

Professional Office Located on High Traffic Corridor

1016 N Golden State Blvd, Suites B & C Turlock, CA 95380



Size: 2,000 SF

Lease Rate: \$1.35/SF Gross

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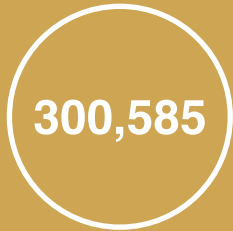


EXECUTIVE SUMMARY

1016 N Golden State Blvd, Suites B & C
Turlock, CA 95380



2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average
Household
Income



PROPERTY DETAILS

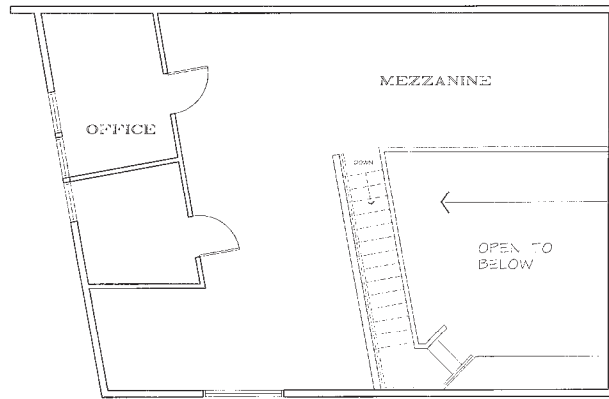
APN	042-005-021
SUITE SIZE	2,000 SF
ZONING	CH - Heavy Commercial
YEAR BUILT	1948

HIGHLIGHTS

- Admin/Reception
- 2 Private offices - 3rd office possible
- Open floorplan
- Bullpen
- Upstairs Creative Loft
- 2 Restrooms
- Landlord Will Provide New Paint and Flooring
- Double Height ceilings
- Great traffic counts with 16,932 ADT
- Minutes from CA Highway 99
- Located in the heart of Downtown Turlock

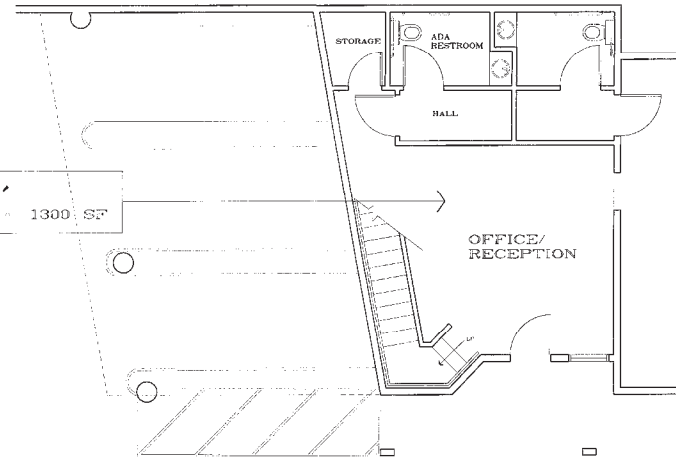


FLOOR PLAN

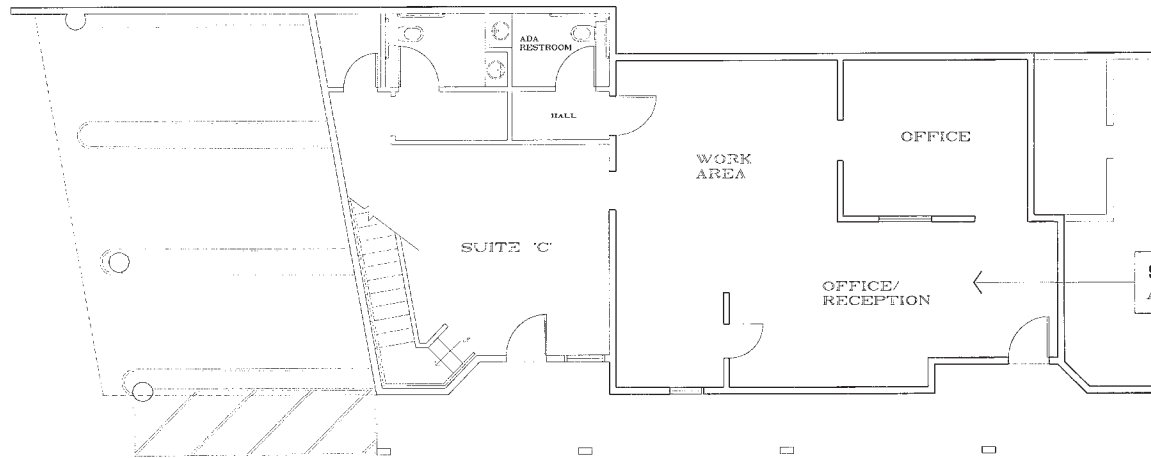


SECOND FLOOR PLAN
2nd FLOOR AREA = 830 SF

SUITE 'C'
TOTAL AREA = 1300 SF



FIRST FLOOR PLAN
1st FLOOR AREA = 470 SF



EXISTING FLOOR PLAN
FLOOR AREA = 794 SF

SUITE 'B'
AREA - 794 SF





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	22,896	77,329	89,044
Growth 2023 - 2028	1.93%	0.62%	0.55%
Growth 2010 - 2023	14.93%	6.02%	5.39%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,184	25,575	29,233
Growth 2023 - 2028	2.28%	.59%	.53%
Growth 2010 - 2023	17.40%	5.92%	5.29%
Average HH Income	\$55,813	\$80,442	\$81,995

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
N Golden State Blvd	20th Century Blvd	2022	17,477	.04
N Golden State Blvd	20th Century Blvd	2021	18,913	.06
W Canal Dr	E Canal Dr	2022	18,417	.06
W Canal Dr	E Canal Dr	2017	27,000	.07
Geer Rd	20th Century Blvd	2022	3,266	.07
Geer Rd	20th Century Blvd	2020	4,751	.07
N Golden State Blvd	W Canal Dr	2018	4,561	.07
W Hawkeye Ave	Dels Ln	2022	4,620	.08
W Hawkeye Ave	Dels Ln	2022	15,542	.08
W Hawkeye Ave	Divanian Dr	2022	2,356	.90



AERIAL VIEW



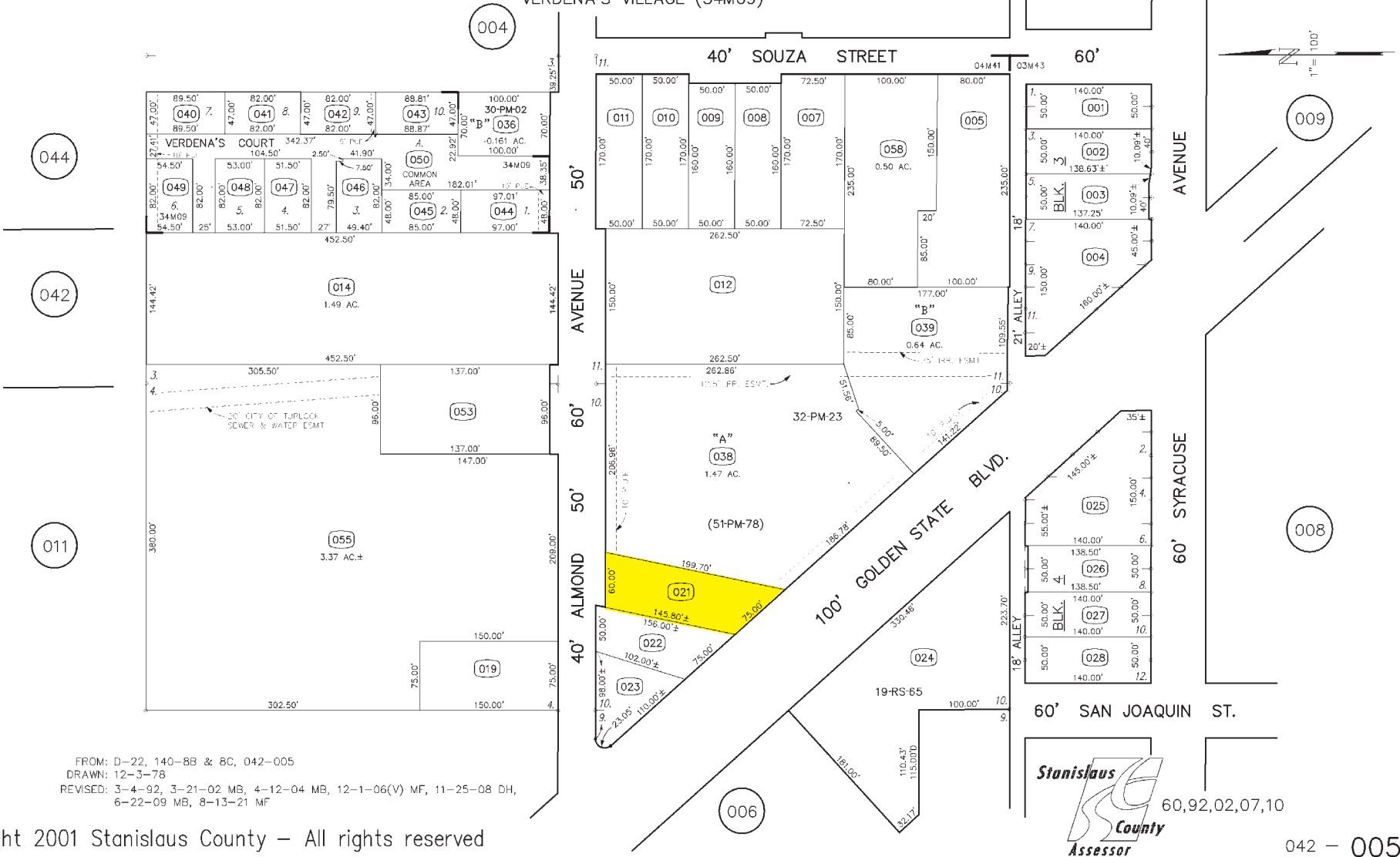


PARCEL MAP

POR. NE 1/4 SECTION 15 T.5S. R.10E. M.D.B.& M.
 POR. BOULEVARD PARK, BLOCKS 3 & 4 (03M43)
 POR. SMITHLAND FARM TRACT, LOTS POR. 3, 4, POR. 9, 10, 11 (04M41)
 VERDENA'S VILLAGE (34M09)

007 035 042 - 005
 007 127

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



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 6-22-09 MB, 8-13-21 MF

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60,92,02,07,10

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AERIAL VIEW

