



SUBJECT PROPERTY

PYLON SIGNAGE

W Main St. 20,396 VPD

HWY 99 85,175 VPD

# RARE 1.89AC LOCATED AT HWY 99 OFF-RAMP



ALPHA  
REAL ESTATE ADVISORS

1610 W MAIN | TURLOCK, CA 95380

FOR SALE OR LEASE

# PROPERTY INFORMATION

**VACANT LAND**  
1610 W MAIN ST.  
TURLOCK, CA  
95380



LOT SIZE  
**1.89**  
ACRES



LOCATED AT  
**HWY 99**  
OFF RAMP



SIGNAGE  
**PYLON**  
SIGNAGE

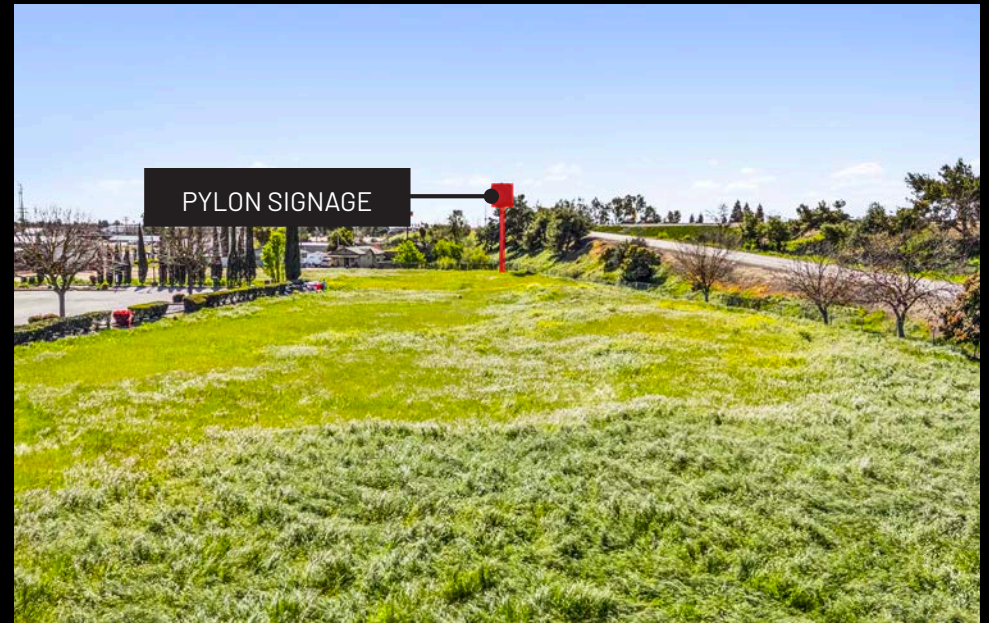
This 82,328-square-foot vacant lot opportunity allows both tenants or buyers, to serve the communities of Turlock, Ceres, Modesto, Atwater, Merced other cities within Stanislaus County. Being right along Highway 99, Exit 213-Patterson - West Main St, gives this large parcel direct access to all highway traffic.

## PROPERTY HIGHLIGHTS

- Asking Price: \$1,800,000
- Ground Lease: \$150,000
- APN: 044-008-041-000
- Zoning: Community Commercial (CC)
- Freeway Visible- Pylon Signage
- Strong retail growth
- Strong retailers in the area: Regal Cinemas, Circle K, Tractor Supply, Comfort Suites, Days Inn, Starbucks, Subway, 76, California Burrito.
- Approved Uses: Retail Stores, Restaurants, Hotels and Motels, Commercial Recreation, Personal Services, Business Services, Financial Services
- Permits For:
  - Minor Admin Approval: Hotels, Day Care Centers, Health Care Centers, Auto Sales,
  - Minor Discretionary Permit- Drive-in, Fast Food, Shopping Center, Outdoor Storage, Nursing Home, Car Wash, Auto Repair Major, Animal Boarding
  - Conditional Use Permit: Hospital, Bar, Cannabis, Discount Club



# PROPERTY PHOTOS



# AERIAL



# RETAIL MAP



# NEW DEVELOPMENTS IN TURLOCK, CA – 2024



# DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2010 Population	65,830	83,206	172,042
2023 Population	69,544	87,605	181,081
2028 Population Projection	69,934	88,078	182,557
Median Age	35.2	35.3	34.5

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2010 Households	21,914	27,392	53,080
2023 Households	23,154	28,816	55,948

INCOME	3 MILE	5 MILES	10 MILES
Avg Household Income	\$76,153	\$81,660	\$82,474
Median Household Income	\$59,943	\$63,973	\$64,920
Total Specified Consumer Spending (\$)	\$719.1M	\$941M	\$1.9B
< \$25,000	4,867	5,550	9,662
\$25,000 - 50,000	5,016	6,039	11,799
\$50,000 - 75,000	4,205	4,965	10,644
\$75,000 - 100,000	3,420	4,137	8,149
\$100,000 - 125,000	1,967	2,828	5,523



## Turlock, CA

In the heart of California's Central Valley, Turlock is the second largest city in Stanislaus County with a population which has grown steadily from 13,992 in 1970 to over 70,000 today. Home of California State University Stanislaus (CSUS), Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living. Home to attractions such as Stanislaus County Fairgrounds and Hilmar Cheese Company visitors can enjoy outdoor activities and nature when visiting Turlock. There are also plenty of museums, galleries, and performance venues such as Carnegie Arts Center and Turlock Community Theatre. For entertainment, visitors can explore downtown shopping districts and restaurants along with movie theaters and live music clubs. Small, agricultural town - Central California, in the Central Valley, 80 miles southeast of Sacramento and 70 miles east of the Bay Area.

The economy of Turlock, CA employs 31.5k people. The largest industries in Turlock, CA are Health Care & Social Assistance (4,940 people), Manufacturing (3,855 people), and Retail Trade (3,660 people), and the highest paying industries are Utilities (\$103,276), Public Administration (\$71,030), and Wholesale Trade (\$52,381). Turlock, California, has a diverse economy with a focus on agriculture, education, healthcare, and manufacturing. The economy is influenced by its location in the agriculturally rich Central Valley, its educational and healthcare institutions, and a mix of industries that drive economic activity. Turlock hosts California State University, Stanislaus, which is a prominent educational institution in the region. The university supports the local economy by providing jobs, attracting students and faculty, and generating educational and research-related activities.

To Learn More: [STANISLAUS STATE CONTRIBUTES \\$770.5M](#)

### HIGHLIGHTS

CALIFORNIA STATE  
UNIVERSITY - STANISLAUS  
(CSUS)

LARGEST EMPLOYER

HEALTH CARE & SOCIAL  
ASSISTANCE

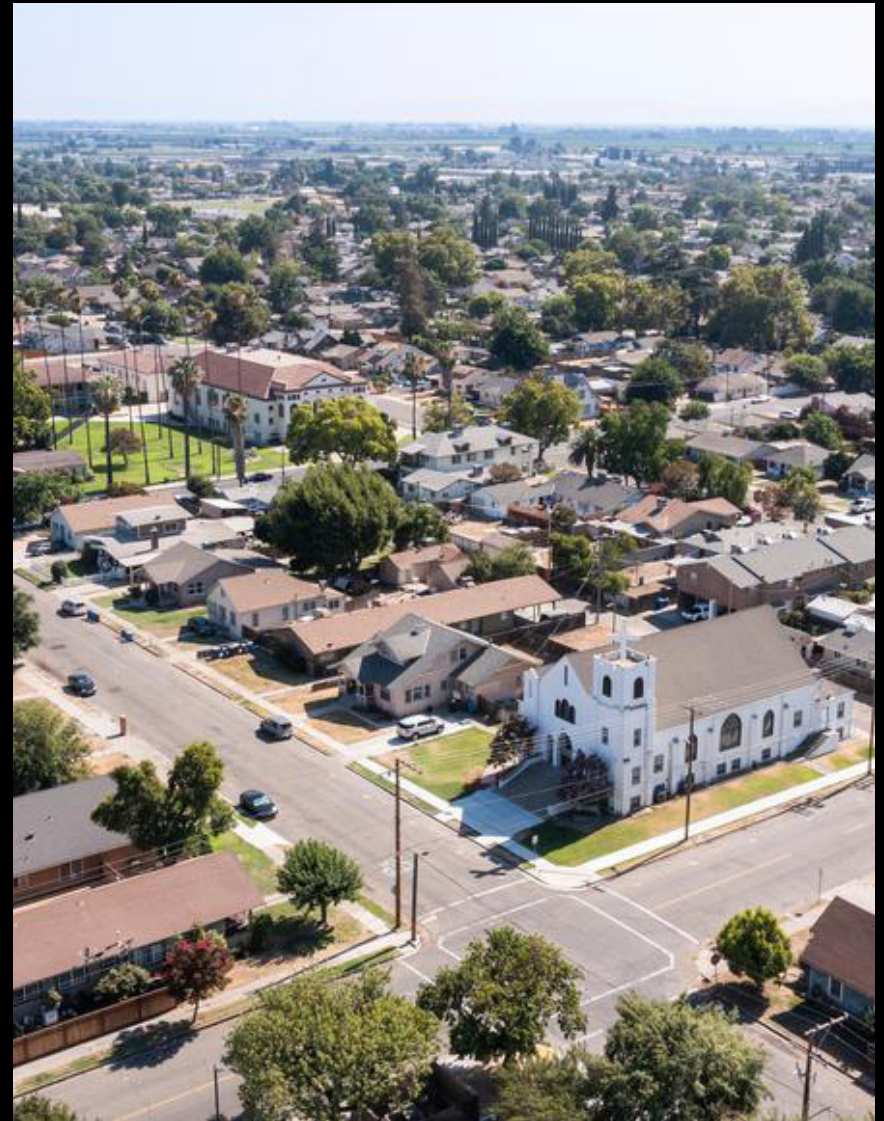
LARGEST INDUSTRY

FOSTER FARMS

MAIN POULTRY PROCESSING PLANT

57.3%

EMPLOYMENT RATE





EXCLUSIVELY LISTED BY

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