

Jake

COMING SOON TURLOCK MARKETPLACE

SWQ Countryside Dr & W Tuolumne Rd
Turlock, CA

Retail Power Center with Highway 99
exposure

Anchor, Jr Anchors, Pads and Drive Thru
Opportunities

Central Valley's Highest Trafficked Retail
Destination



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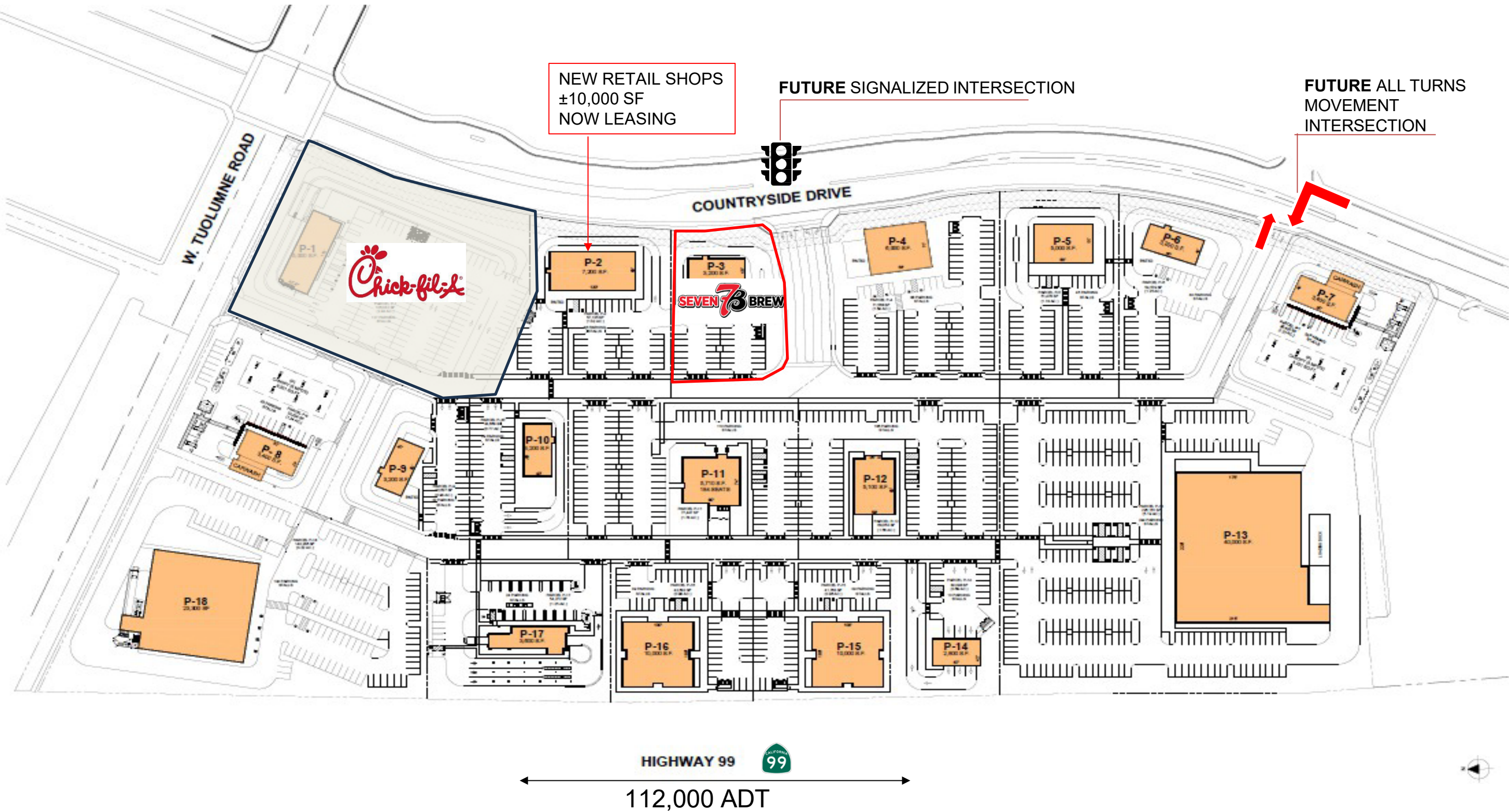
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COSOL COMMERCIAL REAL ESTATE
2020 STANDIFORD AVE
BUILDING A
MODESTO, CA 95350
Lic #00713735

SITE PLAN

(CONSEPTUAL SITE PLAN)



Prime Retail Space Directly Adjacent to Monte Vista Shopping Center



TURLOCK MARKETPLACE

AERIAL VIEW



SURROUNDED BY TURLOCK'S TOP RETAIL DESTINATIONS

Nine established shopping centers anchor the immediate trade area surrounding Turlock Marketplace.



THE OPPORTUNITY

A Rare Highway 99 Retail Opportunity in Turlock

Turlock Marketplace is a retail power center rising at the signalized corner of Countryside Drive and W. Tuolumne Road — directly on Highway 99 with visibility to 112,000 vehicles per day. The center joins the Central Valley's highest-trafficked retail corridor, anchored by Chick-fil-A and steps from Monte Vista Shopping Center.

- Direct Highway 99 frontage & visibility — 112,000 ADT
- Anchor, Jr. Anchor, Pad & Drive-Thru opportunities available
- ±10,000 SF of new retail shops now leasing
- Central Valley's highest-trafficked retail destination (Placer.AI)

LOCATION	TRAFFIC COUNT
SWQ Countryside Dr & W. Tuolumne Rd	112,000 ADT (Highway 99)
CENTER TYPE	STATUS
Retail Power Center	Now Leasing



Turlock Marketplace

TURLOCK MARKETPLACE

RETAIL TRADE AREA



Power Center
within 50 miles



Power Center
in California



Power Center
in the United States

Rankings based on customer cell tracking phone traffic to Monte Vista Crossing for the period of February 1, 2023, to February 1, 2024. Source: Placer.AI

Demographics

Within 20 miles



Population

640,882



Average HH Income

\$103,811

Traffic Counts



HWY 99 -

75,000 CPD



W Monte Vista -

36,386 CPD

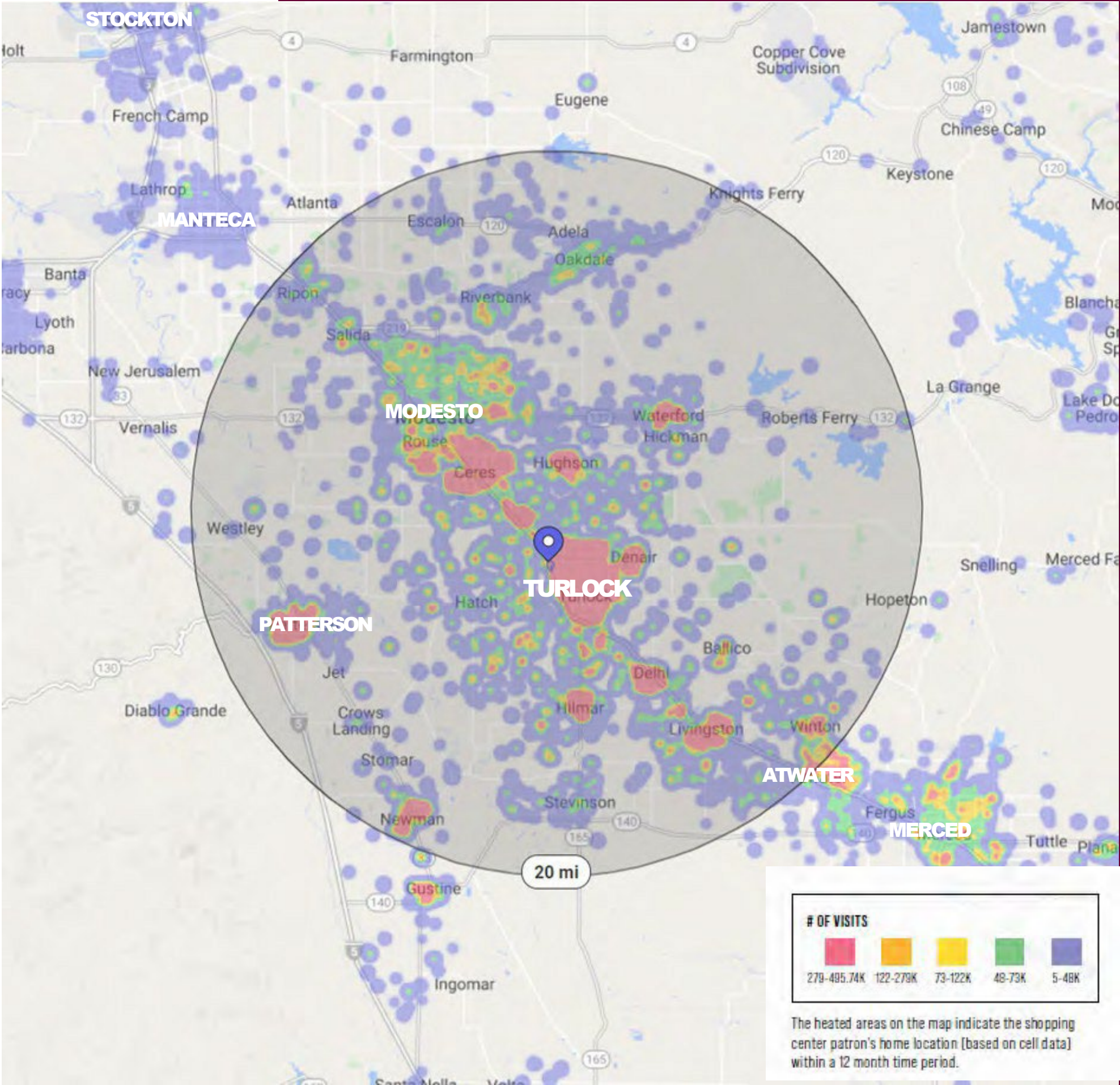


Coutryside Dr -

16,079 CPD

Source: Esri 2022

TURLOCK MARKETPLACE



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FOR MORE INFORMATION

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