

2nd Generation Restaurant for Lease - Hawkeye Shopping Center



RE/MAX Executive

220 Standiford Ave., Suite A
Modesto, CA 95350

Maria Vieira-Lee

Broker Associate

LIC#01438271

(209) 765-7585 Mobile

(209) 577-2121 Office

Maria@MariaLeeBroker.com

CONTENTS

OVERVIEW	3
PROPERTY PHOTOS	4
AERIAL MAP	5
STREET MAP	6
COMMUNITY OVERVIEW	7
COMPANY SUMMARY	8



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OVERVIEW

The Hawkeye Shopping Plaza is an attractive retail property at a busy Turlock intersection near the Stanislaus County Fair Grounds and Turlock Transit Center. This property is easily accessible from Hwy 99, Stanislaus County Fairgrounds, California State University Stanislaus, and across the street from Turlock's Regional Transit Center. Potential for future pad site is available. This is a great opportunity for your business.

HIGHLIGHTS

- Great visibility
- Daily Traffic Counts 31,258
- High traffic area
- Near Stanislaus County Fair Grounds & Turlock Transit Center
- Excellent co-tenancy which Include House of Beauty, Happy Claw, KV Nails & Spa, Skin & Soul Sanctuary, People Ready, Pinion Advisors, and Trans Ova Genetics

SUMMARY

- Lease Rates \$1.75psf plus NNN
- Available Suite 811: 3500sf
- Rare Opportunity 2nd Generation Restaurant Space
- Excellent Condition & Operational
- Two Hoods for Extra Cooking Space
- Some equipment is available for purchase/negotiable



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INTERIOR PROPERTY PHOTOS



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AERIAL MAP



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STREET MAP



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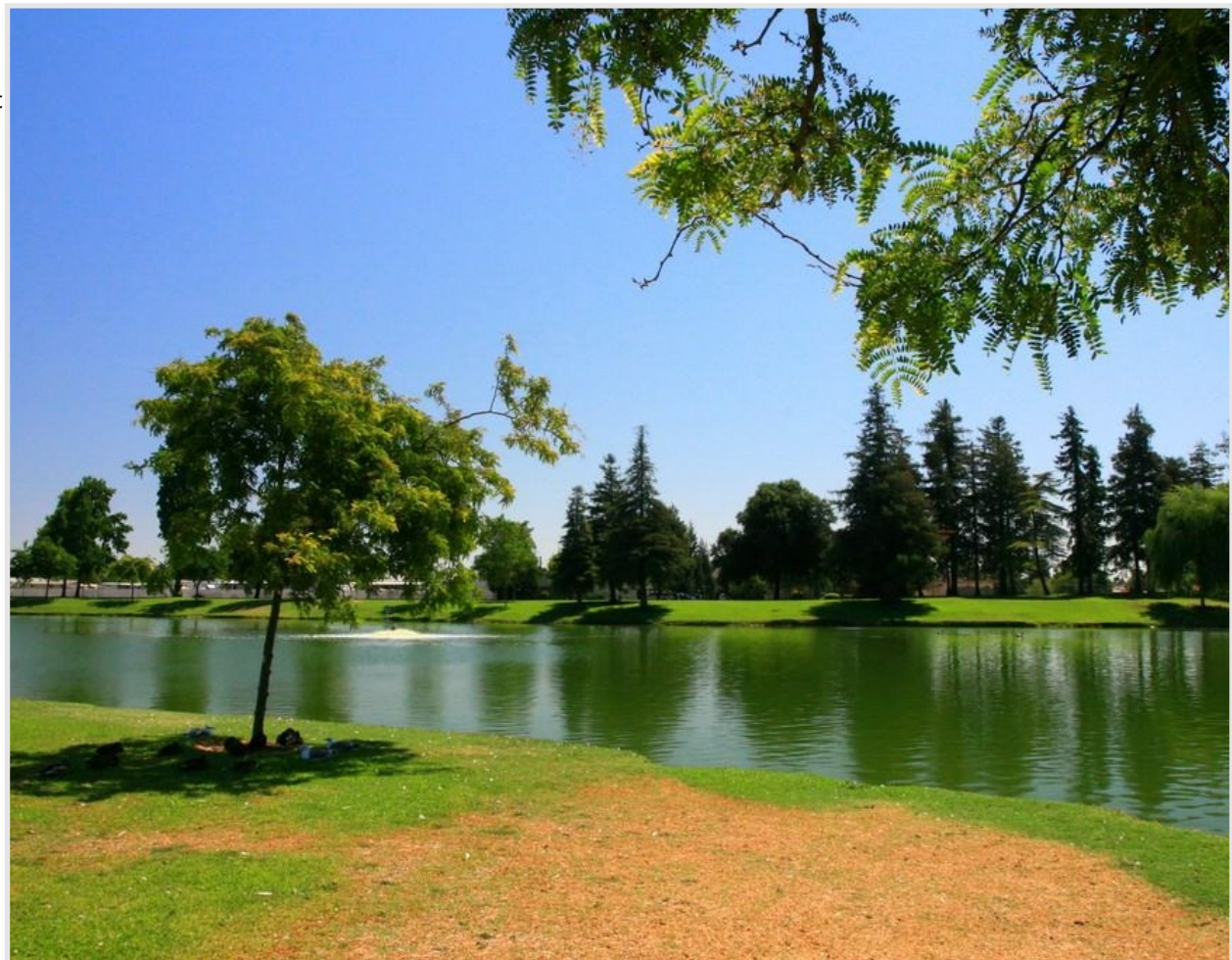
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COMMUNITY OVERVIEW

In the heart of California's Central Valley, Turlock is the second largest city in Stanislaus County with a population which has grown steadily from 13,992 in 1970 to over 70,000 today. Home of California State University Stanislaus (CSUS), Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,498	77,003	91,681
MEDIAN HH INCOME	\$55,591	\$66,984	\$68,908
MEDIAN AGE	34.2	34.6	34.6
HOUSEHOLDS	7,618	25,349	29,818
DAILY TRAFFIC East/West	16,317 CARS PER DAY ON STREET		
DAILY TRAFFIC North/South			
	14,941 CARS PER DAY ON STREET		



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COMPANY SUMMARY



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About RE/MAX Executive:

We understand that buying or selling property is more than just a transaction: it's a financial investment with multifaceted perspectives. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the professional relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals. Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

Our Mission Statement:

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with a professional experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.



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220 STANDIFORD AVE | SUITE # A | MODESTO, CA 95350
[HTTPS://WWW.REMAXEXECUTIVE.NET](https://www.remaxexecutive.net)