

COSOL COMMERCIAL
REAL ESTATE

TURLOCK CROSSROADS



EXCLUSIVE AGENTS:

TIM BETTENCOURT
tbettencourt@cosol.net
209.521.1591

JAKE MAIORINO
jmaiorino@cosol.net
209.521.1591

JANET AKARD
jakard@cosol.net
209.521.1591



PROPERTY PROFILE

LOCATION

- Turlock Crossroads located on Countryside Drive, North of Monte Vista Avenue
- Northeast quadrant of Highway 99 & Monte Vista Avenue
- City of Turlock, Stanislaus County
- 2nd largest city in Stanislaus County
- Excellent Freeway Exposure

SITE PLAN RESUME

SITE STATISTICS

- Site Area **30.89 Acres Gross**
- Building Area **+ 260,000 square feet**
- Coverage **19.3%**
- Parking **1413 Stalls**
- Parking Ratio **5/1000**

PROJECT OVERVIEW

Turlock Crossroads is a very well located mixed –use development site consisting of approximately 260,000 square feet of lease able area. The site is freeway visible (Highway 99) and will be developed per existing map approvals for a combination of retail, industrial showroom retail, and office space. The project is located at the Northern portion of Turlock’s “Golden Triangle” of regional commercial shopping area.

PROJECT FEATURES

- Retail **+ 156,000 SF**
- Office **+ 73,000 SF**
- Industrial Showroom **+ 48,000 SF**

ACCESS

- Full interchange at Highway 99 & Monte Vista Avenue
- Monte Vista Avenue is a major East/West artery serving Turlock
- Countryside Drive & Monte Vista Avenue is a fully signalized intersection
- Countryside Drive dissects all of Turlock’s major regional shopping area

DEMOGRAPHIC SUMMARY

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	50,020	85,212	247,508
Households	16,090	26,830	72,747
Avg. HH Income	\$54,479	\$60,001	\$57,937

TRAFFIC COUNTS

Monte Vista 31,200 ADT

Highway 99 78,000 ADT

SURROUNDING RETAIL:

Monte Vista Crossings: 600,000 SF – Target, Home Depot, Lowes, Kohl's, Safeway, Ross, Borders Books, TJ Maxx, Circuit City, Bed Bath & Beyond

Countryside Plaza: 350,000 SF – Walmart, JC Penney, Staples, Food Maxx



