

# 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:**



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# MONTE VISTA CROSSINGS - INTERSECTION AERIAL

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# MONTE VISTA CROSSINGS - PROPERTY OVERVIEW

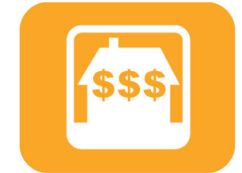
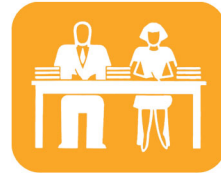
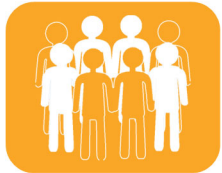
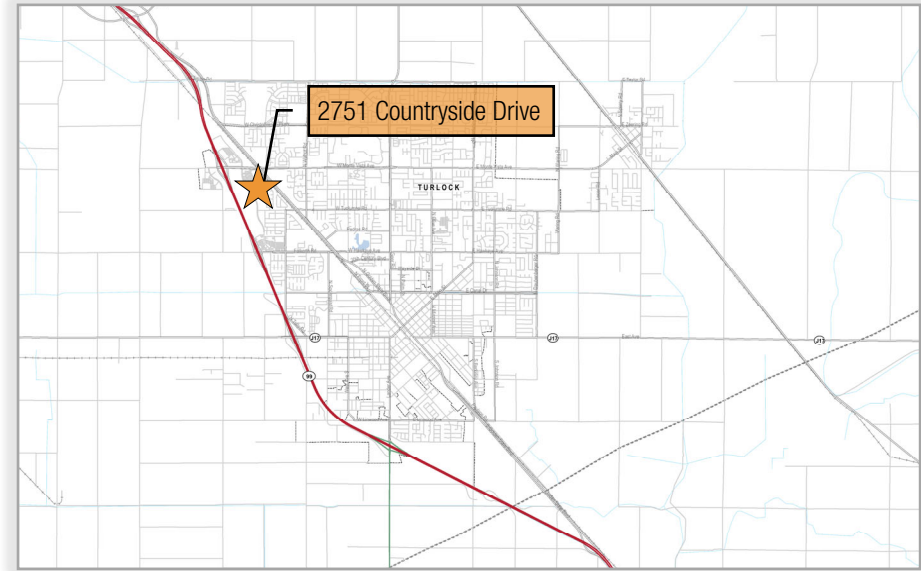
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## PROPERTY HIGHLIGHTS

- 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



<u>2022 total population</u>		<u>2022 daytime population</u>		<u>2022 total employees</u>		<u>2022 total households</u>		<u>2022 average HH income</u>	
1-mile	10,095	1-mile	11,130	1-mile	5,461	1-mile	3,413	1-mile	\$105,681
3-mile	63,146	3-mile	65,969	3-mile	28,242	3-mile	20,831	3-mile	\$81,756
5-mile	92,888	5-mile	91,072	5-mile	35,193	5-mile	30,179	5-mile	\$84,324



## 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



# MONTE VISTA CROSSINGS - SITE PLAN

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