

HIGH PROFILE RETAIL SPACE FOR LEASE WEST MAIN MARKETPLACE 1300 W. MAIN STREET | TURLOCK, CA



AVAILABLE SF: 6,000± SF former Adrian's Beauty College

- Located off Highway 99 in a great neighborhood Shopping Center with strong anchor tenants
 - Positioned on W. Main Street one of the most dominate East/West thoroughfares in Turlock surrounded by high concentration of national retailers and dense residential areas
 - Fully built out as a beauty college w/ an open floor plan suitable to be converted to retail, office, or medical uses
 - Space includes large classrooms, plenty of sinks/plumbing and storage with large men's and women's restrooms with four (4) toilets and a shower in each restroom
- Co-tenants include Dollar Tree, Planet Fitness, Stanislaus County, Metro by T-Mobile, Grocery Outlet, Golden Valley Health Center and Get Air Trampoline Park

ECONOMIC DATA: \$1.30 psf/month, NNN

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION:	12,491	71,819	85,642
HOUSEHOLD INCOME:	\$64,623	\$95,095	\$97,472