



# PARK VILLA PLAZA

GROUND LEASE CORNER PAD

Ideal for a high traffic QSR! 1.06 corner parcel available for ground lease or BTS. Located at a signalized intersection and visible from Hwy99. The site is accessible from two major Hwy99 exits at Taylor Rd or Monte Vista Ave. Ideal for high traffic tenant with plenty of parking and excellent access.

4,000sf +/- available inline space at the northern end cap of Park Villa Plaza.

LEASED  
Excellent visibility and parking.

The project is anchored by Davita Dialysis and Bliss Salon & Spa. It is located near Sutter Gould Medical Group, Pitman High School, California State University Stanislaus and major shopping areas.

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# 1.06-ACRE CORNER

4240 Golden State Blvd. is perfectly located with proximity to Pitman High School, Turlock Regional Sports Complex, Major Shopping areas, and Northwest Turlock's sought-after neighborhoods.

Well positioned with quick access to CSU Stanislaus. CSU-Stanislaus, a four-year public university campus with approximately 6,800 full-time equivalent students. Disciplines seeing the most significant growth include business, health sciences and services, psychology, security and protective services, agriculture, and biomedical sciences.

The site has high visibility from Hwy99's ADTs in excess of 80,000. This site is located so that it benefits from traffic in nearby residential neighborhoods, shopping, and educational institutions. Additionally, it is well situated for future growth and development in Turlock.



## SITE INFORMATION

- 1.06 Acre Pad
- Ample Parking
- Excellent Access

## WELL LOCATED

- Signalized Intersection
- Visible from Hwy 99
- Accessible from two Hwy99

## CO-TENANCY

- Davita Dialysis
- Bliss Salon & Spa

## 2020 3-MILE RADIUS

- Population 49,720
- Households 16,410
- Median Age 32.7

## 2020 3-MILE RADIUS

- Median HH Inc \$61,415
- Ave HH Inc \$80,920
- Per Capita Inc \$26,809

## 2020 3-MILE RADIUS

- Total Units 17,243
- Owner Occ 9,192
- Renter Occ 7,218



4230 N. Golden State Blvd. is approximately 4000sf of inline space available in cold shell or warm shell delivery. Excellent northern end cap location with access to plenty of parking. Accessible from both Golden State Blvd or Atholstone Rd. entrances. This suite boasts a professional storefront with the possible for multiple access points.

**LEASED**

This suite can be utilized for retail, medical or professional services. The project allows for both building signage and monument signage on Golden State Blvd. maximizing visibility for businesses. Excellent cross tenancy provided by Davita Dialysis and Bliss Salon & Spa. This quality center is a great opportunity to relocate an existing business or build out your new site.



#### SUITE LOCATION

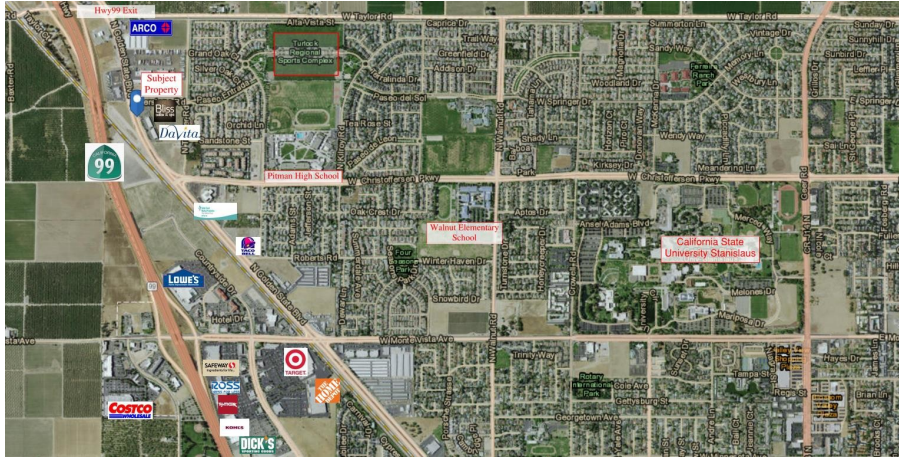
- Northern end cap space
- Excellent parking
- High quality storefront

#### POSSIBLE USES

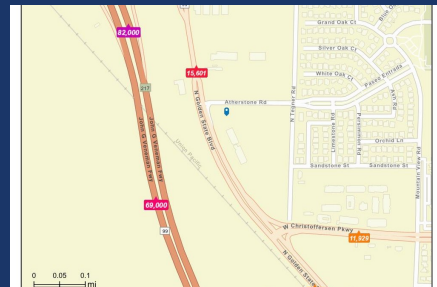
- Retail
- Medical
- Professional Services

#### 2,000 - 4,000SF AVAIL

- Up to 4,000sf suite
- Can be demised to 2,000sf
- Currently in cold shell



Turlock is a thriving community of over 70,000 in the heart of California's Central Valley. 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. Turlock has held firm to its agricultural roots while diversifying economically and expanding opportunities for its residents. It has become a very desirable community, attracting many people to both live and work locally. The City's rapid growth is expected to continue, adding some 35,000 new residents over the next 20 years. Home of California State University Stanislaus (CSUS), Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living. Similarly, Turlock has a well-educated workforce, with education levels exceeding those of Stanislaus County overall (23 percent of Turlock residents had a bachelor's degree or higher in 2007, versus 16 percent countywide).



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