

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

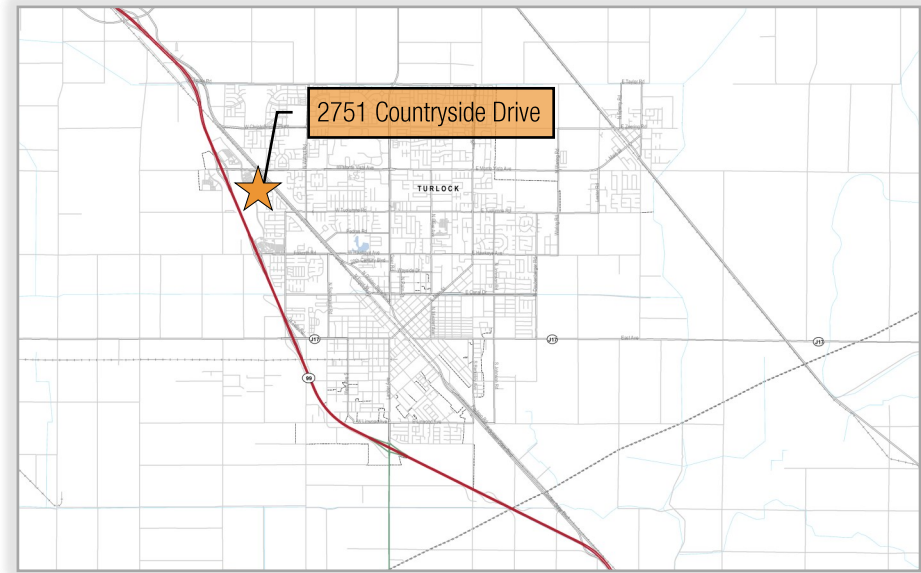
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PROPERTY HIGHLIGHTS

- 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



2023 total population

1-mile	9,906
3-mile	63,536
5-mile	92,868

2023 daytime population

1-mile	11,526
3-mile	64,152
5-mile	92,137

2023 total employees

1-mile	5,257
3-mile	28,416
5-mile	33,907

2023 total households

1-mile	3,529
3-mile	21,279
5-mile	30,514

2023 average HH income

1-mile	\$108,682
3-mile	\$88,285
5-mile	\$90,709



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



