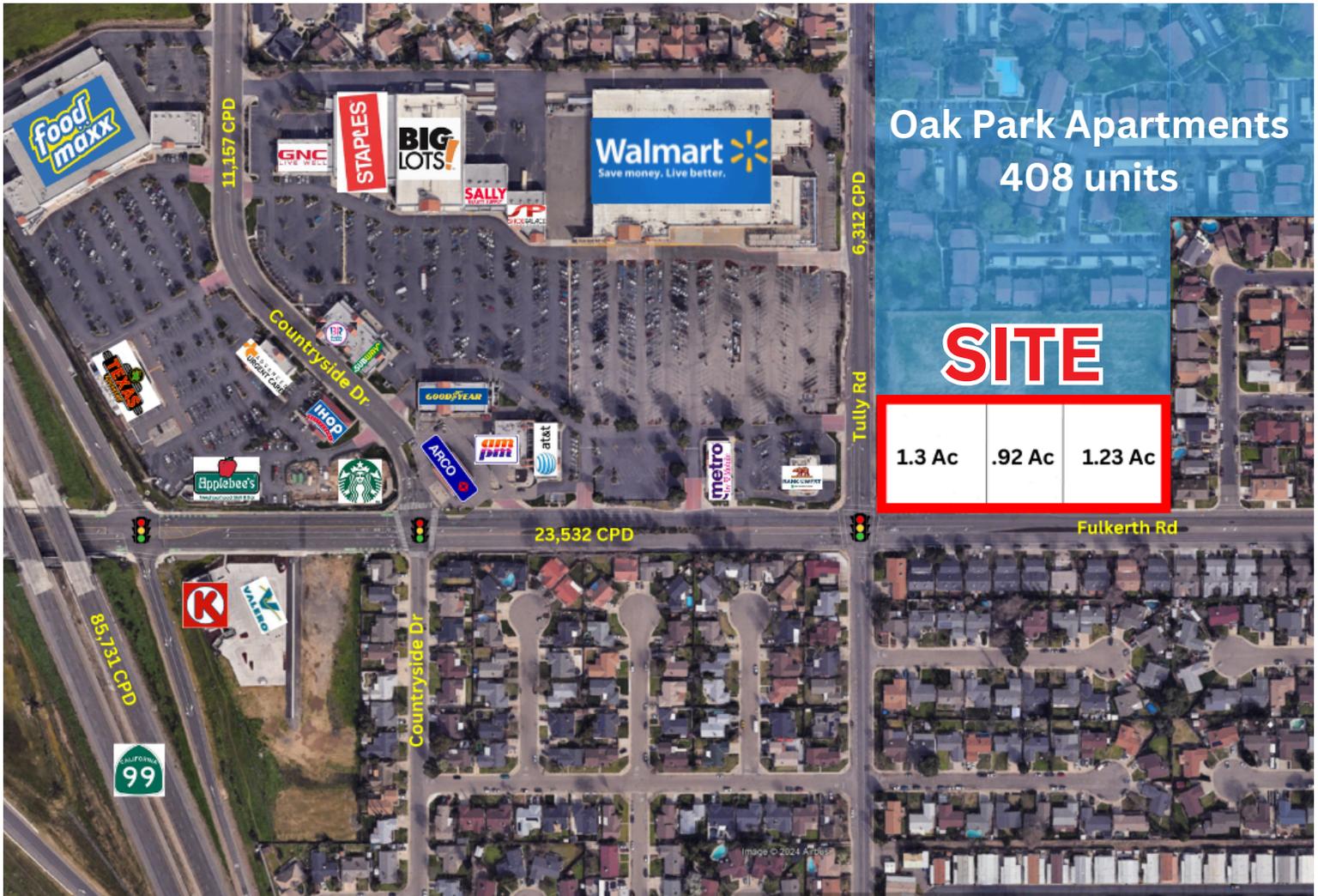


PADS FOR LEASE

OAK PARK PLAZA

NEC Fulkerth Rd & Tully Rd, Turlock, CA



Oak Park Apartments
408 units

SITE

1.3 Ac .92 Ac 1.23 Ac

PROPERTY HIGHLIGHTS

- Ideal location for a market, restaurant, retail and medical.
- Located on the AM side of the street with a total population exceeding 75,000 people within a three mile radius.
- Favorable C-C zoning allowing a multitude of uses.
- Restaurants with drive through lanes permitted.
- Hwy 99 conveniently located just west of this intersection.
- Nearby traffic generators include Walmart, Food Max, Big Lots, and a 1,100,000 SF Amazon Fulfillment Center with +/-1,500 employees located just west of the site.

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LANTERRA



This information has been obtained from sources believed reliable. We do not verify it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Any reliance on this information is at your own risk.

OAK PARK PLAZA

NEC Fulkerth Rd & Tully Rd, Turlock, CA

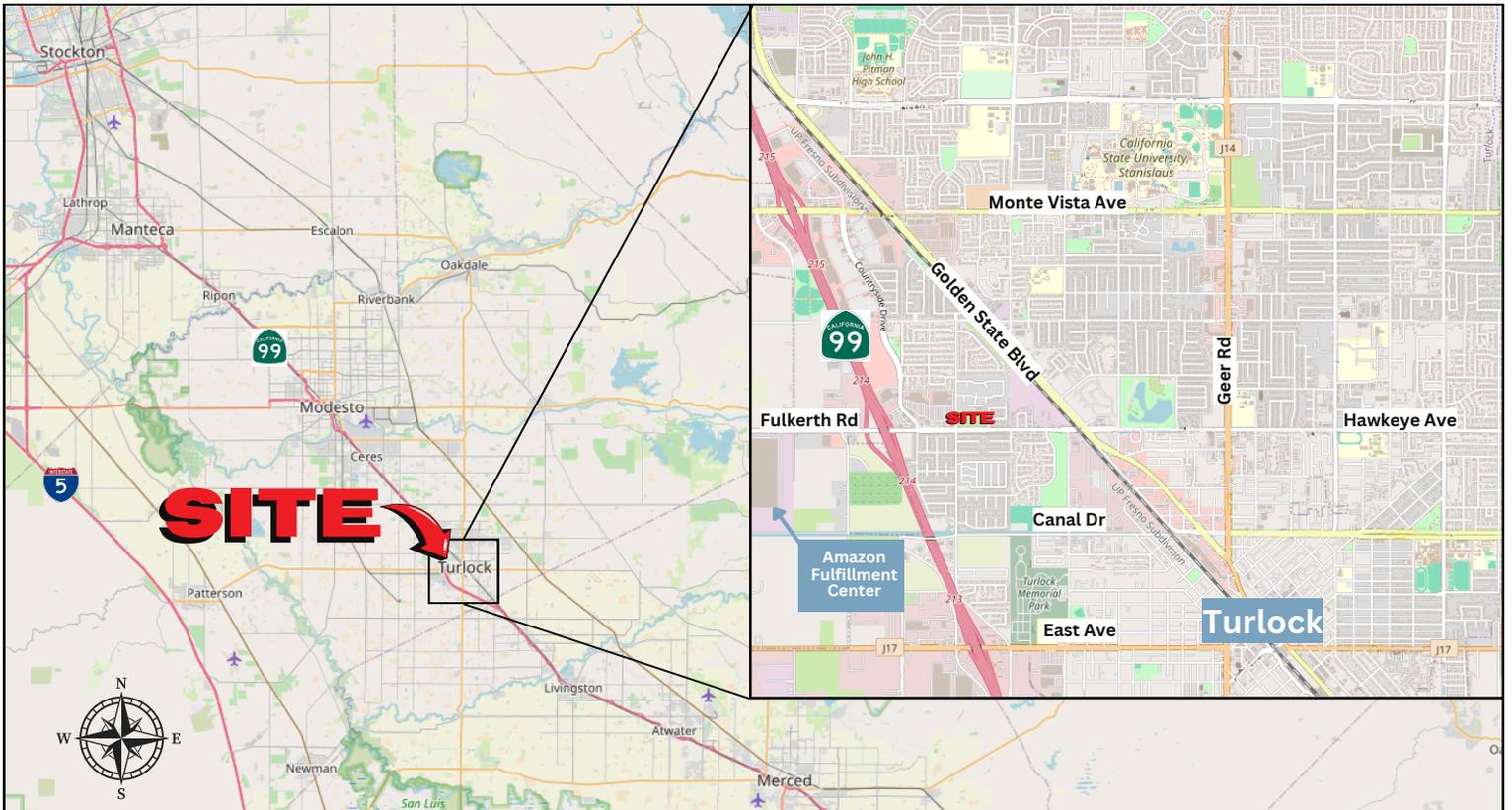


Fulkerth Rd 23,532 CPD
 Tully Rd 6,312 CPD
 Countryside Dr 11,157 CPD
 Hwy 99 85,731 CPD



Amazon Fulfillment Center

AREA DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION 2023	13,370	48,449	75,488
MEDIAN HH INCOME 2023	\$62,563	\$58,375	\$63,071
AVERAGE HH INCOME 2023	\$77,471	\$71,491	\$79,634
TOTAL HOUSEHOLDS 2023 EST	4,512	16,494	25,013



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