

DISCOUNT
Tire & Wheel
CERTIFIED AUTO REPAIR

BFGoodrich

SMOG CHECK
STAR Certified

BFGoodrich

ALIGNMENT
SHOCKS & STRUTS

OIL CHANGE
A/C SERVICE

BRAKES
FACTORY MAINTENANCE
SERVICE

210. S. CENTER ST. TURLOCK, CA. 95380
AUTO REPAIR & TIRE SHOP | 5 BAYS | PYLON SIGN
OFFERED AT \$875,000

210 S. CENTER ST., TURLOCK, CA 95380
AUTO REPAIR & TIRE SHOP | INVESTMENT & OWNER-USER
OPPORTUNITY



Property Highlights

- 4,975 SF AUTOMOTIVE BUILDING
- FIVE DRIVE-IN BAYS
- PYLON & BUILDING SIGNAGE
- C-T (COMMERCIAL THOROUGHFARE) ZONING – FULL AUTO USE ALLOWED
- LONG-TERM TENANT SINCE 2005 (MONTH-TO-MONTH)
- HIGH-TRAFFIC EXPOSURE: ~15,900 VEHICLES PER DAY
- EXCELLENT ACCESS TO GOLDEN STATE BLVD & HWY 99
- VALUE-ADD POTENTIAL THROUGH LEASE RESTRUCTURING AND RENT-TO-MARKET POSITIONING
- SURROUNDED BY AUTO, RETAIL, AND SERVICE BUSINESSES

Executive Summary

This rare auto repair and tire shop opportunity is located in the heart of Turlock's high-traffic automotive corridor. With five service bays, pylon signage, excellent visibility, strong traffic counts, and a long-term tenant since 2005 now on a month-to-month lease, this property is perfectly positioned for both investors seeking stable income with value-add upside and owner-users searching for a prime location near Highway 99.

The surrounding trade area benefits from high automotive spending, strong daytime employment, and a dense renter population—an ideal mix for tire, brake, smog, and general automotive service operators.

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INVESTMENT SUMMARY

- ASKING PRICE: \$875,000
- BUILDING SIZE: 4,975 SF
- CAP RATE (IN-PLACE): 4.06%
- IN-PLACE NOI: \$35,526
- MARKET RENT: \$15.47/SF NNN (COSTAR)
- MARKET NOI POTENTIAL: ~\$61,000 (~ 7% CAP)
- TENANCY: LONG-TERM, STABLE TENANT SINCE 2005
- LEASE STATUS: MONTH-TO-MONTH (INCOME + FLEXIBILITY)

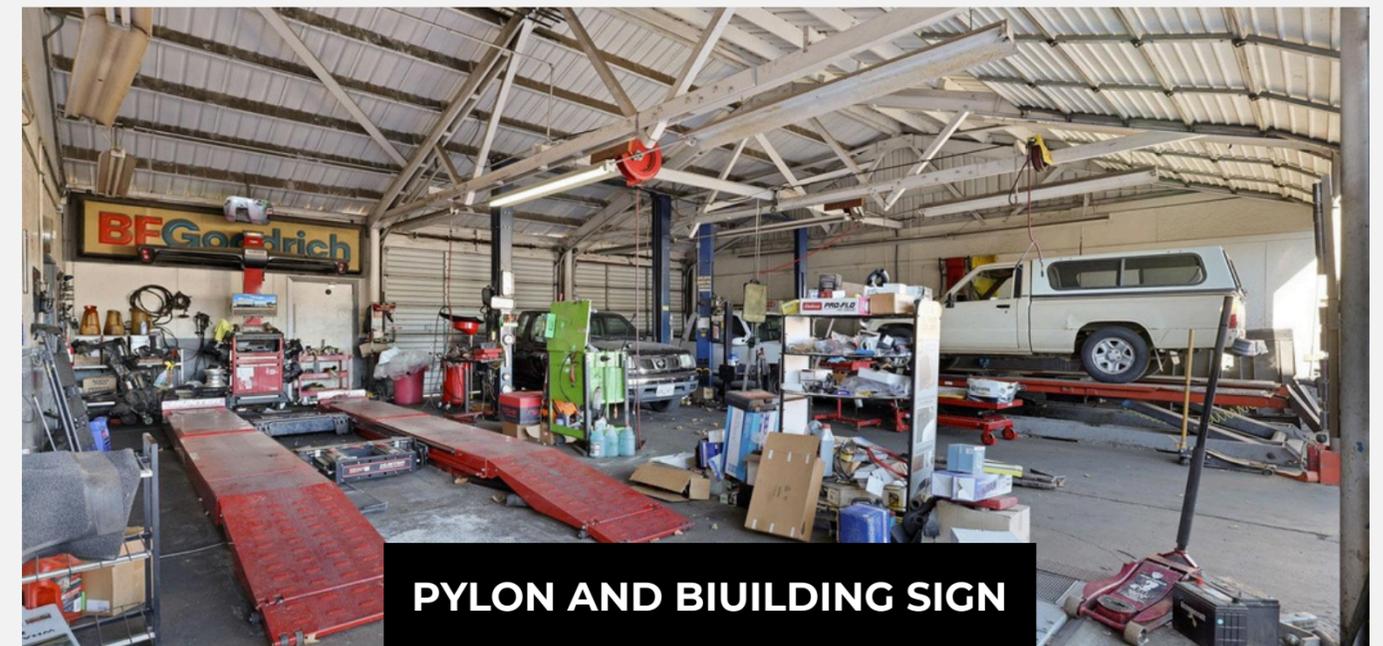
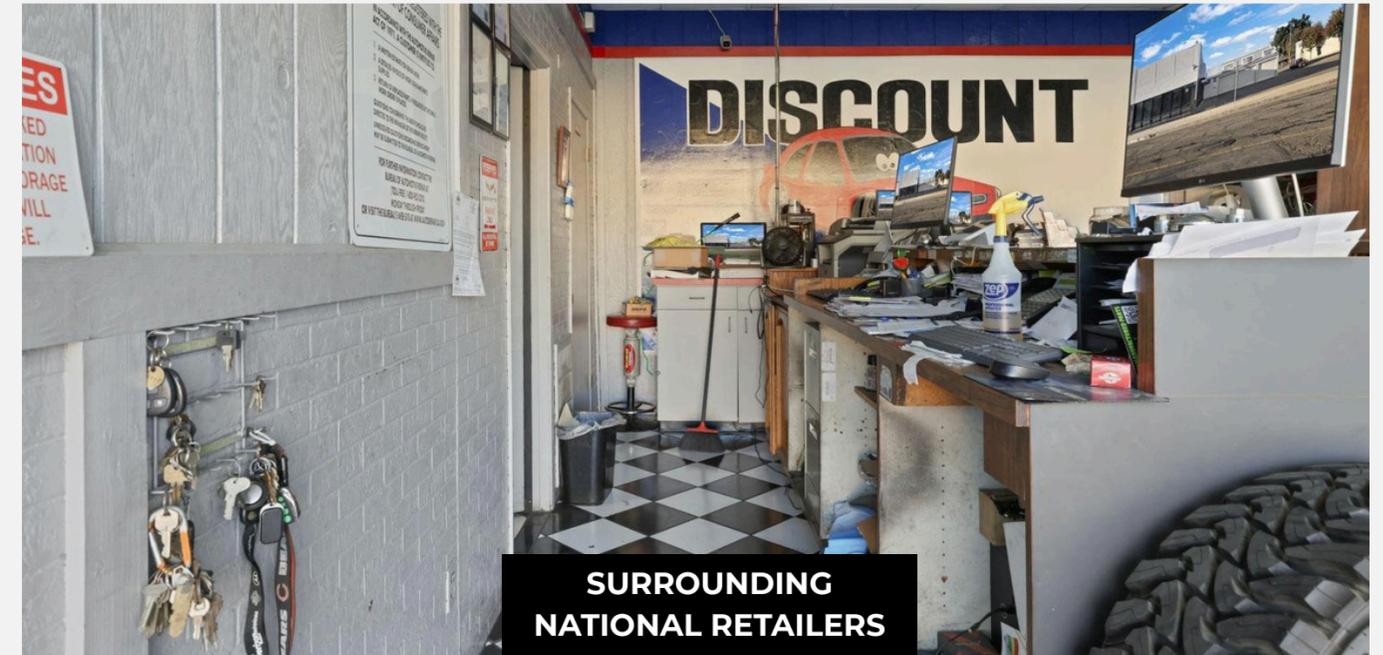
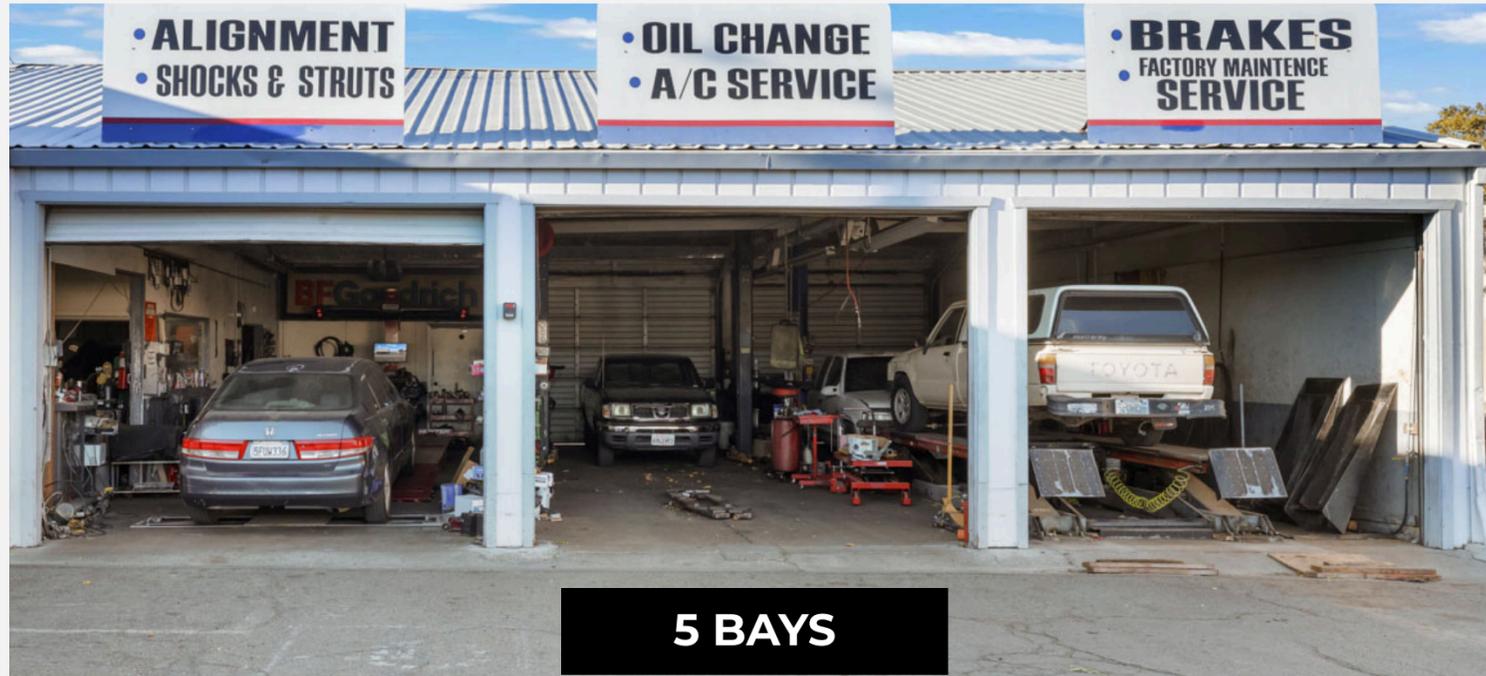
VALUE-ADD POTENTIAL & IDEAL BUYER BENEFITS

This property offers strong appeal to a wide range of automotive users and commercial real estate buyers due to its location, building configuration, signage visibility, and flexible leasing structure.



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PROPERTY PHOTOS



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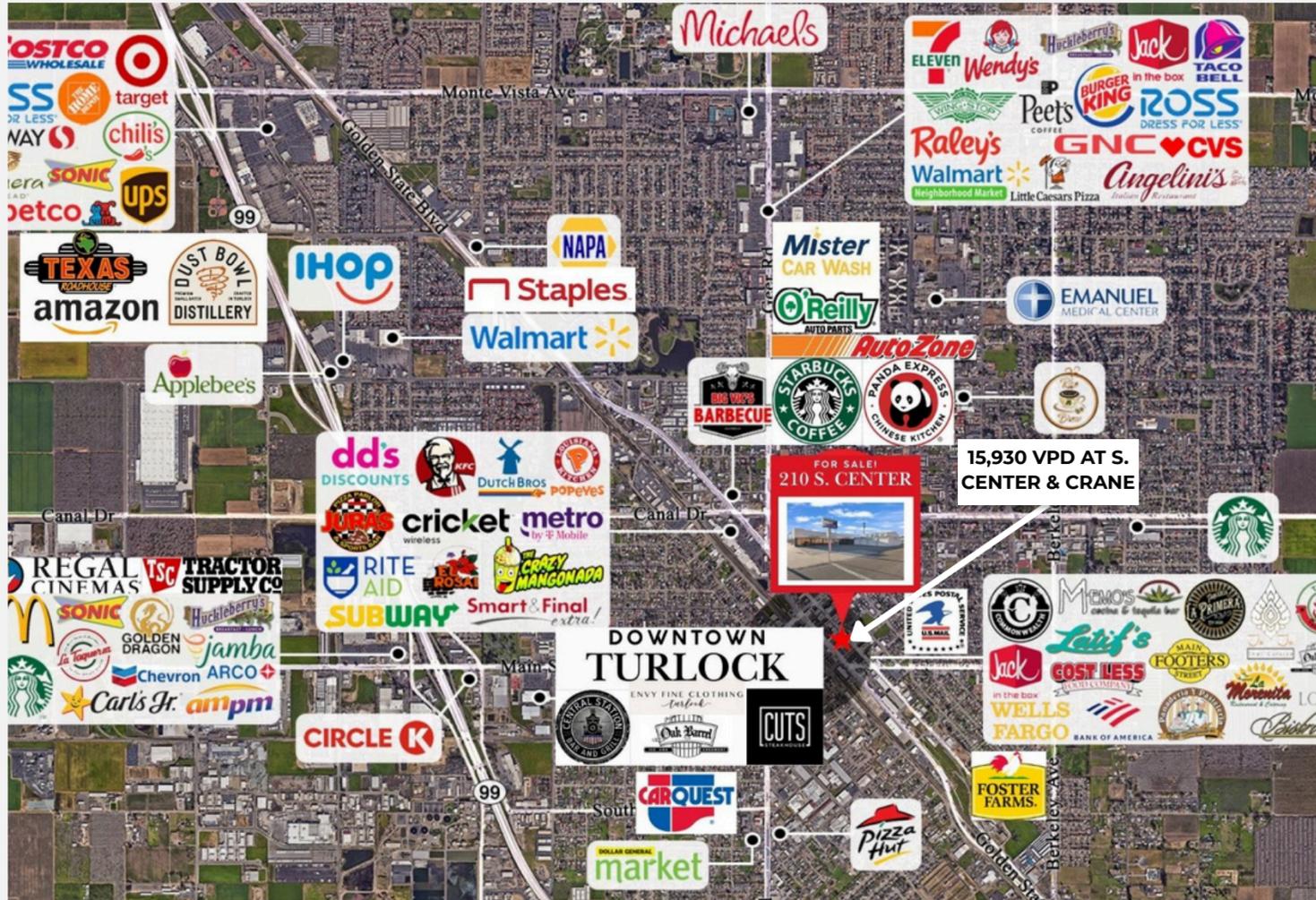
WHO THIS PROPERTY IS PERFECT FOR

- GENERAL AUTO REPAIR OPERATORS
- TIRE SHOPS (INDEPENDENT)
- REGIONAL AUTO SERVICE GROUPS
- SBA OWNER-USERS
- VALUE-ADD INVESTORS
- INVESTORS WANTING STABLE LOW VACANCY
- SMOG SHOPS
- BRAKE AND ALIGNMENT

TRADE AREA & DEMOGRAPHICS

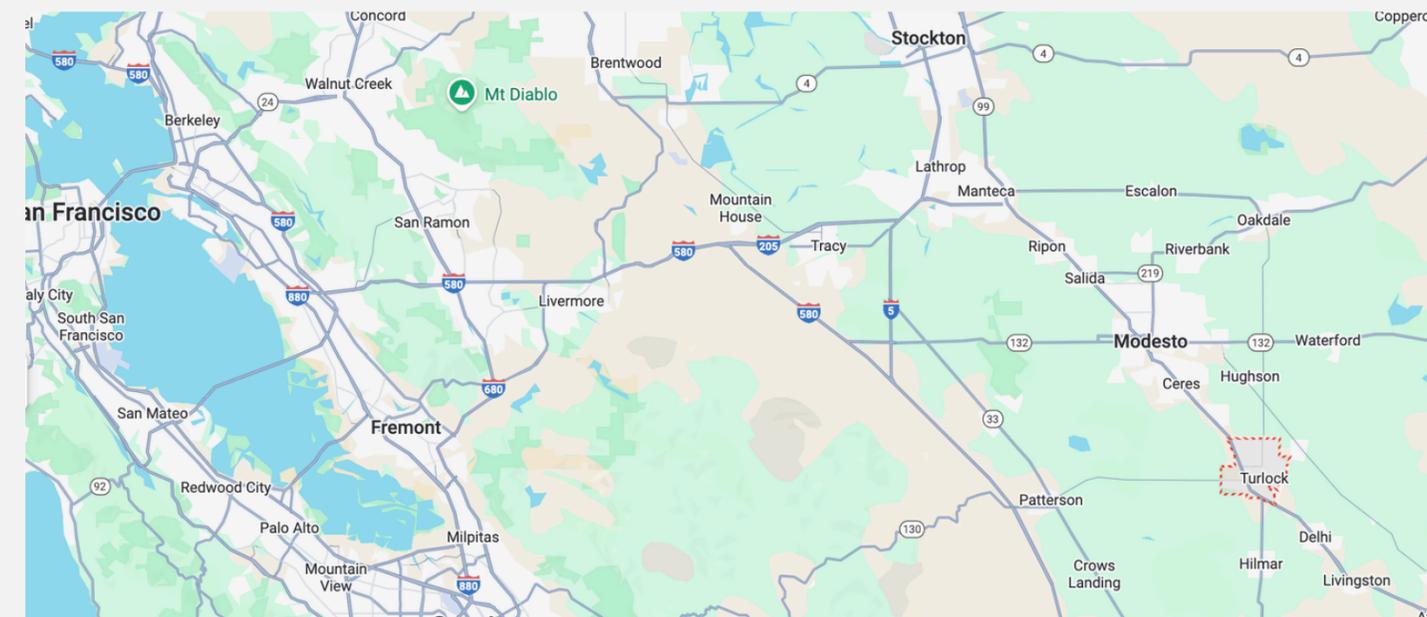
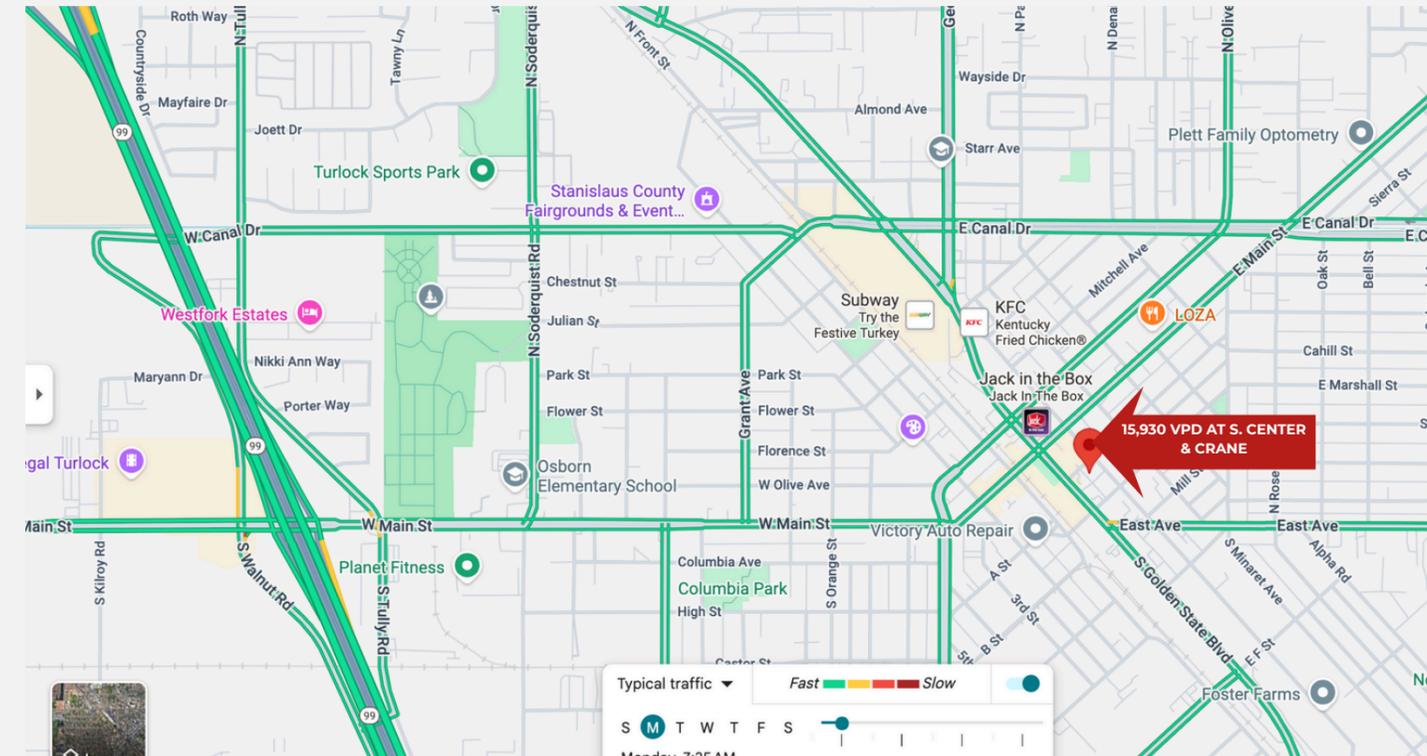
VERY HIGH TRANSPORTATION & AUTO-RELATED SPENDING

- \$45.7M/YR TRANSPORTATION SPENDING
- \$5.76M/YR AUTOMOTIVE REPAIR SPENDING
- \$26.15M/YR ON AUTO REPAIR IN THE 3-MILE RADIUS
- 1,043 BUSINESSES & 9,148 EMPLOYEES (CREATING MID-DAY SERVICE DEMAND)
- 64.46% RENTER-OCCUPIED HOUSEHOLDS (HIGHER VEHICLE WEAR + CONSISTENT DEMAND)
- MEDIAN HOUSEHOLD INCOME: \$50,215 (1 MILE)



15,930 VPD at S. Center & Crane
 15,873 VPD at Golden State Blvd & Crane

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LOCATION OVERVIEW

STRATEGIC CENTRAL VALLEY LOCATION – TURLOCK AUTOMOTIVE CORRIDOR

210 S. CENTER ST. IS STRATEGICALLY LOCATED IN TURLOCK’S HIGH-VISIBILITY COMMERCIAL THOROUGHFARE (C-T) DISTRICT, MINUTES FROM HIGHWAY 99, PROVIDING RAPID ACCESS FOR REGIONAL CUSTOMERS AND SERVICE OPERATORS. THE PROPERTY SITS ALONG A HEAVILY TRAVELED COMMUTER ROUTE WHERE CENTER ST. TRANSITIONS INTO GOLDEN STATE BLVD, ONE OF TURLOCK’S MOST ACTIVE BUSINESS CORRIDORS.

SURROUNDED BY ESTABLISHED AUTOMOTIVE USERS—INCLUDING TIRE SHOPS, COLLISION CENTERS, ALIGNMENT AND BRAKE REPAIR, WELDING SHOPS, GAS STATIONS, AND SERVICE RETAIL—THE LOCATION BENEFITS FROM STRONG “DESTINATION SYNERGY,” PULLING CUSTOMERS FROM ACROSS TURLOCK, DENAIR, HILMAR, KEYES, CERES, AND SOUTH MODESTO.

NEARBY NATIONAL RETAILERS INCLUDE:

- WALMART
- O’REILLY AUTO PARTS
- AUTOZONE
- TRACTOR SUPPLY
- FAST FOOD AND SERVICE RETAIL GENERATING CONSISTENT DAILY TRAFFIC
- WITH EXCELLENT VISIBILITY, PYLON SIGNAGE, AND STRONG DEMOGRAPHIC DRIVERS, THIS LOCATION IS IDEALLY POSITIONED FOR HIGH-VOLUME AUTO SERVICE OPERATIONS AND LONG-TERM COMMERCIAL STABILITY.

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SOLD COMPS

	Address	City	GLA (SF)	Sale Price	Price/SF	Lot Size	Year Built	Sale Date
	1424 9th St	Modesto, CA	2,640 SF	\$530,000	\$200.76/SF	0.16 AC	1979	8/5/2025
	1253 N Golden State Blvd	Turlock, CA	3,644 SF	\$650,000	\$178.38/SF	0.38 AC	1964	4/25/2025
	325 E Kettleman Ln	Lodi, CA	4,275 SF	\$725,000	\$170.00/SF	0.43 AC	1983	10/25/2024
	2000 McHenry Ave (redevelopment)	Modesto, CA	1,787 SF	\$875,000	\$489.65/SF	0.42 AC	1972	12/16/2024
	248 S Airport Way <i>(Portfolio)</i>	Manteca, CA	8,100 SF	\$1,321,826	\$163.20/SF	0.80 AC	1980	11/1/2024
	810 E Yosemite Ave	Manteca, CA	5,400 SF	\$1,060,000	\$196.30/SF	0.50 AC	1928	8/27/2024
	1901 Prescott Rd	Modesto, CA	5,178 SF	\$820,000	\$158.00/SF	1.46 AC	1999	7/3/2024
	2460 N Wilson Way	Stockton, CA	4,280 SF	\$865,000	\$202.10/SF	0.52 AC	—	7/1/2024

AVERAGE PRICE/SF: \$219.55 | MEDIAN PRICE/SF: \$ 189.57

SUBJECT PROPERTY: 210 S CENTER ST, TURLOCK — \$875,000 | 4,975 SF | \$175.88/SF | NOI (IN-PLACE): \$35,526 → 4.06% CAP



Exclusively Represented By:

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Broker Associate | CA DRE 01768672

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ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED