

Prime Turlock Location

YOUR NAME
HERE



1207 W. MONTE VISTA AVENUE
TURLOCK, CA

PROPERTY HIGHLIGHTS



PRIME LOCATION

Located adjacent to Stanislaus State (9,500+ Students) and the new 348 unit Monte Vista Apartments (under construction). There are over 1,100 apartment and condo units within a 2 blocks radius.



EXISTING FOOD SERVICE SPACE

Currently built out as a foodery, offering an opportunity for a new tenant to purchase existing tenant improvements (ask for details)



ADJACENT TO DOMINO'S, SMASH BROS, DUTCH BROS, AND SOURDOUGH & CO.

Benefits from established foot traffic and a recognizable retail setting.



IDEAL FOR MULTIPLE USES

Perfect for food service or other compatible retail concepts.



BASE + NNN EXPENSES* (subject to annual change)
\$6,159 Base + \$2,240.70 = \$8,399.70

2,037 SF
RETAIL SPACE



Steve Tinetti

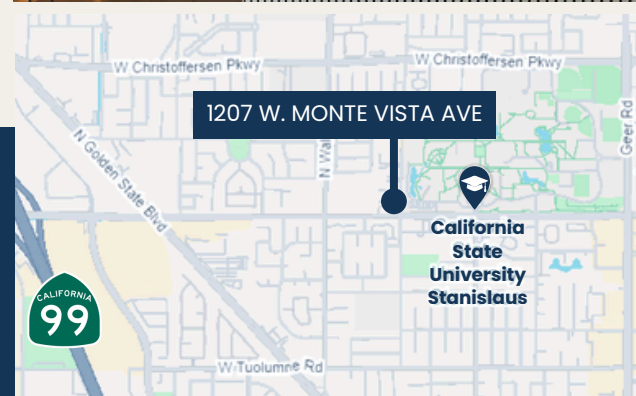
Broker / Owner

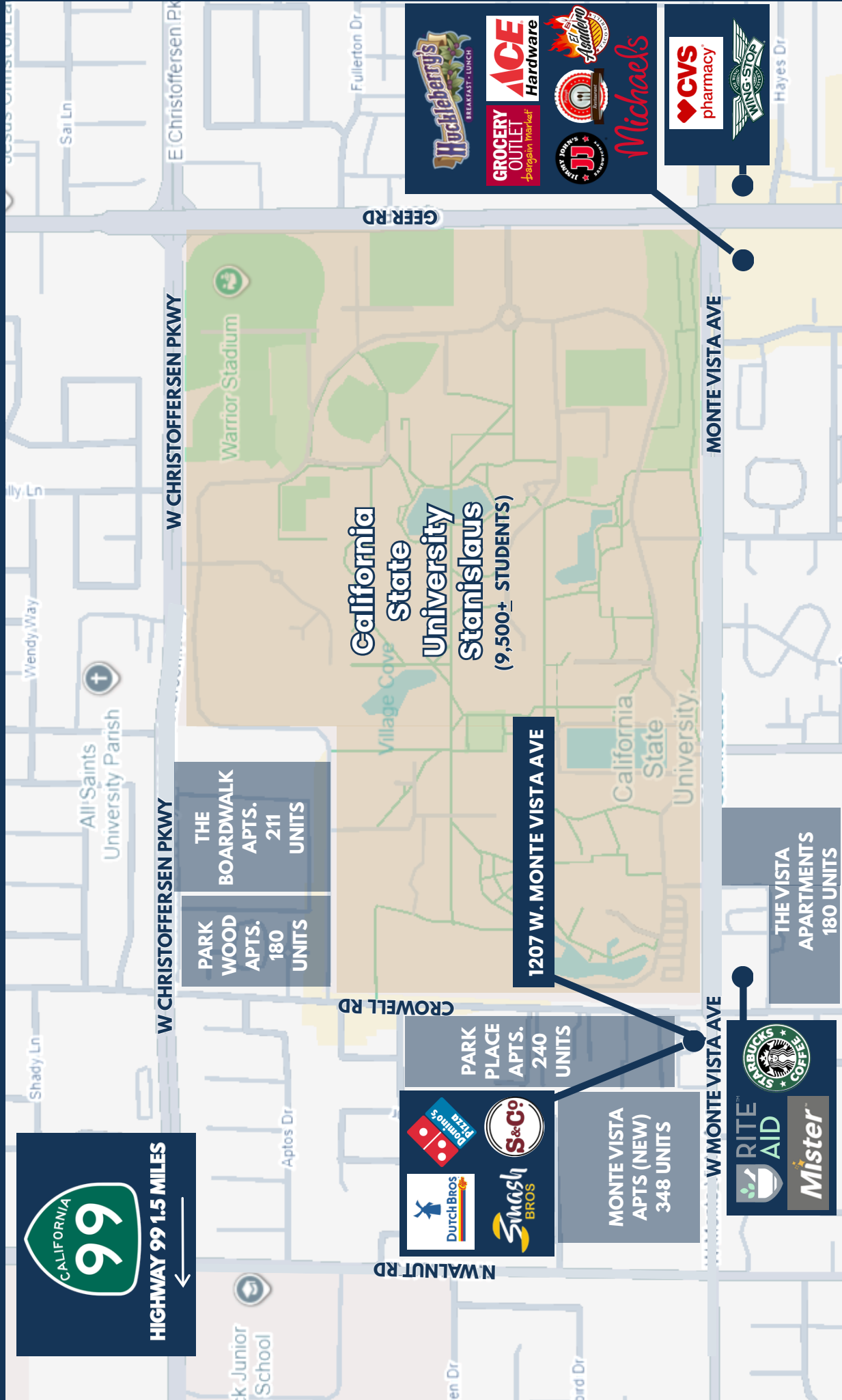
Lic. 00475070

Direct: 209-354-3838

Mobile: 209-769-4898

STinetti@MercedRealEstate.com





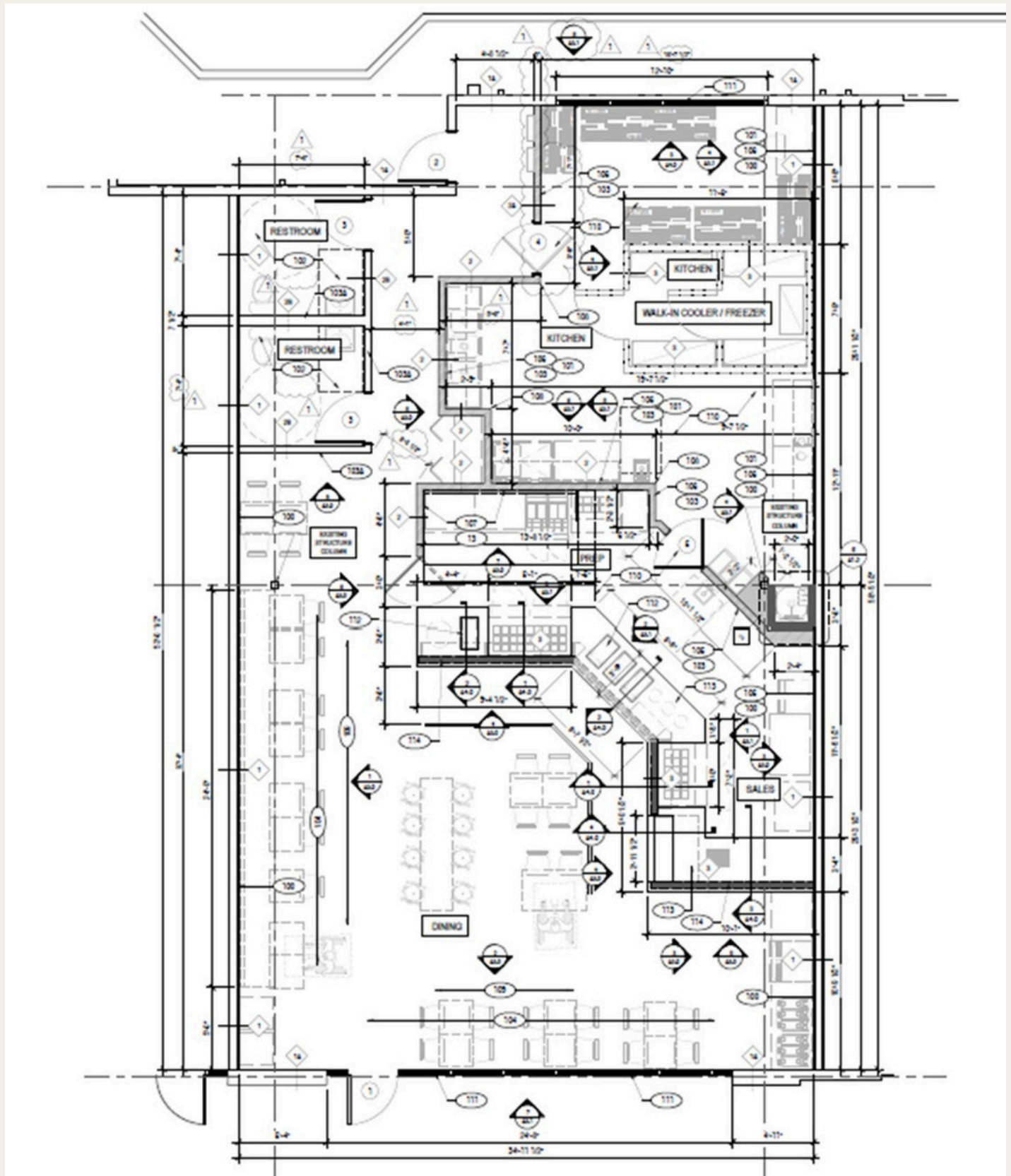
Steve Tinetti

Office: 209-354-3838 | Cell 209-769-4898
stinetti@mercedrealestate.com

2930 G Street | Merced, CA 95340
www.MercedRealEstate.com

1207 W. MONTE VISTA AVE, TURLOCK

HUMMUS REPUBLIC FLOORPLAN



Steve Tinetti Broker / Owner | DRE 00475070

Office: 209-354-3838 | Cell 209-769-4898

stinetti@mercedrealestate.com

TINETTI REALTY GROUP

2930 G Street | Merced, CA 95340

www.MercedRealEstate.com

1207 W. MONTE VISTA AVE, TURLOCK

HUMMUS REPUBLIC FLOORPLAN

DEMOGRAPHIC SUMMARY REPORT

Radius	3 Mile	5 Mile	10 Mile	
Population				
2029 Projection	58,744	92,445	256,162	
2024 Estimate	58,642	92,410	255,628	
2020 Census	58,103	92,216	259,224	
Growth 2024 - 2029	0.17%	0.04%	0.21%	
Growth 2020 - 2024	0.93%	0.21%	-1.39%	
2024 Population by Hispanic Origin	25,755	41,697	143,972	
2024 Population	58,642	92,410	255,628	
White	27,594	47.06%	98,444	38.51%
Black	1,130	1.93%	1,410	1.53%
Am. Indian & Alaskan	924	1.58%	1,445	1.56%
Asian	4,479	7.64%	5,850	6.33%
Hawaiian & Pacific Island	279	0.48%	401	0.43%
Other	24,235	41.33%	39,145	42.36%
U.S. Armed Forces	0	25	133,649	52.28%
			101	
Households				
2029 Projection	19,546	30,383	78,299	
2024 Estimate	19,499	30,355	78,134	
2020 Census	19,253	30,206	79,184	
Growth 2024 - 2029	0.24%	0.09%	0.21%	
Growth 2020 - 2024	1.28%	0.49%	-1.33%	
Owner Occupied	9,787	50.19%	45,128	57.76%
Renter Occupied	9,712	49.81%	33,006	42.24%
2024 Households by HH Income	19,501	30,356	78,132	
Income: <\$25,000	3,555	18.23%	5,005	16.49%
Income: \$25,000 - \$50,000	3,484	17.87%	5,427	17.88%
Income: \$50,000 - \$75,000	3,474	17.81%	5,096	16.79%
Income: \$75,000 - \$100,000	2,700	13.85%	4,209	13.87%
Income: \$100,000 - \$125,000	2,354	12.07%	3,897	12.84%
Income: \$125,000 - \$150,000	1,307	6.70%	2,023	6.66%
Income: \$150,000 - \$200,000	1,310	6.72%	2,469	8.13%
Income: \$200,000+	1,317	6.75%	2,230	7.35%
2024 Avg Household Income	\$87,766	\$92,100	\$85,961	
2024 Med Household Income	\$69,907	\$73,333	\$68,264	



Located along Highway 99 in the heart of California's Central Valley, **Turlock** offers a strategic, business-friendly environment. With a population of over 70,000 and a regional draw that extends far beyond city limits, Turlock is a growing hub for retail, dining, logistics, healthcare, and professional services.

The city is home to **California State University, Stanislaus**, which provides access to a skilled and educated workforce. Turlock's thriving local economy, supportive municipal leadership, and modern infrastructure make it an attractive destination for tenants and businesses alike.

From national retailers to family-owned enterprises, businesses in Turlock benefit from high visibility, strong demographics, and steady residential and commercial expansion.

Why Chose Turlock?

- Excellent frontage along Highway 99 with easy regional access
- Growing population and consumer base
- Pro-development city leadership and permitting process
- Expanding commercial corridors and infill opportunities
- Access to CSU Stanislaus and a talented labor pool

Whether you're leasing, developing, or expanding, Turlock delivers the access, momentum, and opportunity your business needs to succeed.