

RETAIL FOR LEASE

Monte Vista Crossing West

3015-3075 N. Tegner Rd, Turlock, California



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SITE PLAN



Property Summary

RENTAL RATE:

Negotiable + NNN (\$0.63 PSF/mo)

SQUARE FOOTAGE:

- 12,000 SF Former Party City
- 1,800 SF Vanilla Shell
- 1,150 SF Former Jeweler (**Available 1/1/27**)

PROPERTY TYPE:

Retail

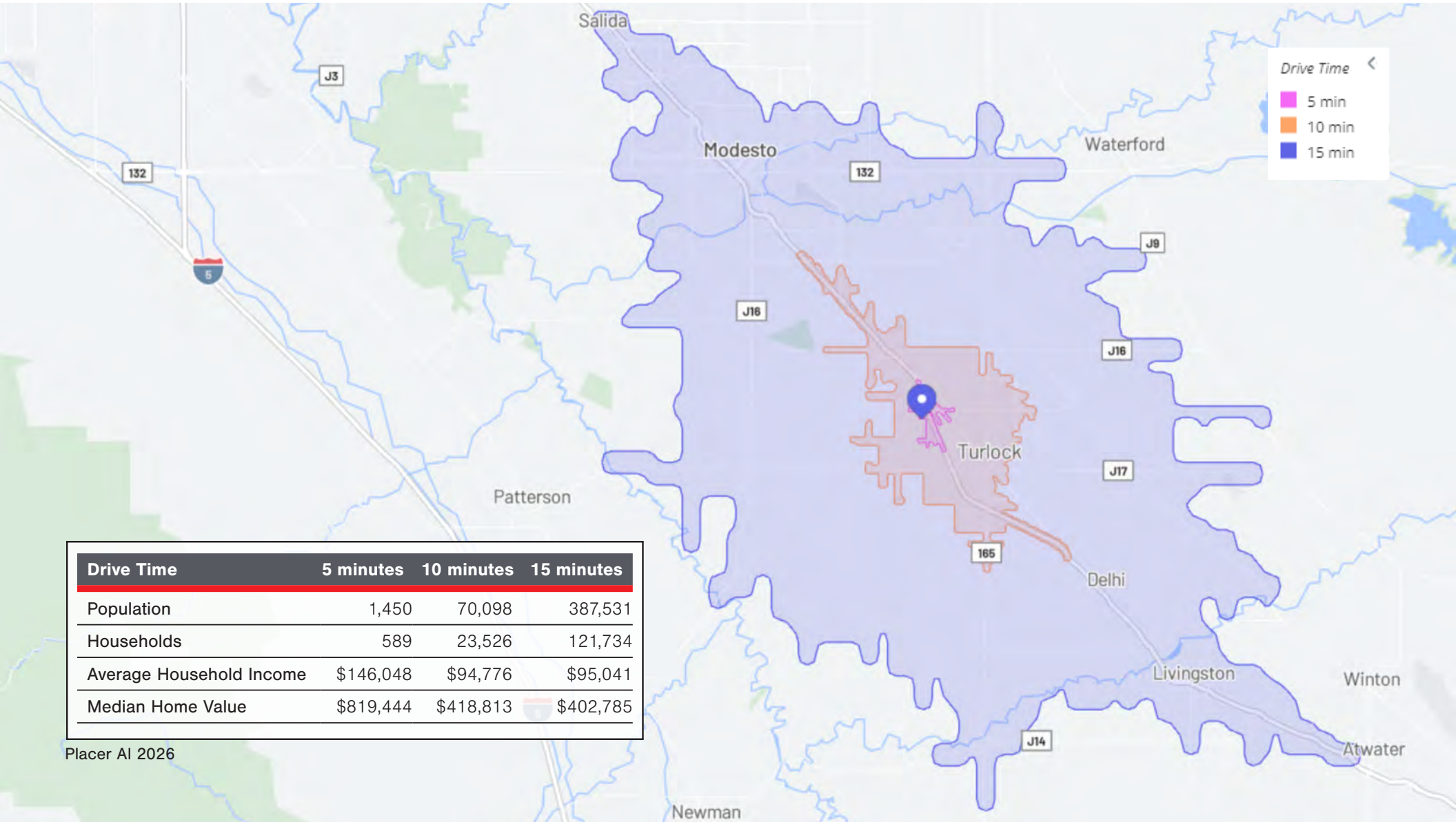
PYLON SIGNAGE:

Available

Hwy 99 fronting



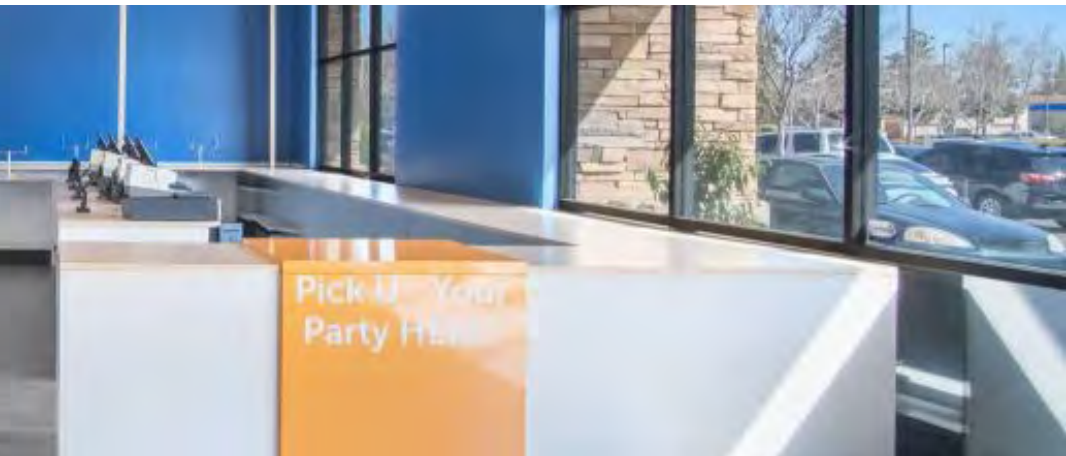
TRADE AREA DEMOGRAPHICS



Placer AI 2026

INTERIOR IMAGES

12,000 SF Former Party City





LEASING CONTACTS

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