

RETAIL FOR LEASE

Monte Vista Crossing West



12,000 SF Available

DOLLAR TREE

1,800 SF Available

SHERWIN WILLIAMS

LOVE Salon

STARBUCKS

COSTCO WHOLESALE

COSTCO GASOLINE

N Tegner Rd

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SITE PLAN



Property Summary

MONTE VISTA CROSSING WEST

3015 N Tegner Road – Turlock CA, 95382

RENTAL RATE:

Negotiable + NNN (\$0.63 PSF/mo)

SQUARE FOOTAGE:

- 12,000 SF Former Party City
- 1,800 SF Vanilla Shell

PROPERTY TYPE:

Retail

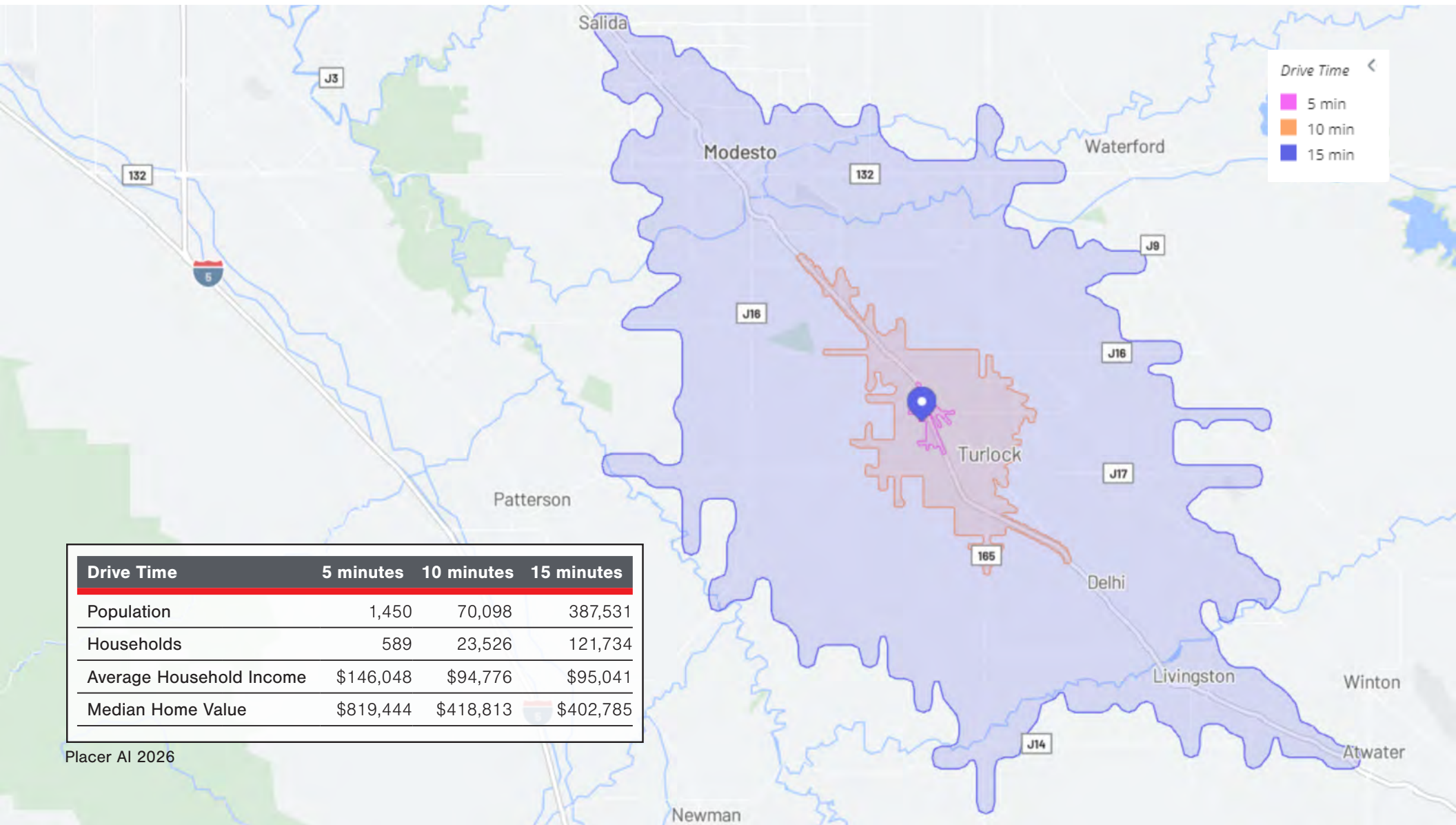
PYLON SIGNAGE:

Available

Hwy 99 fronting



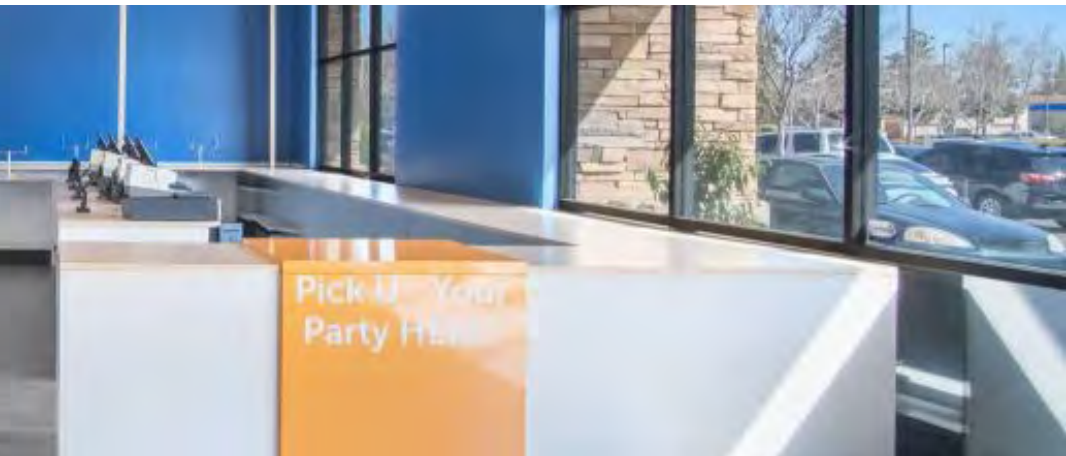
TRADE AREA DEMOGRAPHICS

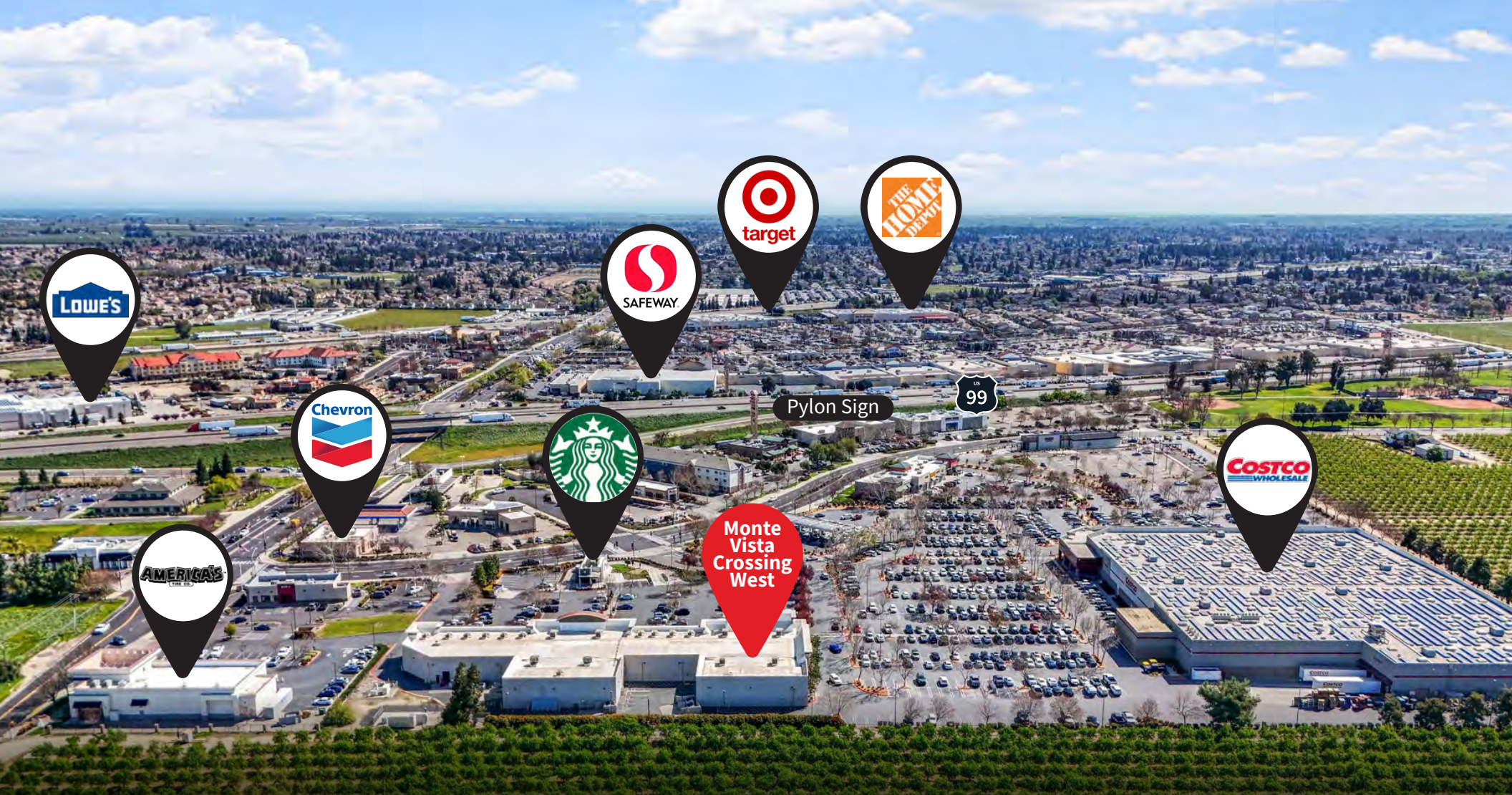


Placer AI 2026

INTERIOR IMAGES

12,000 SF Former Party City





LEASING CONTACTS

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