

NEW DEVELOPMENT

TURLOCK

MARKETPLACE

SWQ Countryside Dr & W Tuolumne Rd
Turlock, CA

Proposed Retail Power Center with
Highway 99 exposure

Central Valley's Highest Trafficked Retail
Destination

Anchor, Jr Anchors, Pads and Drive Thru
Opportunities

Contact information:

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COMING SOON

SITE PLAN (CONCEPTUAL SITE PLAN)



TURLOCK
MARKETPLACE

SITE VIEW



VIEW OF SITE FROM HWY 99

SITE VIEW



TURLOCK
MARKETPLACE

SITE VIEW



TURLOCK
MARKETPLACE

 SUBJECT

 RETAIL

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

\$81,026

Traffic Counts



HWY 99 -

75,000 CPD



W Monte Vista -

36,386 CPD

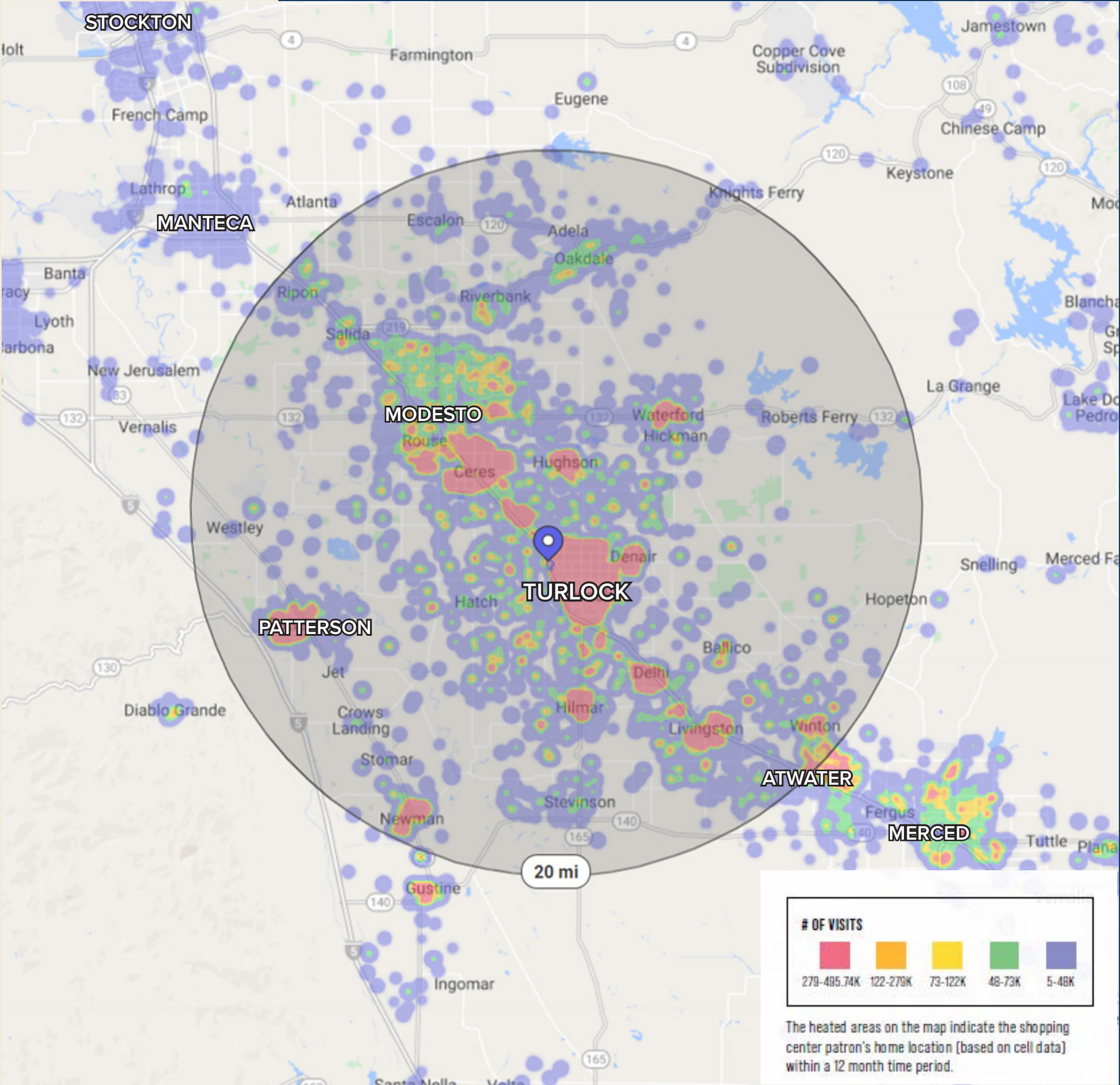


Coutryside Dr -

16,079 CPD

Source: Esri 2022

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AdVal Properties

