



PARCEL 1

PARCEL 4

PARCEL 5

MONTE VISTA CROSSINGS

Entertainment Way and Hotel Drive

Lots For Sale | Turlock, CA

Jake Maiorino
LIC # 01453218
209.521.1591
jmaiorino@cosol.net

Jacob Friedrich
LIC # 02017662
209.521.1591
jfriedrich@cosol.net

LISTING SUMMARY

Available: Hotel Drive: ±18,295 SF
3300 Entertainment Way: ±52,272 SF
Entertainment Way: ±57,499 SF

Parcel	Size
1	1.3 Acres
4	1.2 Acres
5	0.4 Acres

Property Highlights:

- Ideally located off HWY 99 via Monte Vista Avenue
- High Identity Pads Available
- Located in the ±467,000 square feet
- Monte Vista Crossings
- Ample Parking
- Freeway Pylon Signage Available



SURROUNDING RETAIL



Monte Vista Crossings

- **POWER CENTER** - Available parcels are located in Monte Vista Crossings, a 467,000 SF center along Highway 99 (112,000 ADT)
- **SI VISITORS** - Monte Vista Crossings sees approximately 13 million visitors per year, ranking it as one of the top 5 most visited power centers in California.
- **ANCHORS** - Major anchor tenants include Target, Safeway, Lowes, Home Depot, TJ Maxx, Dicks Sporting Good's, Petco, and others.
- One Mile East of the new 1,000,000 Square Foot Amazon Fulfillment Center. Anticipated to staff over 1,000 Employees.
- Near the Monte Vista Apartments a 348 Apartment Complex
- California State University, Stanislaus is located East of project with current enrollment of 10,000 Students.

DEMOGRAPHICS



POPULATION

62,923

3 MILE



HOUSEHOLDS

21,002

3 MILE



AVG HOUSEHOLD

INCOME

\$88,270

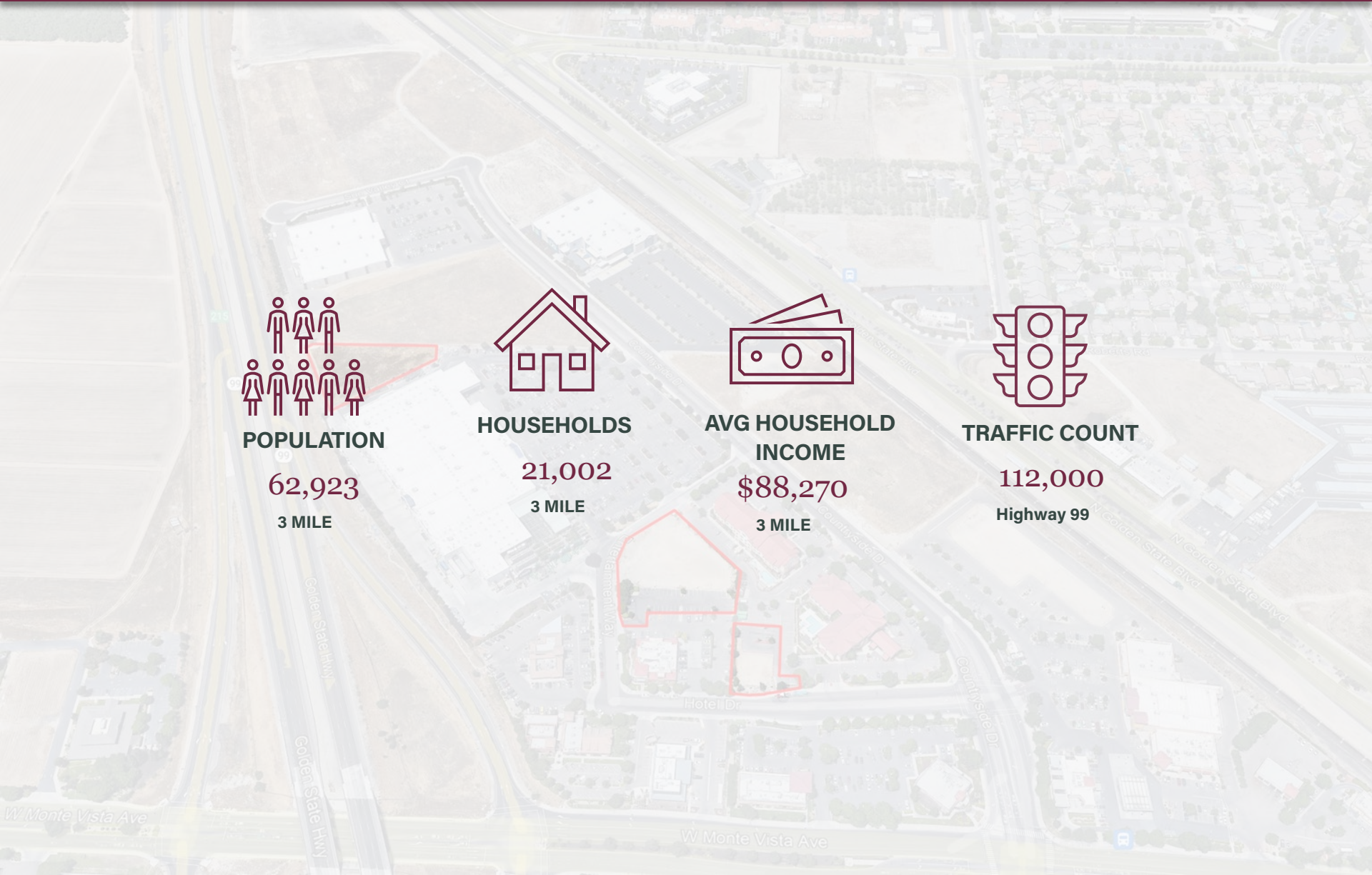
3 MILE



TRAFFIC COUNT

112,000

Highway 99



Hotel Drive, Turlock, CA 95382

Hotel Drive	Parcel 5
List Price	\$439,000
\$/SF	\$24/SF
Lot Size	18,295 SF
APN	087-014-032



3300 Entertainment Way, Turlock, CA 95380

Entertainment Way	Parcel 4
List Price	\$1,150,000
\$/SF	\$22/SF
Lot Size	52,272 SF
APN	087-014-020



Entertainment Way, Turlock, CA 95382

Entertainment Way	Parcel 1
List Price	\$1,245,000
\$/SF	\$22/SF
Lot Size	57,499 SF
APN	087-014-024



Available Lots



Location Aerial





PROPERTY PHOTOS



Contact Info

For More Information,
Please Contact:



Jake Maiorino
LIC # 01453218
209.521.1591
jmaiorino@cosol.net

Jacob Friedrich
LIC # 02017622
209.521.1591
jfriedrich@cosol.net

