

Jake

COMING SOON TURLOCK MARKETPLACE

SWQ Countryside Dr & W Tuolumne Rd
Turlock, CA

Retail Power Center with Highway 99
exposure

Anchor, Jr Anchors, Pads and Drive Thru
Opportunities

Central Valley's Highest Trafficked Retail
Destination

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 **COSOL**
COMMERCIAL
REAL ESTATE



TURLOCK MARKETPLACE

Freeway visible ±467,000 SF power center off
Highway 99 (112,000 ADT)



COSOL COMMERCIAL REAL ESTATE
2020 STANDIFORD AVE
BUILDING A
MODESTO, CA 95350
Lic #00713735

SITE PLAN

(CONCEPTUAL SITE PLAN)



TURLOCK MARKETPLACE

Prime Retail Space Directly Adjacent to Monte Vista Shopping Center



DEMOGRAPHICS (3 MI.)



71,180
DAYTIME POPULATION



70,112
POPULATION



2,349
BUSINESSES



\$103,227
AVG. HOUSEHOLD INCOME



23,610
HOUSEHOLDS



AERIAL VIEW



SITE VIEW



AERIAL VIEW



POPULATION
70,112



HOUSEHOLDS
23,610



DAYTIME POPULATION
71,180



AVG. HOUSEHOLD INCOME
\$ 103,227



TURLOCK MARKETPLACE

RETAIL TRADE AREA

#1/3

#3/114

#6/850

Power Center
within 50 miles

Power Center
in California

Power Center
in the United States

Rankings based on customer cell tracking phone traffic to Monte Vista Crossing for the period of February 1, 2023, to February 1, 2024. Source: Placer.AI

Demographics

Within 20 miles

Population

640,882

Average HH Income

\$103,811

Traffic Counts

HWY 99 -

75,000 CPD

W Monte Vista -

36,386 CPD

Courtryside Dr -

16,079 CPD

Source: Esri 2022

TURLOCK MARKETPLACE

