

**LEASE**

# Tegner Plaza

**2911 NORTH TEGNER ROAD**

Turlock, CA 95380

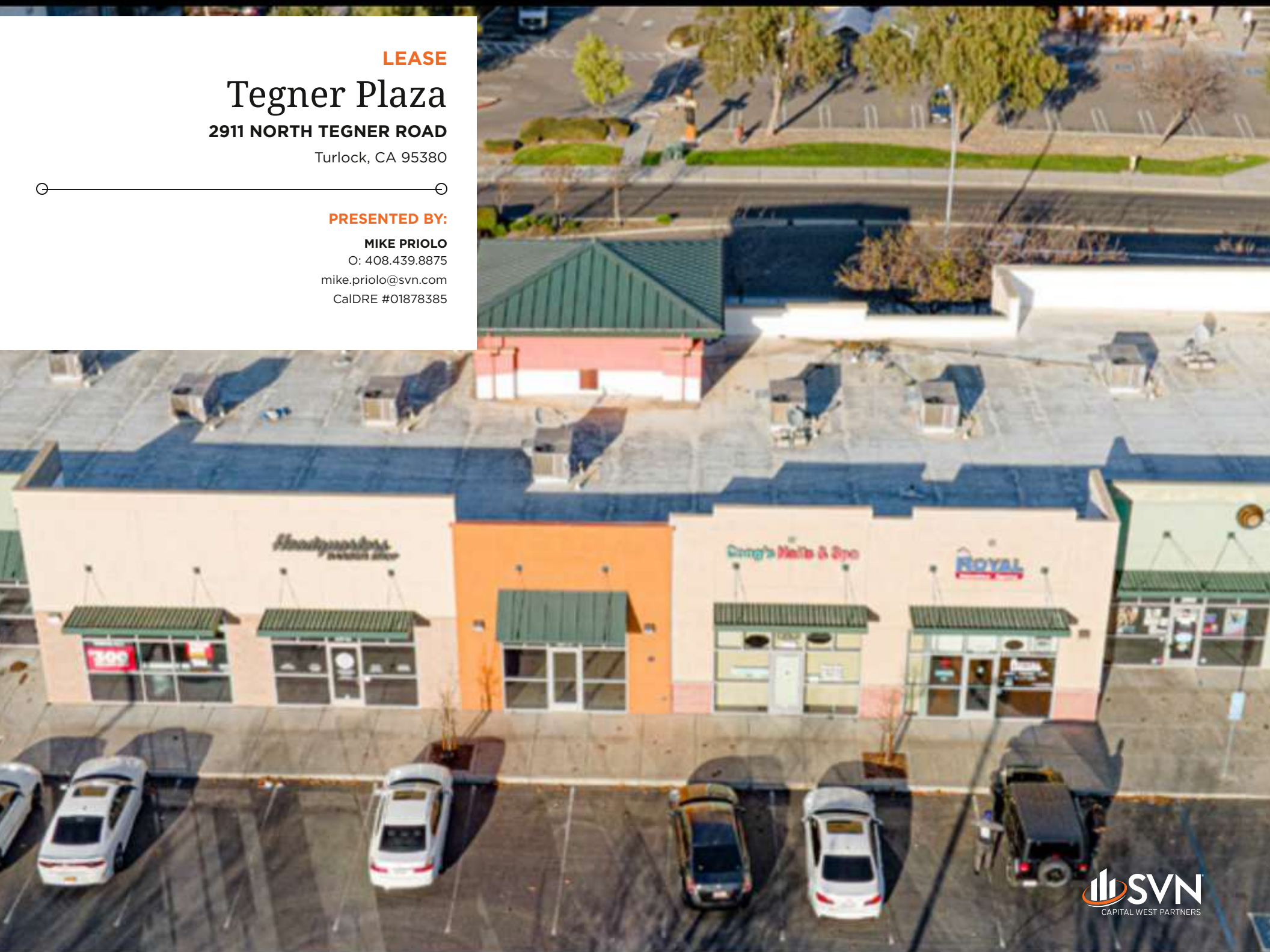
**PRESENTED BY:**

**MIKE PRIOLO**

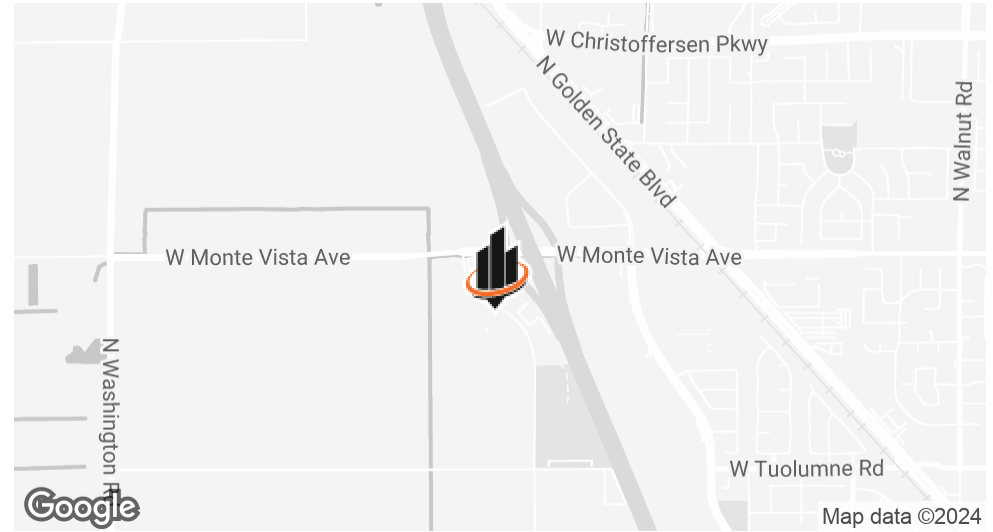
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mike.priolo@svn.com

CaDRE #01878385



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.75 SF/month (NNN)
<b>ESTIMATED NNN EXPENSES:</b>	\$0.60/SF Per Month
<b>BUILDING SIZE:</b>	13,153 SF

## PROPERTY DESCRIPTION

Embrace a new level of possibility at this remarkable property on North Tegner Road in Turlock, CA. Spanning a generous leaseable area, this versatile space offers a prime opportunity to customize and optimize it for your unique business needs. With its strategically visible location, the property presents a high-traffic and high-visibility setting, perfect for making a lasting impression on prospective customers. Dedicated parking ensures convenience for both tenants and visitors, while the modern amenities and adaptable layout provide the perfect canvas for bringing your vision to life. Don't miss the chance to elevate your business in this exceptional Turlock location.

### MIKE PRIOLO

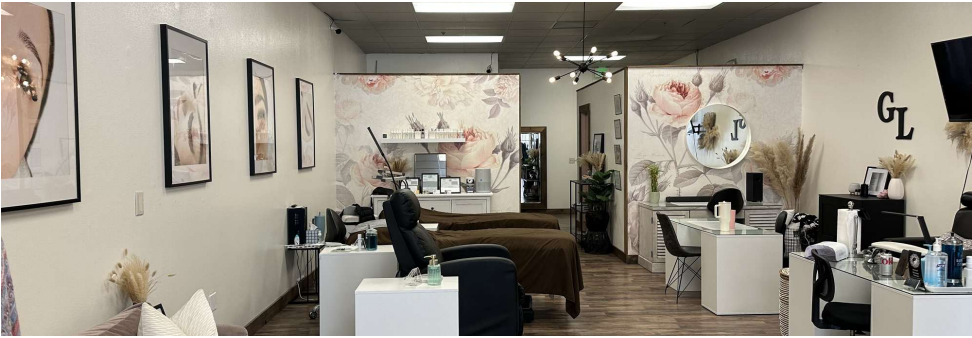
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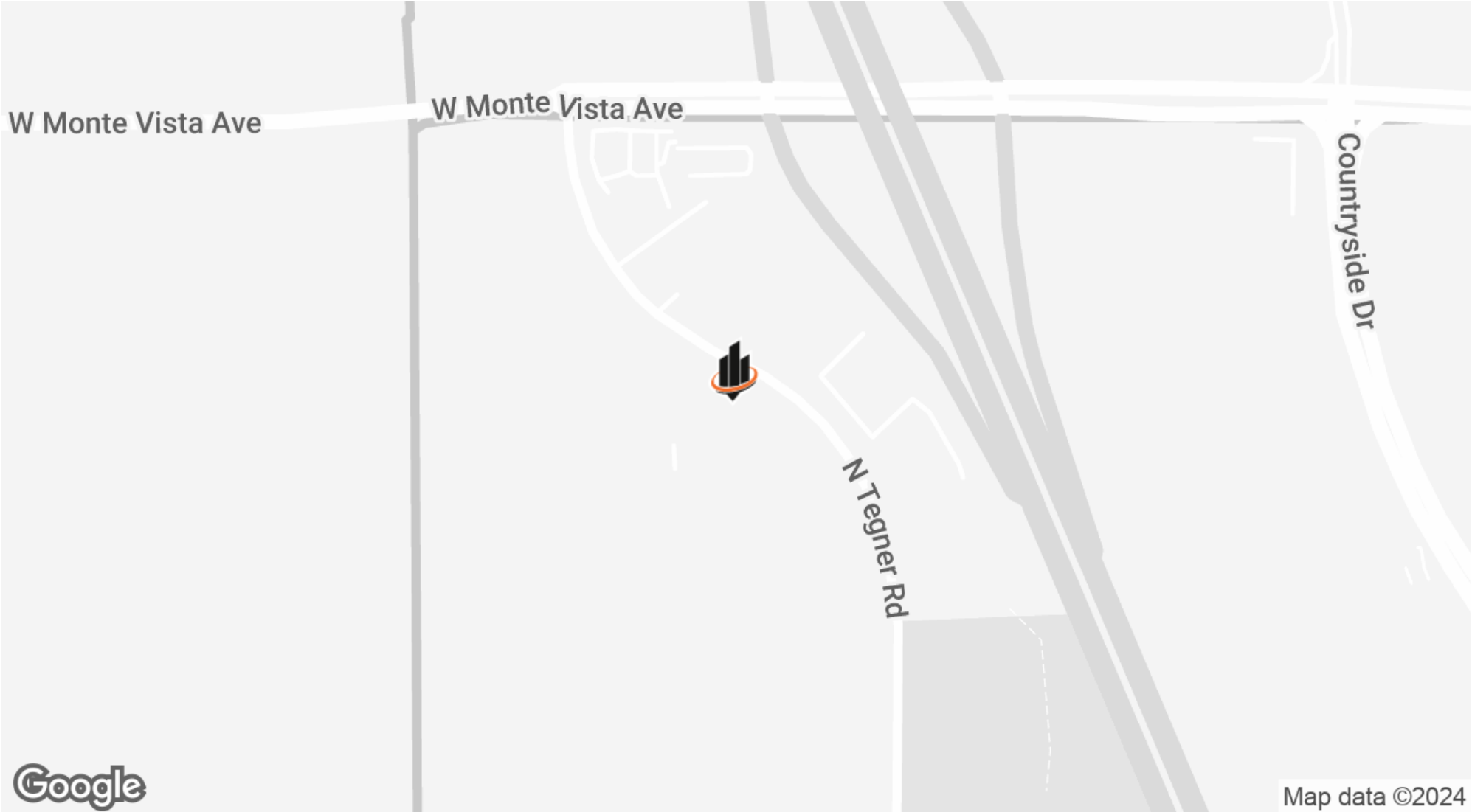


**ADDITIONAL PHOTOS**



**MIKE PRIOLO**  
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

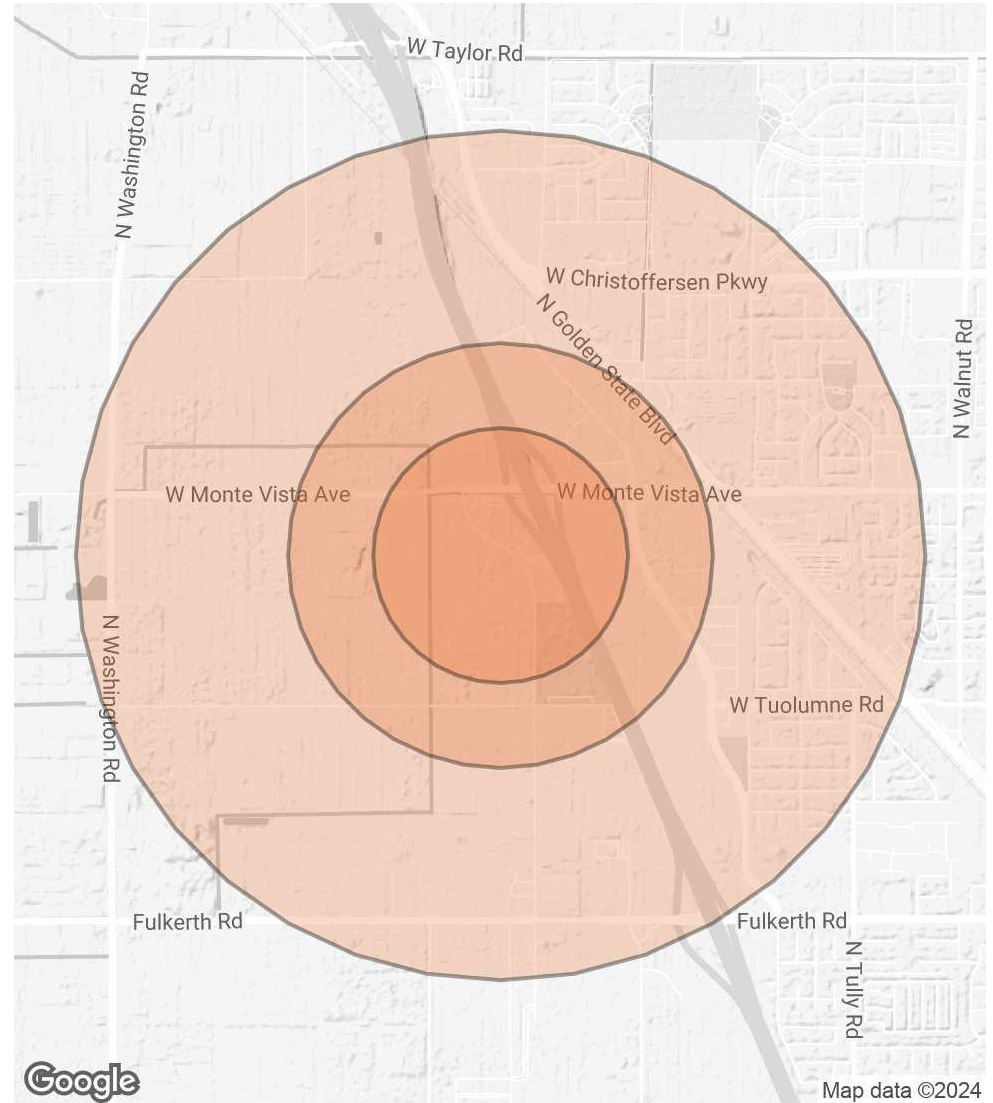
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	14	288	5,051
AVERAGE AGE	40	37	38
AVERAGE AGE (MALE)	39	35	36
AVERAGE AGE (FEMALE)	41	38	39

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	99	1,682
# OF PERSONS PER HH	2.8	2.9	3
AVERAGE HH INCOME	\$118,717	\$113,839	\$138,923
AVERAGE HOUSE VALUE	\$735,165	\$556,462	\$545,368

Demographics data derived from AlphaMap



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