



| 138 Regis St. #F, Turlock, CA, 95382



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	138 Regis St. #F Turlock CA 95382
COUNTY	Stanislaus
BUILDING SF	5,280 SF
LAND SF	17,974 SF
YEAR BUILT	1982
APN	071-036-041-000

FINANCIAL SUMMARY

OFFERING PRICE	\$1,099,000
PRICE PSF	\$208.14

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	21,658	77,186	92,111
2021 Median HH Income	\$58,139	\$63,015	\$62,936
2021 Average HH Income	\$75,204	\$81,615	\$81,447



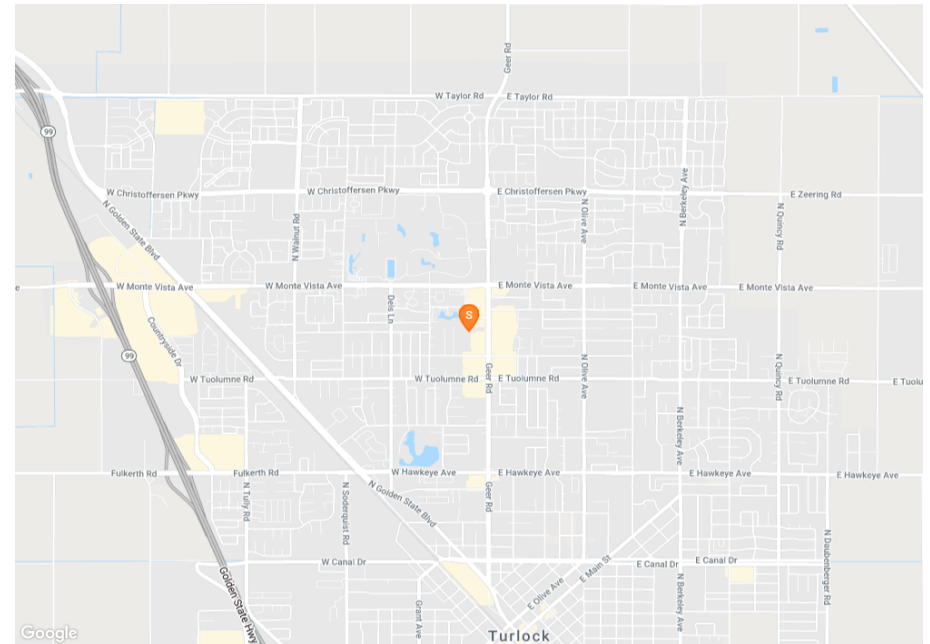
A PLACE FOR SPACE

- A versatile internal layout - the building can accommodate an open layout or a segmented plan
- Generous parking for your staff and customers
- Dual entry and exit points offering great access
- Multiple driveways provide easy access for trucks and heavy machinery

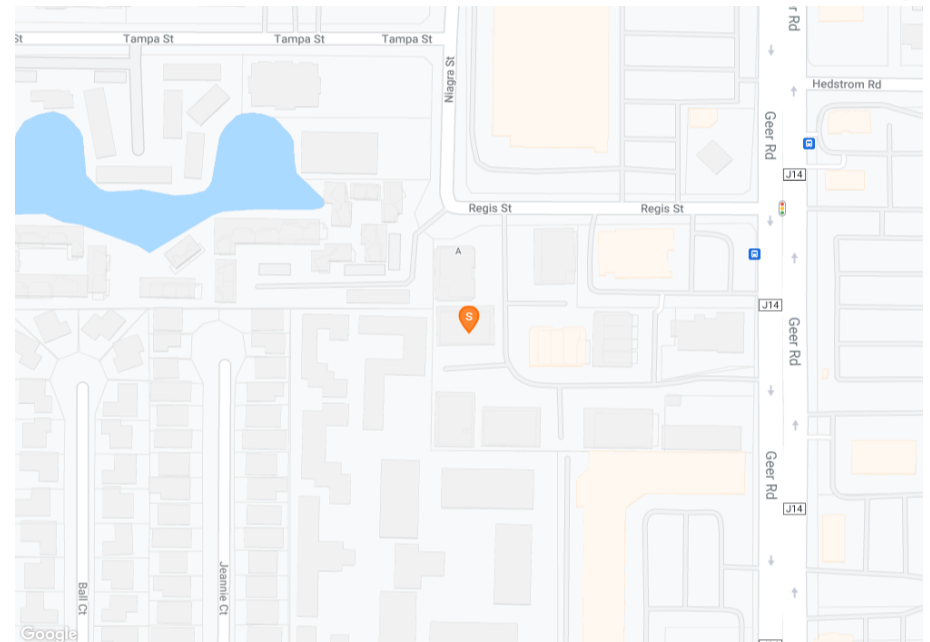
GREAT LOCATION

- Close proximity to facilities, the nearby amenities will meet your everyday business, staff and customer needs
- Set amongst corporate offices, this property offers great networking potential to the occupant
- Offering well-lit, secured facilities for peace-of-mind
- Opportunity to acquire an income-generating property in an established area

Regional Map



Locating Map





02

Property Description

Property Features

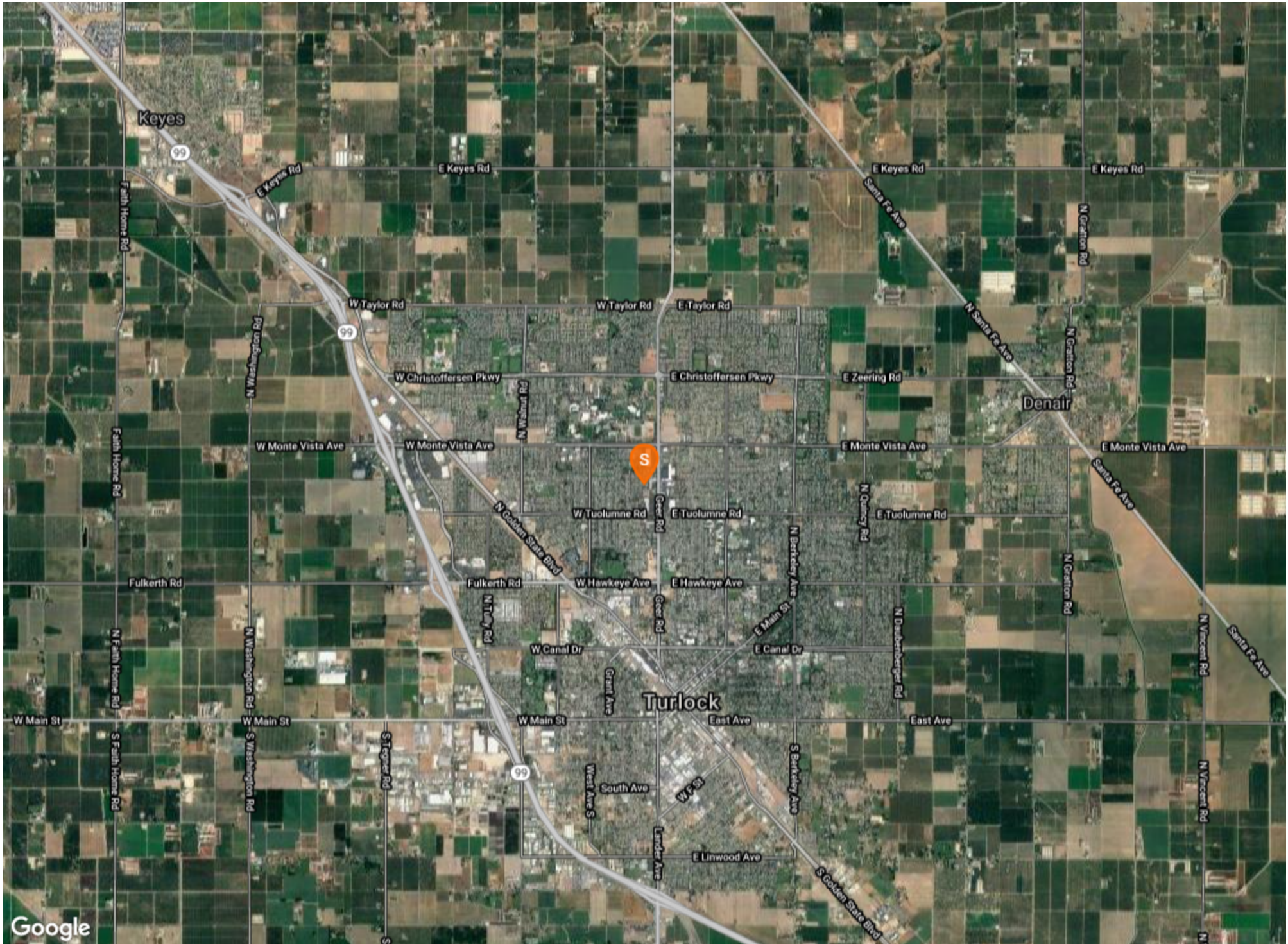
Aerial Map

Pictures with Captions

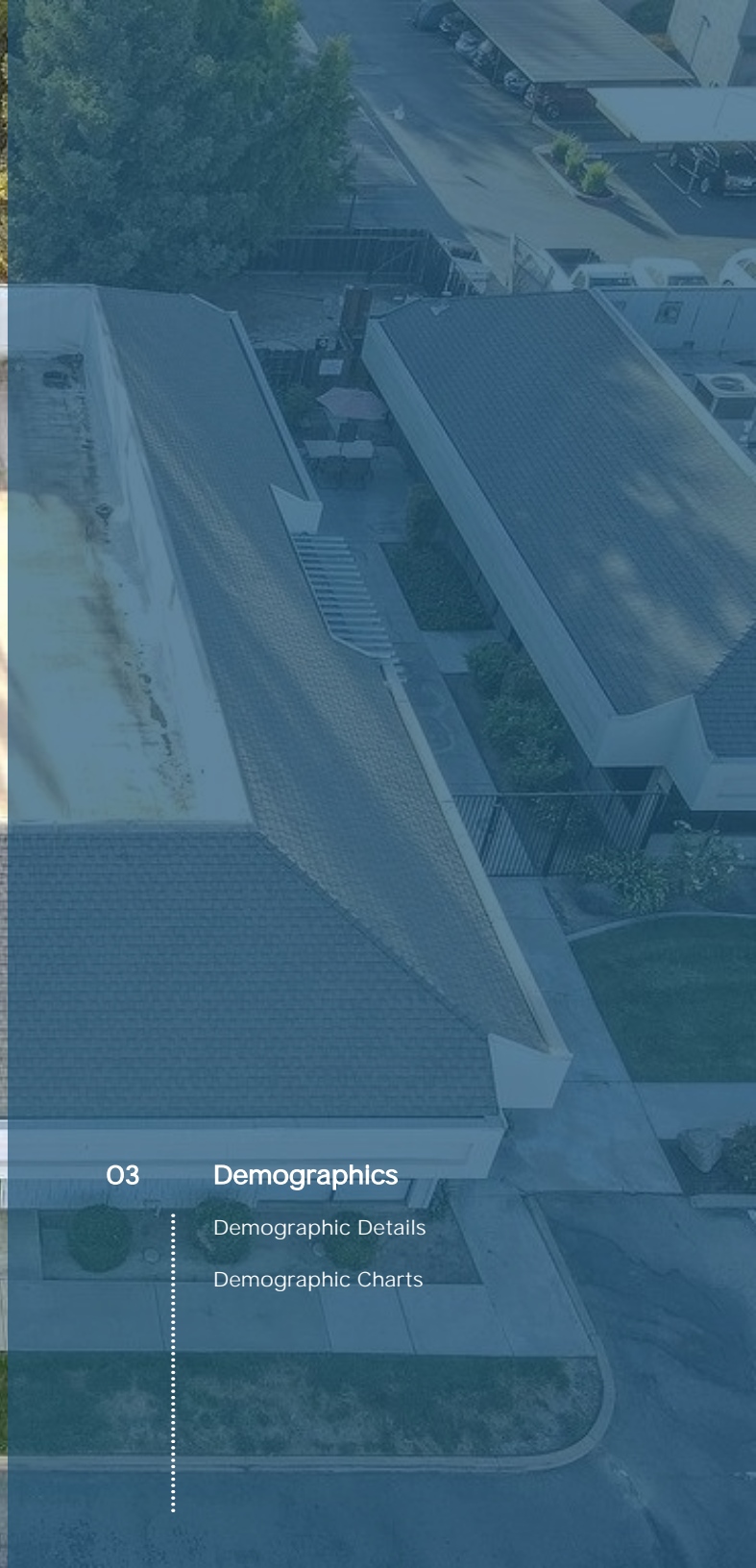
PROPERTY FEATURES

BUILDING SF	5,280
LAND SF	17,974
YEAR BUILT	1982









03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,930	60,373	72,380
2010 Population	20,346	72,838	86,234
2021 Population	21,658	77,186	92,111
2026 Population	22,220	79,201	94,738
2021 African American	471	1,389	1,511
2021 American Indian	176	718	868
2021 Asian	1,313	4,762	5,279
2021 Hispanic	7,168	33,231	41,232
2021 Other Race	2,871	14,993	19,487
2021 White	15,416	50,650	59,611
2021 Multiracial	1,290	4,295	4,913
2021-2026: Population: Growth Rate	2.55 %	2.60 %	2.80 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	891	2,610	2,969
\$15,000-\$24,999	751	2,096	2,562
\$25,000-\$34,999	704	2,289	2,606
\$35,000-\$49,999	956	2,971	3,539
\$50,000-\$74,999	1,574	4,684	5,461
\$75,000-\$99,999	1,198	3,632	4,163
\$100,000-\$149,999	1,091	4,455	5,368
\$150,000-\$199,999	439	1,625	1,836
\$200,000 or greater	326	1,317	1,515
Median HH Income	\$58,139	\$63,015	\$62,936
Average HH Income	\$75,204	\$81,615	\$81,447

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,678	20,776	24,493
2010 Total Households	7,468	24,267	28,208
2021 Total Households	7,928	25,679	30,019
2026 Total Households	8,132	26,337	30,838
2021 Average Household Size	2.61	2.96	3.02
2000 Owner Occupied Housing	3,450	11,221	13,698
2000 Renter Occupied Housing	3,005	8,790	9,902
2021 Owner Occupied Housing	3,887	14,102	16,895
2021 Renter Occupied Housing	4,042	11,577	13,125
2021 Vacant Housing	386	1,473	1,711
2021 Total Housing	8,314	27,152	31,730
2026 Owner Occupied Housing	4,009	14,535	17,455
2026 Renter Occupied Housing	4,122	11,801	13,383
2026 Vacant Housing	389	1,506	1,756
2026 Total Housing	8,521	27,843	32,594
2021-2026: Households: Growth Rate	2.55 %	2.55 %	2.70 %



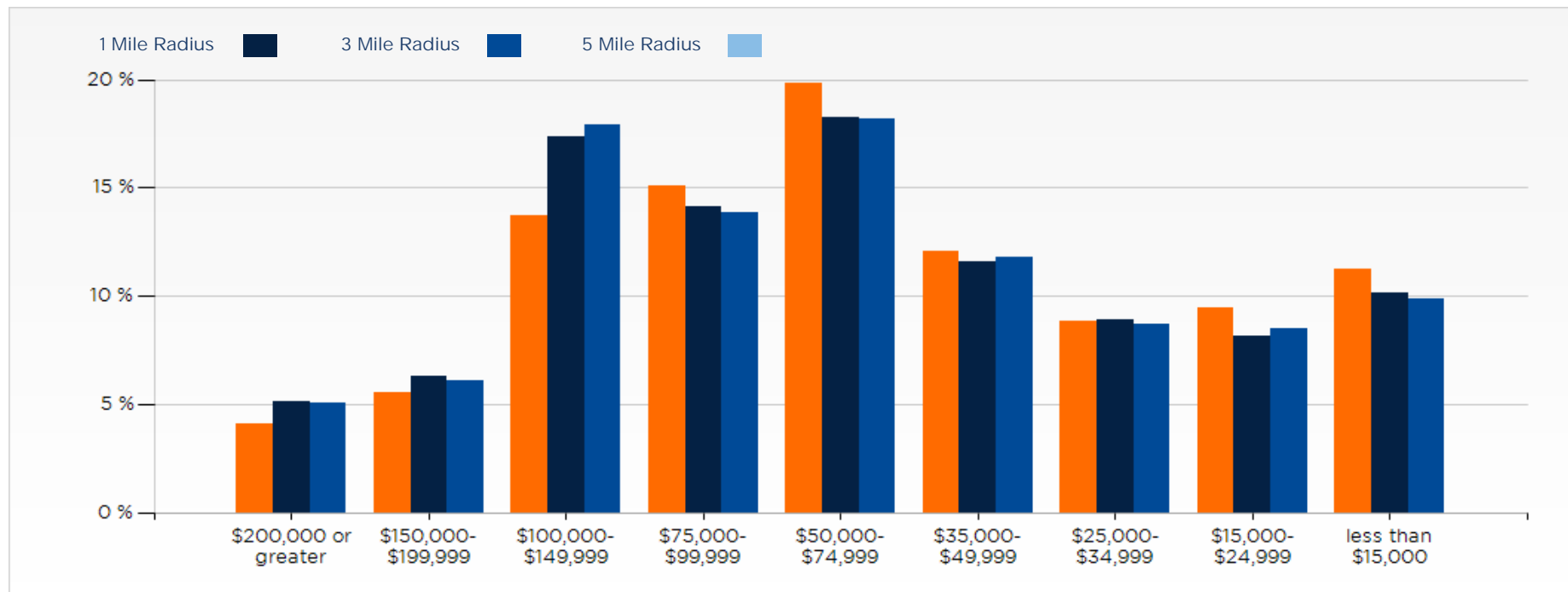
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,617	6,263	7,406
2021 Population Age 35-39	1,315	5,290	6,275
2021 Population Age 40-44	1,191	4,623	5,517
2021 Population Age 45-49	1,101	4,230	5,057
2021 Population Age 50-54	1,126	3,992	4,838
2021 Population Age 55-59	1,198	4,284	5,155
2021 Population Age 60-64	1,181	4,073	4,900
2021 Population Age 65-69	1,031	3,538	4,253
2021 Population Age 70-74	1,025	2,959	3,512
2021 Population Age 75-79	756	2,099	2,457
2021 Population Age 80-84	534	1,365	1,574
2021 Population Age 85+	823	1,651	1,820
2021 Population Age 18+	17,199	58,062	68,935
2021 Median Age	37	35	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,322	\$65,211	\$64,950
Average Household Income 25-34	\$76,839	\$80,754	\$80,053
Median Household Income 35-44	\$70,858	\$78,571	\$78,738
Average Household Income 35-44	\$87,777	\$92,834	\$92,442
Median Household Income 45-54	\$77,227	\$82,310	\$82,037
Average Household Income 45-54	\$93,961	\$98,627	\$98,271
Median Household Income 55-64	\$67,558	\$70,246	\$69,494
Average Household Income 55-64	\$81,099	\$87,798	\$87,243
Median Household Income 65-74	\$55,314	\$55,524	\$55,365
Average Household Income 65-74	\$67,943	\$73,386	\$73,671
Average Household Income 75+	\$53,410	\$55,688	\$54,890

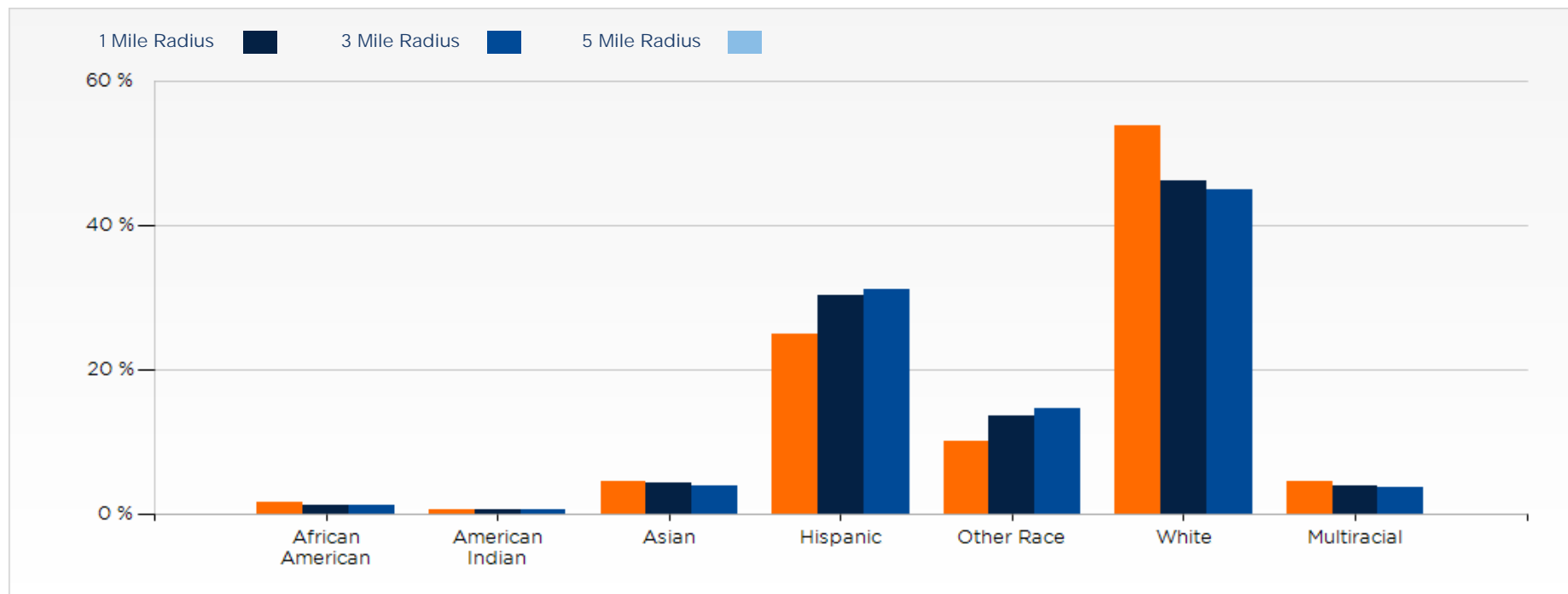
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,606	6,027	7,208
2026 Population Age 35-39	1,590	6,389	7,569
2026 Population Age 40-44	1,299	5,195	6,216
2026 Population Age 45-49	1,151	4,449	5,360
2026 Population Age 50-54	1,068	3,964	4,781
2026 Population Age 55-59	1,092	3,765	4,602
2026 Population Age 60-64	1,172	4,008	4,818
2026 Population Age 65-69	1,117	3,732	4,502
2026 Population Age 70-74	1,074	3,299	3,936
2026 Population Age 75-79	921	2,536	3,004
2026 Population Age 80-84	649	1,661	1,924
2026 Population Age 85+	837	1,705	1,903
2026 Population Age 18+	17,640	59,561	70,853
2026 Median Age	38	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,372	\$75,248	\$74,863
Average Household Income 25-34	\$86,651	\$91,751	\$90,736
Median Household Income 35-44	\$79,501	\$87,164	\$87,386
Average Household Income 35-44	\$98,913	\$104,954	\$104,606
Median Household Income 45-54	\$83,533	\$89,059	\$89,400
Average Household Income 45-54	\$106,152	\$109,661	\$109,828
Median Household Income 55-64	\$76,476	\$78,367	\$78,317
Average Household Income 55-64	\$92,245	\$99,030	\$98,946
Median Household Income 65-74	\$59,251	\$61,206	\$61,194
Average Household Income 65-74	\$76,767	\$84,625	\$84,992
Average Household Income 75+	\$62,110	\$65,916	\$64,958

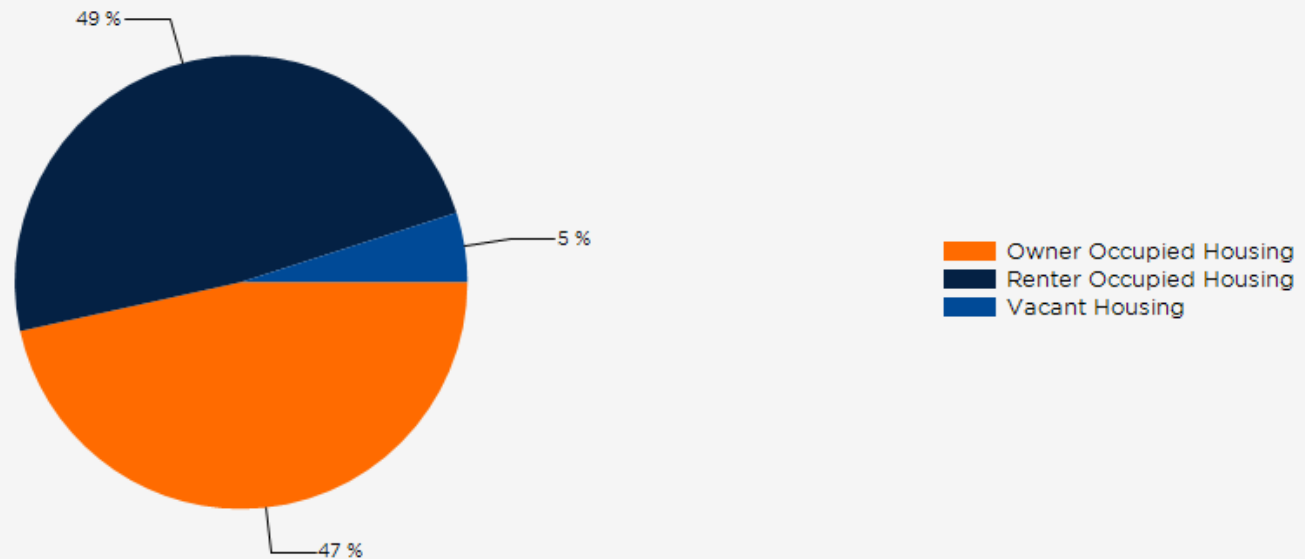
2021 Household Income



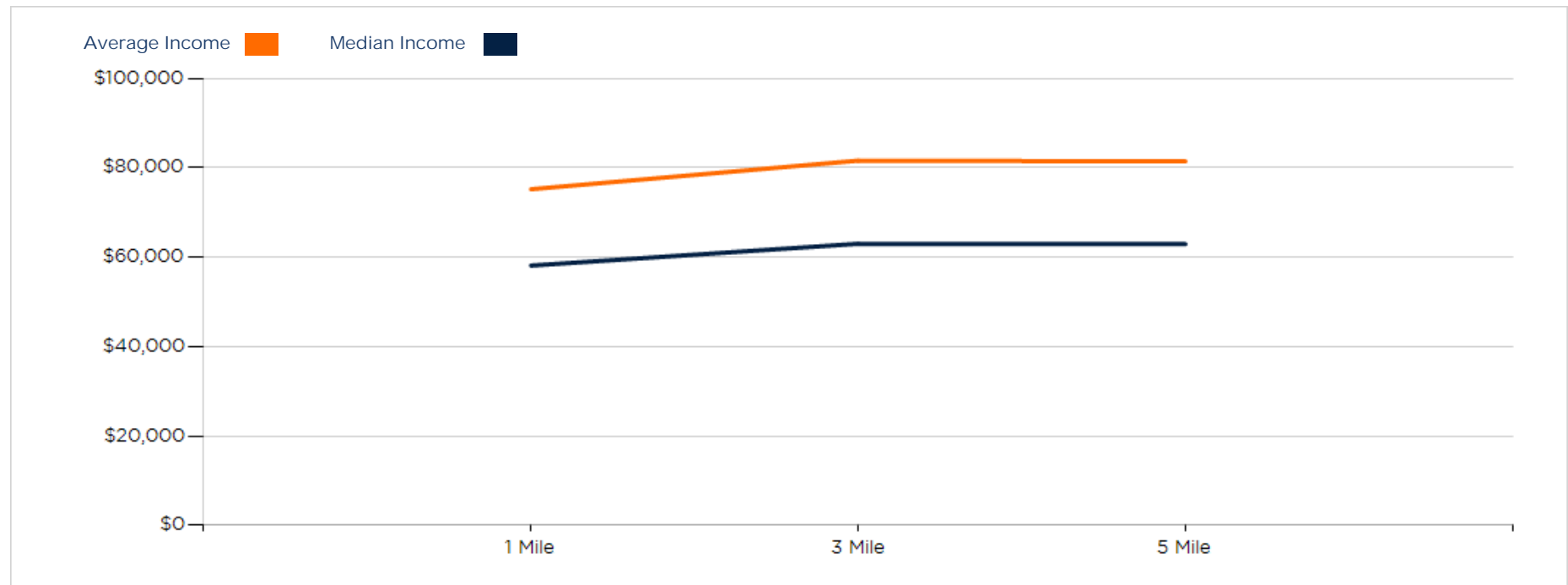
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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