefit from a walkable commercial setting, nearby restaurants, boutiques, professional services, civic destinations and substantial municipal parking. The large contiguous footprint, broad storefront exposure and corner visibility create a distinctive leasing opportunity in a downtown environment where comparable large-format space is limited.

The site is positioned near civic uses, Harvest Church, restaurants, independent retailers and professional offices that contribute to recurring downtown activity. Immediate adjacency to municipal parking strengthens accessibility for customers, employees and service providers.

- Immediate adjacency to a large City of Turlock parking lot.
- Prominent frontage along Market Street and Third Street.
- Surrounded by established downtown dining, retail, civic, and service uses.
- Downtown Core zoning; tenant to verify permitted uses and requirements.

CORNER POSITION

Market & Third

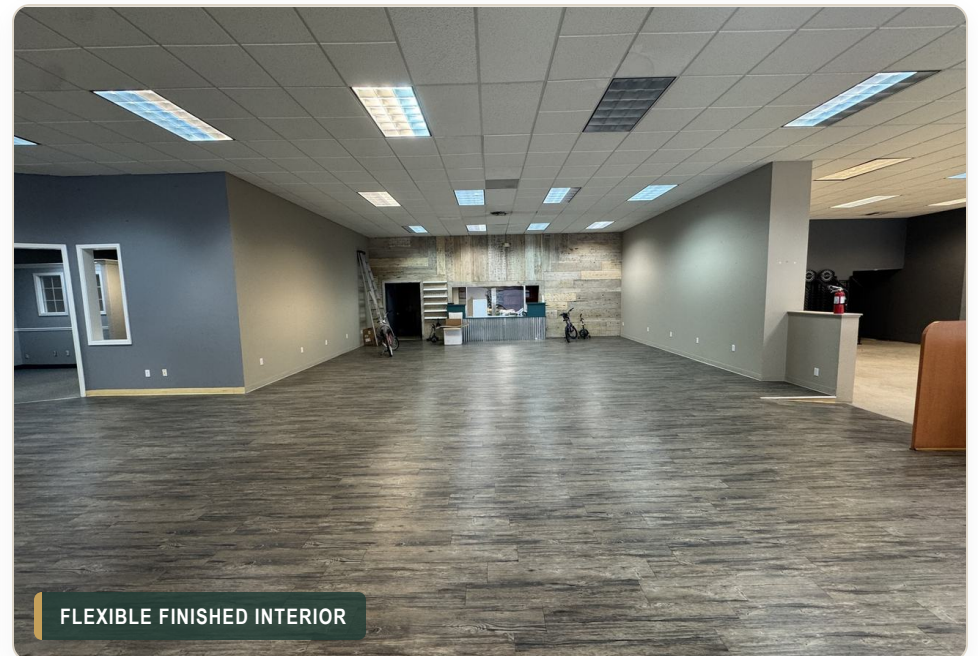
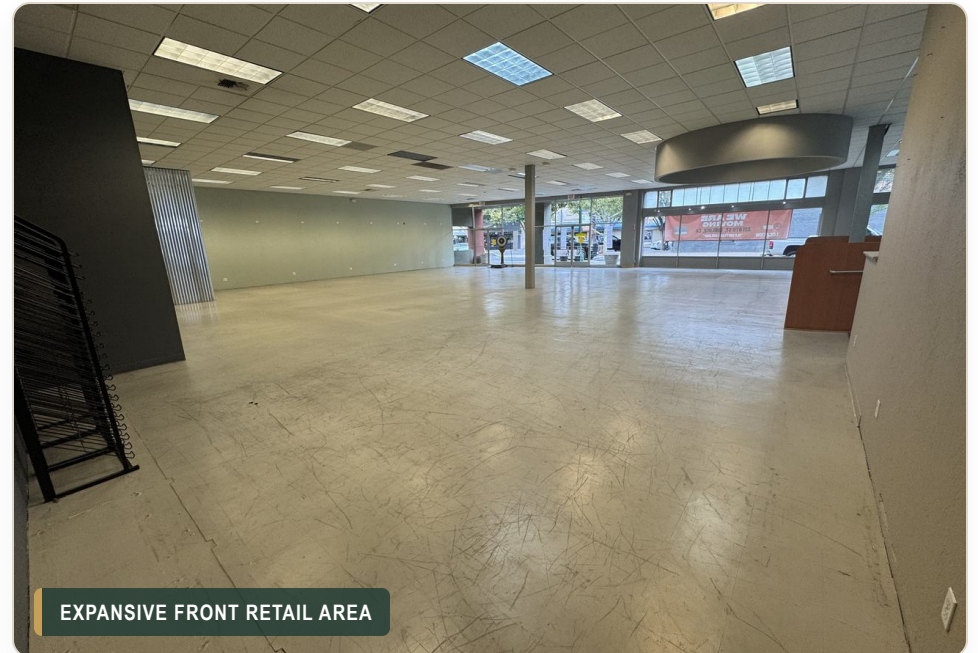
Prominent downtown frontage and multiple signage opportunities, subject to approval.

PARKING ACCESS

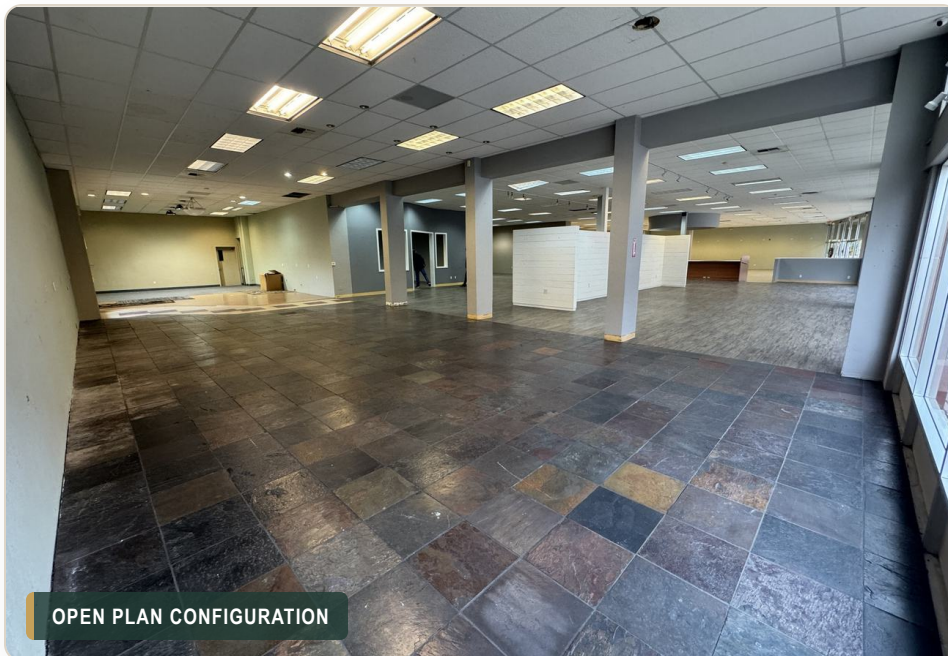
Adjacent City Lot

Immediate access to substantial municipal parking serving the downtown district.

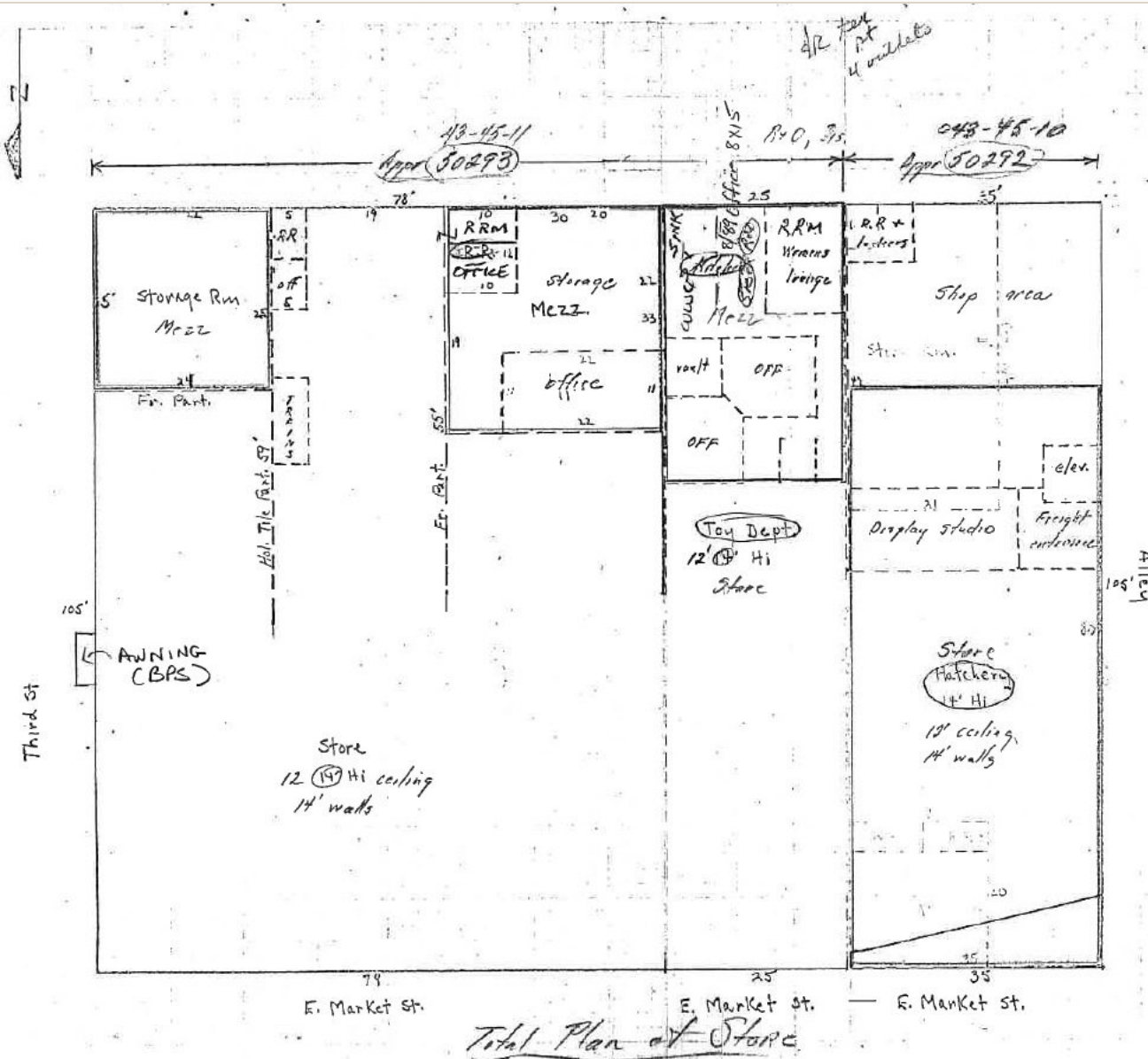
ADDITIONAL PHOTOS - 250 MARKET ST. (PART 1)



ADDITIONAL PHOTOS - 250 MARKET ST. (PART 2)



FLOOR PLAN - 250 MARKET ST.



CONCEPTUAL / EXISTING PLAN: Floor plan is provided for general reference only and is not represented as an as-built architectural drawing. Buyer should independently verify all dimensions, improvements, and building conditions.

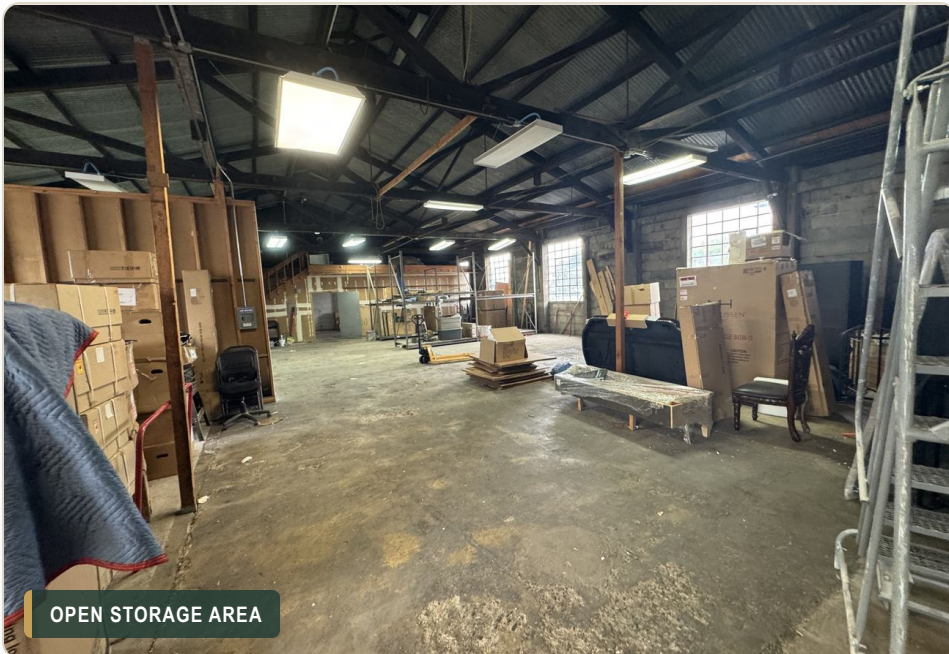
ADDITIONAL PHOTOS - 107 3RD ST.



SERVICE / LOADING AREA



WAREHOUSE INTERIOR

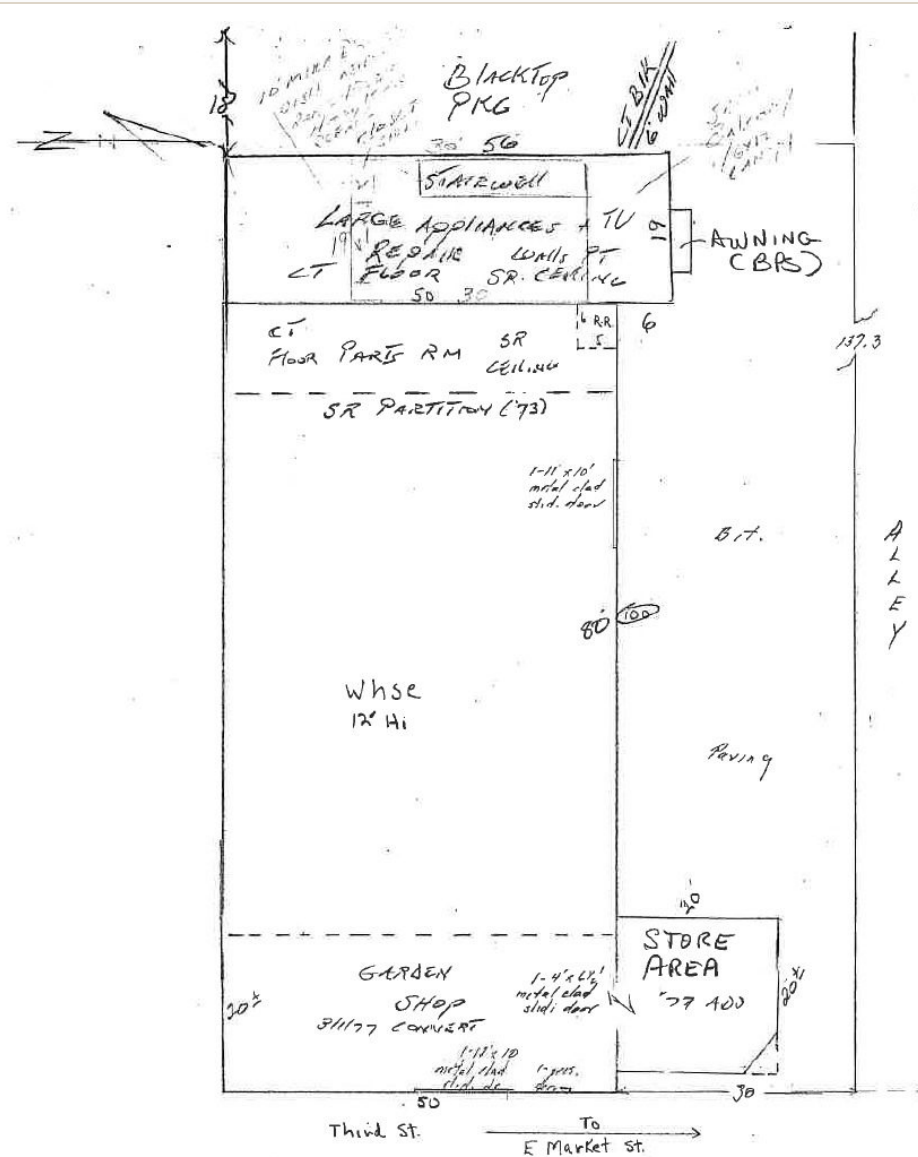


OPEN STORAGE AREA



FLEXIBLE BACK-OF-HOUSE SPACE

FLOOR PLAN - 107 3RD ST.



CONCEPTUAL / EXISTING PLAN: Floor plan is provided for general reference only. Buyer should independently verify all dimensions, access, building systems, legal use, and physical conditions.



**SUBJECT
PROPERTY**

**CITY
PARKING**

SECTION 02

LOCATION INFORMATION

Prominent downtown corner positioning adjacent to substantial municipal parking and surrounded by established civic, retail, dining and service uses.

DOWNTOWN TURLOCK · PUBLIC PARKING

RETAILER & AREA MAP



SURROUNDING AMENITIES: The property is positioned near downtown civic destinations, banking, restaurants, daily-needs retailers, public services, Highway 99 access, Harvest Church, and a broad mix of local businesses. Logos and map locations are shown for orientation and should be independently verified.



CALIFORNIA STATE UNIVERSITY
STANISLAUS



TURLOCK

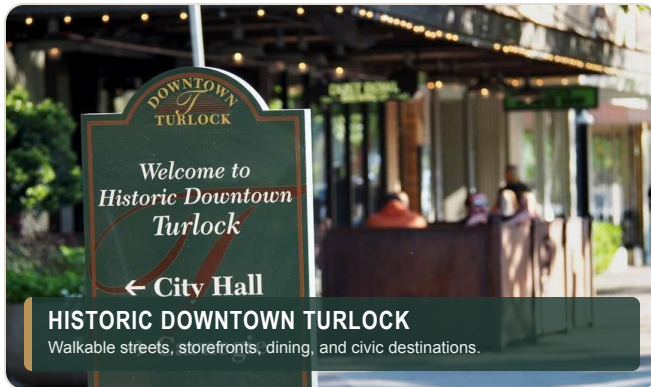
SECTION 03

MARKET & DEMOGRAPHICS

Turlock combines a historic downtown, regional highway access, a major university, and a broad Central Valley trade area.

TURLOCK · STANISLAUS COUNTY

CITY INFORMATION - TURLOCK, CALIFORNIA

**HISTORIC DOWNTOWN TURLOCK**

Walkable streets, storefronts, dining, and civic destinations.

**PUBLIC ART & PLACEMAKING**

Downtown character is reinforced by public art and pedestrian-scale streetscapes.

**DOWNTOWN DINING & RETAIL**

Outdoor seating and independent storefronts support an active commercial district.

TURLOCK, CALIFORNIA

HEART OF THE VALLEY

Turlock is a prominent commercial, educational, and cultural center in California's Central Valley. Rooted in agriculture and strengthened by a diverse business base, the city serves as an important employment, retail, service, and institutional hub for Stanislaus County and surrounding communities.

Downtown Turlock is the city's historic and economic core. Its walkable streets support restaurants, cafés, boutiques, salons, creative offices, professional services, and civic destinations, while preserved architecture and pedestrian-oriented improvements contribute to a recognizable destination environment.

State Route 99 provides direct north-south connectivity through the Central Valley, linking Turlock with Modesto, Stockton, Merced, and Fresno. Regional routes also provide access toward Interstate 5, allowing local businesses to serve customers and operations beyond the immediate city limits.

California State University, Stanislaus is located less than two miles from downtown. The university contributes students, faculty, employees, events, partnerships, and ongoing community engagement that support weekday activity and broaden the city's regional profile.

Cultural anchors such as the Carnegie Arts Center and Turlock Community Theatre complement street fairs, art events, festivals, and seasonal programming. These attractions help draw visitors from Turlock, nearby cities, and surrounding agricultural communities throughout the year.

Downtown's combination of public parking, civic uses, dining, retail, services, and community events supports a mixed-use commercial environment. For an tenant, this setting offers visibility and access within an established district rather than a single-purpose commercial corridor.

The subject property sits within this downtown network and benefits from its corner position, adjacent municipal parking, and proximity to active storefronts and community destinations. Buyers should independently verify planned uses, approvals, access, parking arrangements, and all other property-specific requirements.

**HIGHWAY 99 ACCESS**

Direct north-south connectivity to Modesto, Stockton, Merced, Fresno, and the broader Central Valley, with regional access toward Interstate 5.

DOWNTOWN DISTRICT

A walkable concentration of restaurants, boutiques, professional services, civic uses, public parking, and year-round community activity.

STANISLAUS STATE

A major regional university and employer that contributes students, faculty, events, partnerships, and recurring weekday demand.

REGIONAL REACH

Turlock serves residents and businesses across Stanislaus County, northern Merced County, and surrounding agricultural communities.

HISTORIC COMMERCIAL CORE

Established storefronts, restaurants, services, public spaces, and community destinations.

UNIVERSITY INFLUENCE

Stanislaus State supports employment, events, partnerships, and recurring regional activity.

CIVIC & CULTURAL ANCHORS

City Hall, Carnegie Arts Center, theatre, festivals, and public programming reinforce downtown traffic.

Downtown positioning: The subject is located within Turlock's historic commercial core and benefits from nearby public parking, civic uses, restaurants, retail, services, and community destinations. This setting supports both customer-facing activity and long-term tenant control within an established downtown district.

DEMOGRAPHICS MAP & REPORT

POPULATION

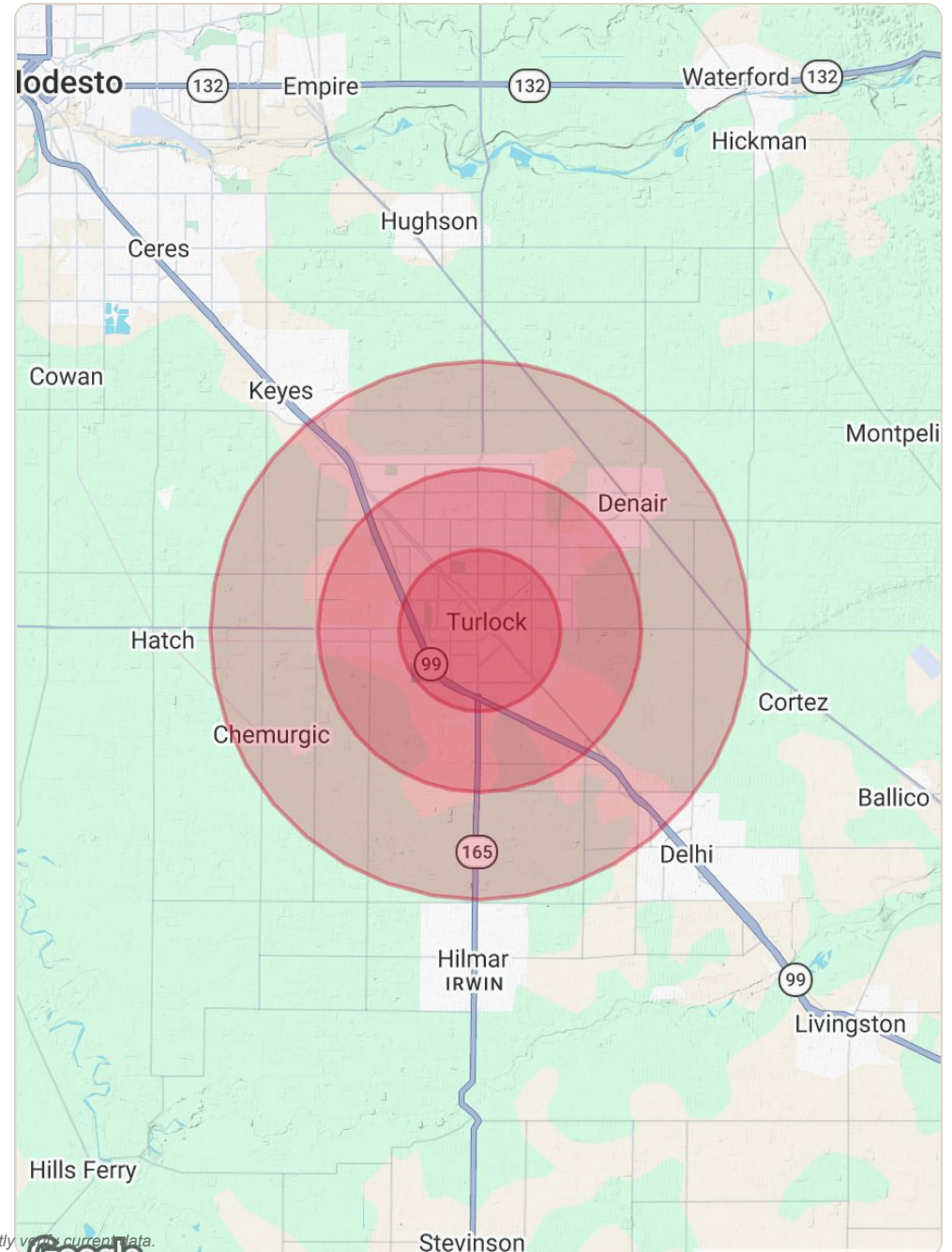
METRIC	1.5 MI	3 MI	5 MI
Total Population	33,597	71,892	87,108
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME

METRIC	1.5 MI	3 MI	5 MI
Total Households	11,014	24,048	28,974
Persons Per HH	3.1	3.0	3.0
Average HH Income	\$77,691	\$97,687	\$101,907
Average House Value	\$400,140	\$469,393	\$499,042

RACE / POPULATION

METRIC	1.5 MI	3 MI	5 MI
White	13,953	35,770	44,448
% White	41.5%	49.8%	51.0%
Black	813	1,577	1,759
% Black	2.4%	2.2%	2.0%
Asian	1,610	4,786	5,928
% Asian	4.8%	6.7%	6.8%
American Indian	1,061	1,650	1,878
% American Indian	3.2%	2.3%	2.2%
Other	10,782	16,774	19,419
% Other	32.1%	23.3%	22.3%



Demographic data derived from AlphaMap as presented in the source offering memorandum. Buyer should independently verify current data.



FIRST COMMERCIAL REAL ESTATE & ADVISORY SERVICES

COMMERCIAL LEASING, OWNER-USER & INVESTMENT ADVISORY TEAM

ANDY LE, CCIM, MBA

JUNIOR VICE PRESIDENT

209-471-6358 · andy@fcrei.com

CA DRE No. 02110117

KEVIN DOUGHERTY, CCIM

FOUNDER & SENIOR ADVISOR

209-915-6400 · kdougherty@fcrei.com

CA DRE No. 00791515

2920 Pacific Ave, Stockton, CA 95204 · (209) 461-6400 · info@fcrei.com

All information herein is confidential and intended solely for the recipient. Prepared by First Commercial Real Estate & Advisory Services and approved for distribution. While reasonable efforts were made to ensure accuracy, Broker makes no guarantees or warranties, express or implied, regarding completeness or accuracy. Financial projections are for reference only and reflect assumptions as of the date of preparation. These materials are for marketing purposes only; recipients should conduct their own independent evaluation. Broker exclusively represents the Seller.