

Retail Space For Lease

3015 N Tegner Rd
Turlock CA, 95382

PRESENTED BY



Bryan Saint

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PROPERTY SUMMARY

- **Address:** 3015 N Tegner Road - Turlock CA, 95382
- **Price:** Negotiable + NNN
- **Square Footage:** 12,000 Sqft
- **County:** Stanislaus
- **Property Type:** Retail
- **APN(Retail Space):** 088-018-025
- **Pylon Signage:** Available



Discover an exceptional leasing opportunity in Turlock's bustling Monte Vista West Shopping Center, located directly off Highway 99 at the Monte Vista exit. This high-traffic retail hub is anchored by Dollar Tree and conveniently adjacent to major retailers like Costco, Starbucks, Wendy's, Sherwin Williams, and Fast Track Car Wash. The center is also near Candlewood Inn and Suites and the popular Pedretti Sports Complex, ensuring consistent foot traffic and visibility. The available space offers 12,000 square feet of versatile, open-plan retail space, ideal for a wide range of businesses. Take advantage of the prominent signage opportunities and ample parking.

HIGHLIGHTS

- High-visibility space with direct freeway access
- Steady customer flow from surrounding businesses and sports events
- Anchors: Dollar Tree, Costco, and other national brands
- Perfect for most retail uses

DEMOGRAPHICS (3 mile radius)

- 21,002 Households
- 2,349 Businesses
- Avg. Household Income: \$88.2k
- 62,923 population

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INTERIOR
PHOTOS



03

EXTERIOR PHOTOS



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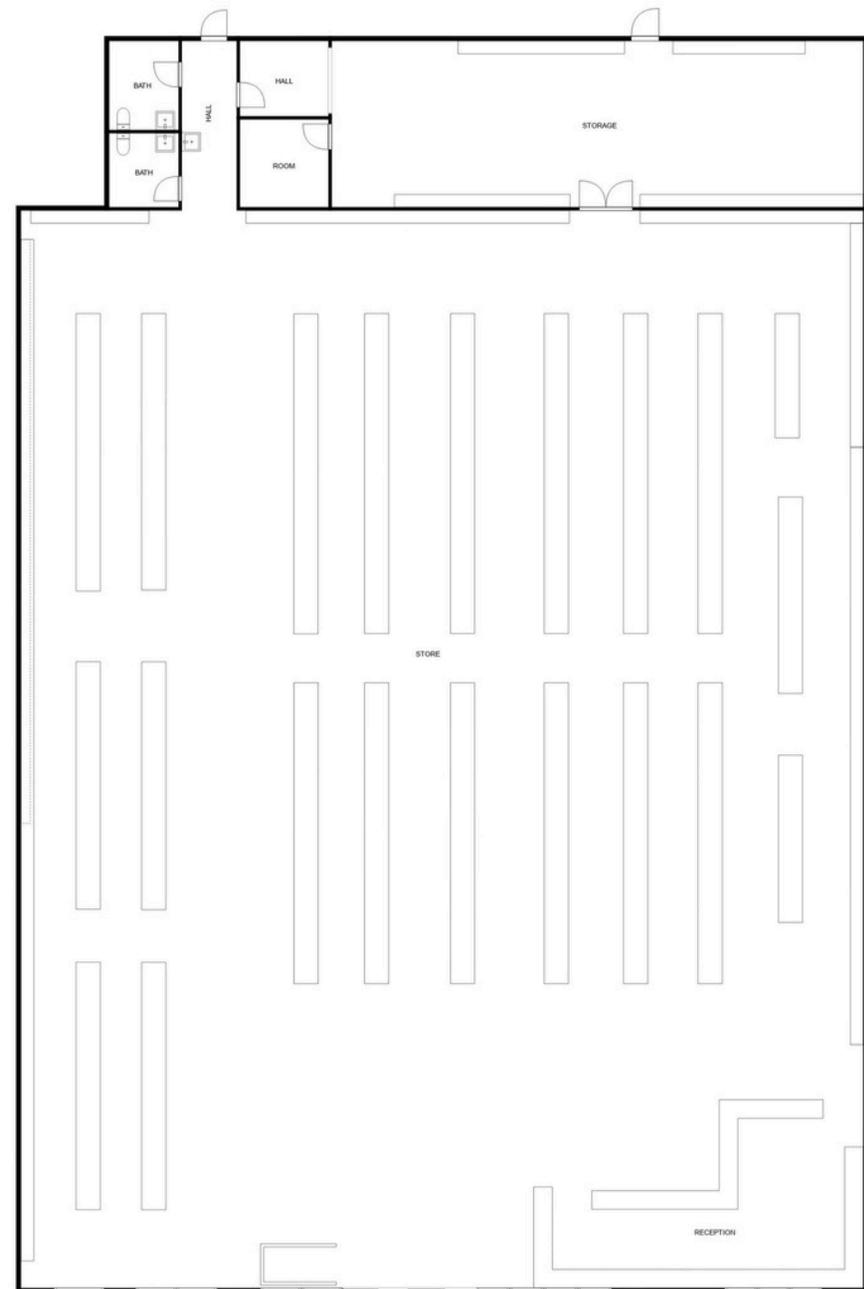
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BUSINESS MAP



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Floor Plan





CONTACT ME

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