

RETAIL & OFFICE SPACE FOR LEASE

3120-3130 HOTEL DRIVE • TURLOCK, CALIFORNIA

SUBJECT



AVAILABLE SPACE & RENT

- \$1.90 per sq. ft., per month (NNN)
- Suite 3130: 1,301[±] sq. ft.
- Suite 3120: 1,680[±] sq. ft.
- Ideal for Retail or Office
- Ample Parking and Signage Opportunity

PROPERTY FEATURES

- Immediate Access to Hwy 99 on/off Ramps
- Attractive architecture & landscape
- Located in a Major Retail Corridor
- Building Visible from Hwy 99
- Co-Tenants: AAA, Doc's Diet & Las Casuelas Mexican Restaurant
- Nearby major tenants include: Target, Home Depot, Old Navy, Safeway, Lowe's, Kohl's, Olive Garden, Dick's Sporting Goods, Kirkland's, Joann's, Ross, TJ Maxx, Chili's, Red Robin, Bed, Bath & Beyond, & more...

RANDY BREKKE DRE# 00856863

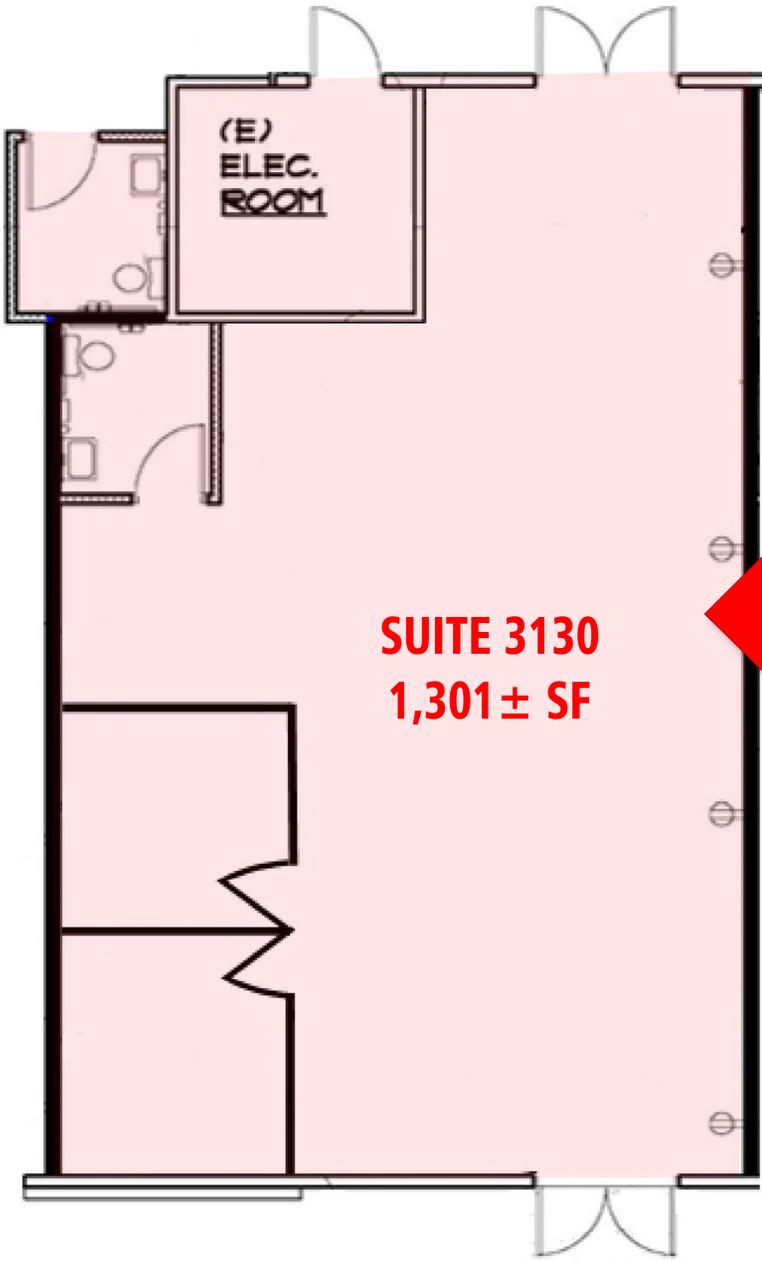
Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

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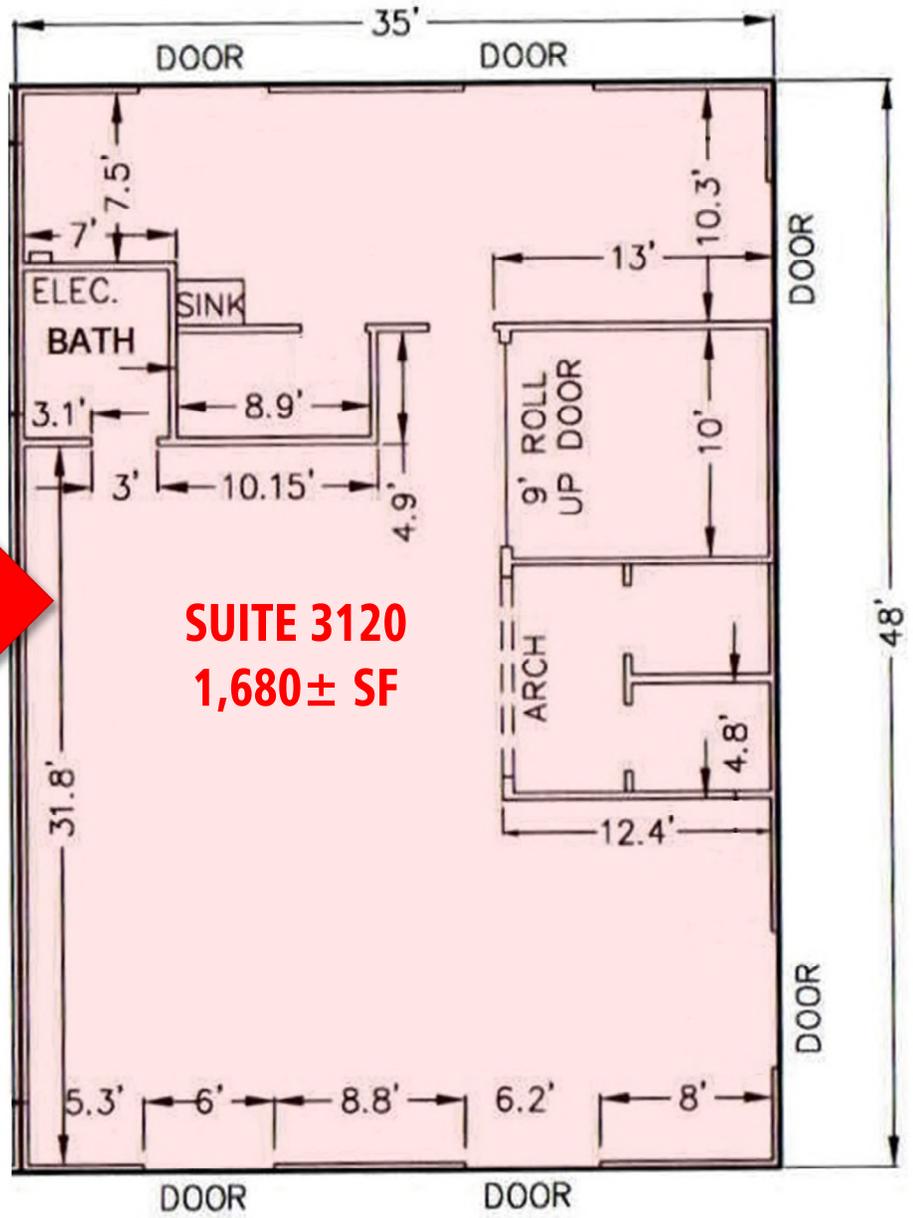
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SUITE 3130
1,301± SF

SUITES CAN BE COMBINED



SUITE 3120
1,680± SF

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SUITE 3130
1,301 SF



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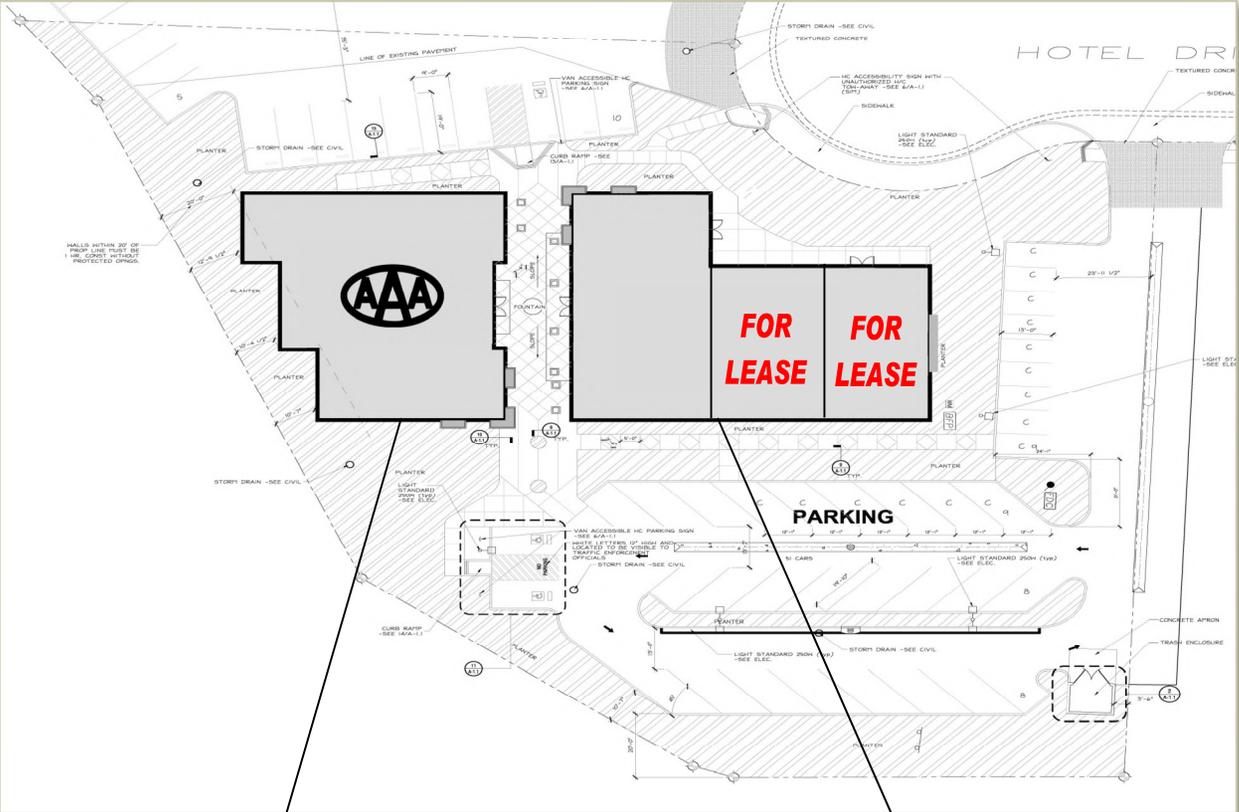
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- Advance America
- AT&T Wireless
- Bath & Body Works
- BevMo
- Boot Barn
- Buffalo Wild Wings
- Chase
- Chili's
- Chipotle Mexican Grill
- Claire's Boutiques
- Cold Stone Creamery
- Crumbl Cookies
- Deli Delicious
- Dick's Sporting Goods
- Dickey's Barbeque Pit
- El Pollo Loco
- European Wax Center
- T-Mobile
- Eyebrow Masters
- Famous Footwear
- Forever 21 Red
- Five Below
- Game Stop
- Great Clips
- Gyros & More
- H&R Block
- Hi Tech Nails And Spa
- Home Depot
- Home Goods
- Ikes Love & Sandwiches
- In & Out
- In Shape Health Clubs
- Infinity Nail Spa
- Jamba Juice
- Joann Fabric and Craft
- Kirkland's Home
- Kohl's
- Las Casuelas
- Lowe's
- Mattress Firm
- Maurices
- Old Navy
- Ono Hawaiian BBQ
- Pacific Tanning
- Panda Express
- Panera Bread
- Pet Supplies Plus
- Petco
- Queen's Nails
- Rack Room Shoes
- Red Robin
- Rooms Xpress
- Ross
- Rue21
- Safeway
- Sizzler
- Skechers
- Sportclips Haircuts
- Sprint
- Starbucks
- Subway
- Supercuts
- Sushi Cuisine
- T.J. Maxx
- Target
- The UPS Store
- Tilly's
- Torrid
- Ulta Salon
- Valley First CU
- Verizon Wireless
- Yogolicious
- And more....!



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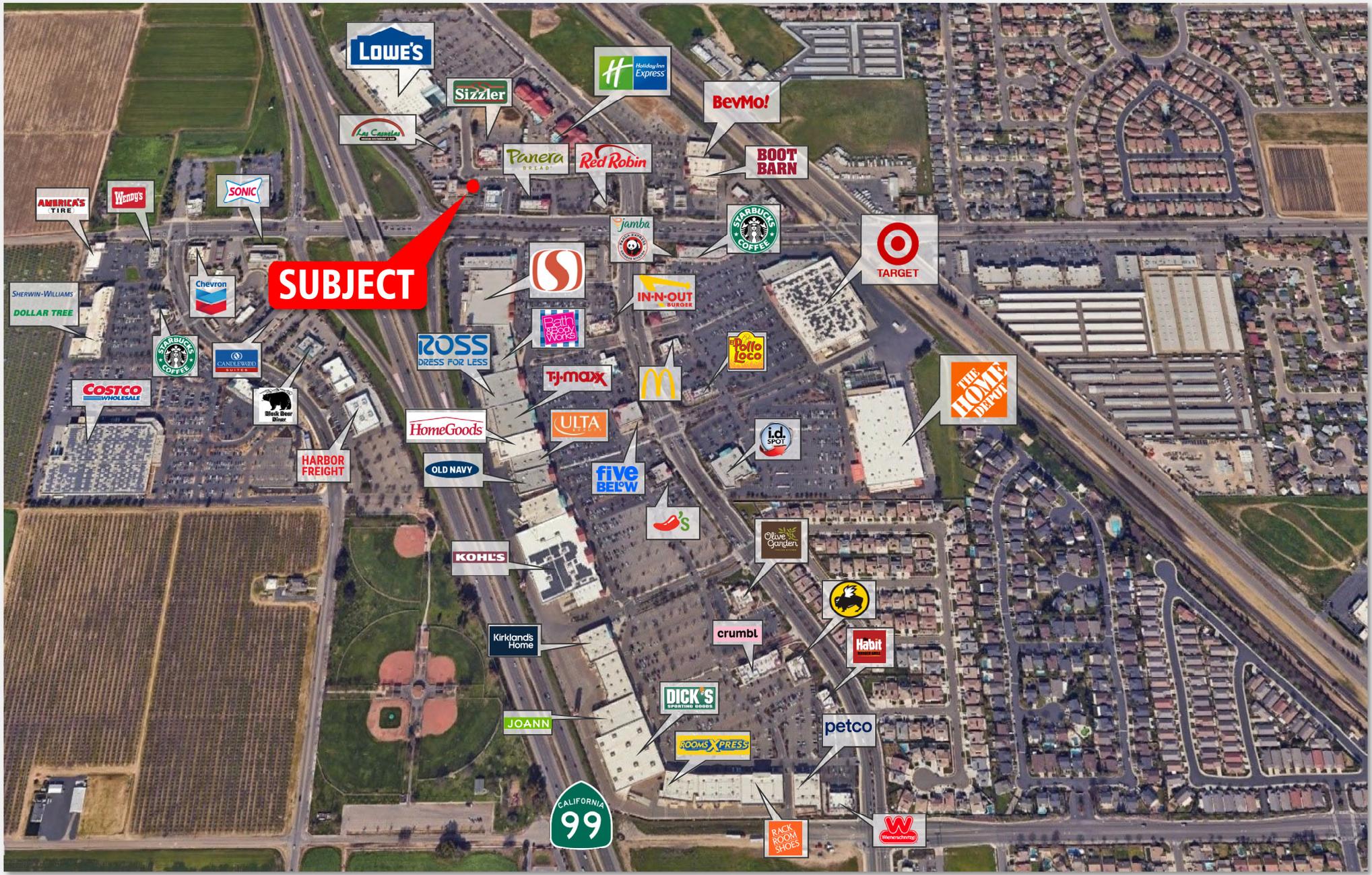


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SUBJECT



W. MONTE VISTA AVE

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DEMOGRAPHIC SUMMARY REPORT

Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	58,744	92,445	256,162
2024 Estimate	58,642	92,410	255,628
2020 Census	58,103	92,216	259,224
Growth 2024 - 2029	0.17%	0.04%	0.21%
Growth 2020 - 2024	0.93%	0.21%	-1.39%
2024 Population by Hispanic Origin	25,755	41,697	143,972
2024 Population	58,642	92,410	255,628
White	27,594 47.06%	44,159 47.79%	98,444 38.51%
Black	1,130 1.93%	1,410 1.53%	4,230 1.65%
Am. Indian & Alaskan	924 1.58%	1,445 1.56%	4,133 1.62%
Asian	4,479 7.64%	5,850 6.33%	13,745 5.38%
Hawaiian & Pacific Island	279 0.48%	401 0.43%	1,428 0.56%
Other	24,235 41.33%	39,145 42.36%	133,649 52.28%
U.S. Armed Forces	0	25	101
Households			
2029 Projection	19,546	30,383	78,299
2024 Estimate	19,499	30,355	78,134
2020 Census	19,253	30,206	79,184
Growth 2024 - 2029	0.24%	0.09%	0.21%
Growth 2020 - 2024	1.28%	0.49%	-1.33%
Owner Occupied	9,787 50.19%	17,119 56.40%	45,128 57.76%
Renter Occupied	9,712 49.81%	13,236 43.60%	33,006 42.24%
2024 Households by HH Income			
Income: <\$25,000	3,555 18.23%	5,005 16.49%	13,505 17.28%
Income: \$25,000 - \$50,000	3,484 17.87%	5,427 17.88%	14,744 18.87%
Income: \$50,000 - \$75,000	3,474 17.81%	5,096 16.79%	14,710 18.83%
Income: \$75,000 - \$100,000	2,700 13.85%	4,209 13.87%	10,772 13.79%
Income: \$100,000 - \$125,000	2,354 12.07%	3,897 12.84%	9,182 11.75%
Income: \$125,000 - \$150,000	1,307 6.70%	2,023 6.66%	5,205 6.66%
Income: \$150,000 - \$200,000	1,310 6.72%	2,469 8.13%	5,378 6.88%
Income: \$200,000+	1,317 6.75%	2,230 7.35%	4,636 5.93%
2024 Avg Household Income	\$87,766	\$92,100	\$85,961
2024 Med Household Income	\$69,907	\$73,333	\$68,264



Located along Highway 99 in the heart of California's Central Valley, **Turlock** offers a strategic, business-friendly environment. With a population of over 70,000 and a regional draw that extends far beyond city limits, Turlock is a growing hub for retail, dining, logistics, healthcare, and professional services.

The city is home to **California State University, Stanislaus**, which provides access to a skilled and educated workforce. Turlock's thriving local economy, supportive municipal leadership, and modern infrastructure make it an attractive destination for tenants and businesses alike.

From national retailers to family-owned enterprises, businesses in Turlock benefit from high visibility, strong demographics, and steady residential and commercial expansion.

Why Chose Turlock?

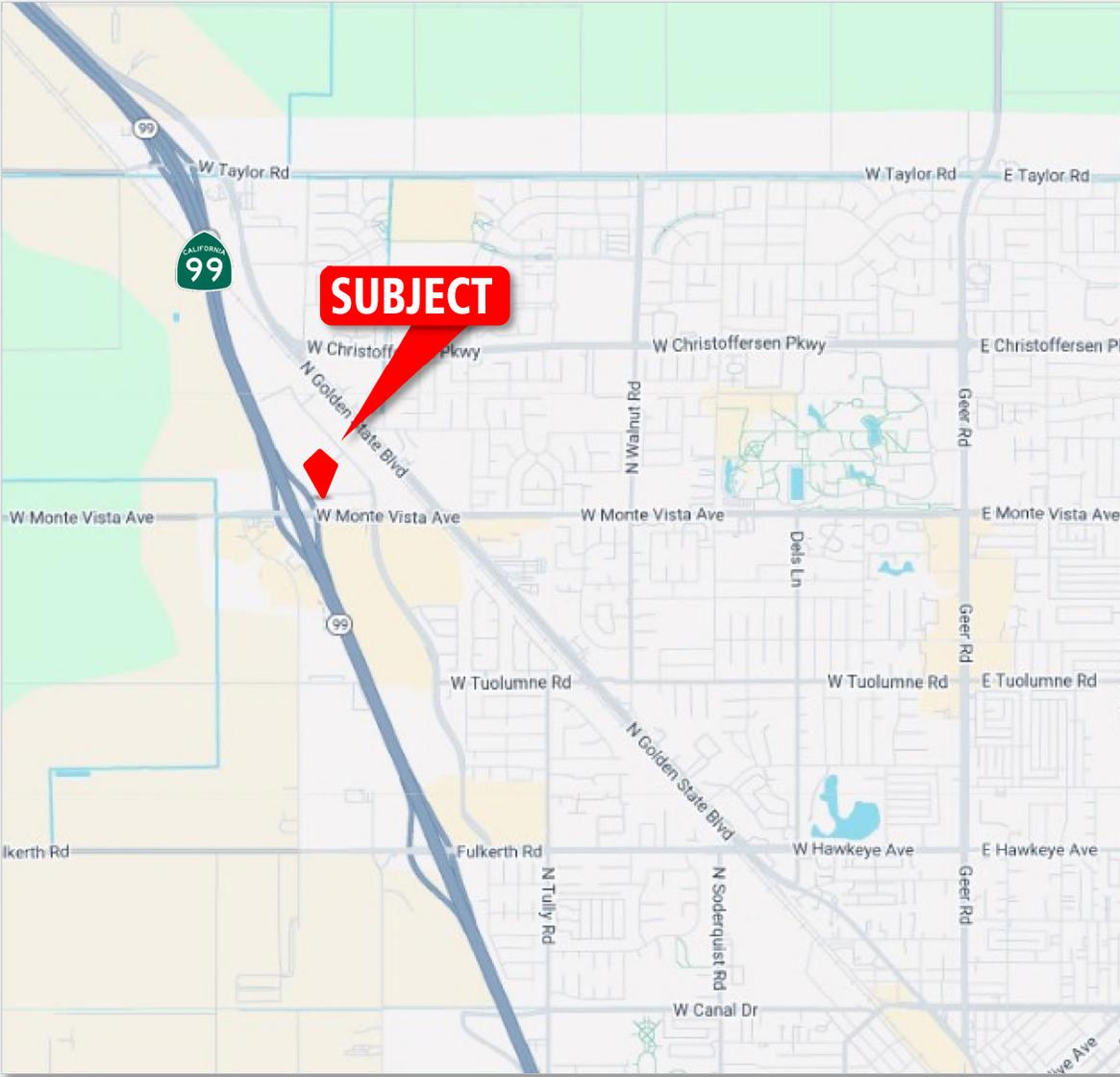
- Excellent frontage along Highway 99 with easy regional access
- Growing population and consumer base
- Pro-development city leadership and permitting process
- Expanding commercial corridors and infill opportunities
- Access to CSU Stanislaus and a talented labor pool

Whether you're leasing, developing, or expanding, Turlock delivers the access, momentum, and opportunity your business needs to succeed.



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LOCATION MAP



TRAFFIC COUNTS (Average Daily Total)

Hotel Dr. @ Countryside Dr..... 10,1240 vehicles
 Monte Vista Ave. @ Countryside Dr. 30,006 vehicles
 Monte Vista Ave. @ Hwy 99 32,428 vehicles

Source: CoStar

DISTANCES

To Hwy. 99>.25 mile
 To Modesto..... 11 miles
 To Stockton..... 42 miles
 To Sacramento..... 85 miles
 To Tracy 40 miles
 To San Francisco 102 miles
 To Fresno 85 miles

DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population			
2024	58,642	92,410	255,628
2029 (Projected)	58,744	92,455	256,162
Median HH Income			
2024	\$69,907	\$92,100	\$85,961
Households			
2024	19,499	30,355	78,134
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