

# OUTPARCEL AVAILABLE FOR GROUND LEASE

2751 Countryside Drive | Turlock, CA 95380 | Store #715

ANCHORED BY:

# KOHL'S



AVAILABLE PAD SITE:  
1.0 ACRES

FRONTAGE:  
APPROXIMATELY 100 FEET

ZONING:  
C-3 - CITY OF TURLOCK

RATES:  
CALL FOR DETAILS

## AREA RETAILERS:

### KOHL'S



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# MONTE VISTA CROSSINGS - INTERSECTION AERIAL

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# MONTE VISTA CROSSINGS - PROPERTY OVERVIEW

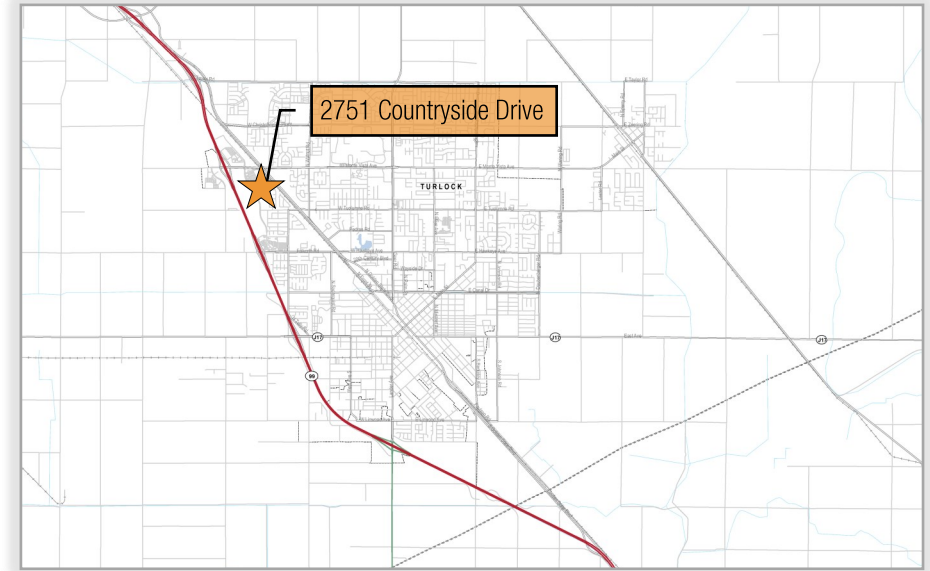
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## PROPERTY HIGHLIGHTS

- DOMINANT POWER CENTER
- ABOVE AVERAGE INCOMES
- EXCELLENT TRAFFIC COUNTS
- MINUTES FROM HIGHWAY 99
- HIGH VISIBILITY ALONG HIGHWAY 99
- EASY INGRESS & EGRESS FROM ALL STREETS AROUND CENTER
- ADJACENT TO NUMEROUS NATIONAL RETAILERS
- SITUATED AT A SIGNALIZED INTERSECTION



### 2024 total population

|        |        |
|--------|--------|
| 1-mile | 9,896  |
| 3-mile | 63,679 |
| 5-mile | 92,997 |



### 2024 daytime population

|        |        |
|--------|--------|
| 1-mile | 11,690 |
| 3-mile | 64,043 |
| 5-mile | 91,040 |



### 2024 total employees

|        |        |
|--------|--------|
| 1-mile | 5,389  |
| 3-mile | 28,089 |
| 5-mile | 33,585 |



### 2024 total households

|        |        |
|--------|--------|
| 1-mile | 3,554  |
| 3-mile | 21,498 |
| 5-mile | 30,810 |



### 2024 average HH income

|        |           |
|--------|-----------|
| 1-mile | \$123,956 |
| 3-mile | \$106,978 |
| 5-mile | \$109,684 |



### traffic counts

|   |              |
|---|--------------|
| Highway 99                                      | ±77,871 AADT |
| Countryside Drive (south of W. Monte Vista Ave) | ±15,475 ADT  |
| W. Monte Vista Ave (west of Countryside Dr)     | ±32,428 ADT  |
| W. Monte Vista Ave (east of Countryside Dr)     | ±32,725 ADT  |



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# MONTE VISTA CROSSINGS - SITE PLAN

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