

Below Market Sub-Lease @ Turlock Town Center 11,500 sf Available @ 749 Golden State Blvd Turlock, CA

BELOW MARKET RENT OF ONLY \$.63 PSF NNN UNTIL SEPTEMBER OF 2029. THEN, 2 BELOW MARKET OPTIONS WITH RENT INCREASES CAPPED AT 10% EVERY 5 YEARS TO PROTECT YOUR BUSINESS FROM INFLATION UNTIL 2039.

CAM, PROPERTY TAXES, INSURANCE ALL CAPPED AT 2% PER ANNUM. THIS PRIME LOCATION IS ANCHORED BY SMART & FINAL AND IS CONVENIENTLY LOCATED ADJACENT TO RESTAURANTS, SHOPPING & PROFESSIONAL SERVICES.



MAKE THE MOVE THAT WILL PROTECT YOUR BUSINESS FROM INFLATION!



FOR MORE INFORMATION CONTACT
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Aerial Site Plan



