

Highway-Commercial Pads Available Highway 99 & Monte Vista Turlock CA



Best Commercial Site in Turlock!

- A 6.5 Acre master planned highway commercial site available for development in Spring 2003
- Excellent freeway visibility—980 feet of freeway frontage
- High traffic volumes—increasing annually
- Four to five individual pads available
- Retail pads available from \$8.00 to \$20.00 psf
- Build to suit or land sales

Contact:

Brad Hays

CAPITOL AVENUE
DEVELOPMENT & INVESTMENTS

(916) 374-1662

bhays@capitolavenue.com

Demographics:

| Distance from Turlock | Population | Families |
|-----------------------|------------|----------|
| 10 Minutes | 83,000 | 21,000 |
| 20 Minutes | 129,000 | 32,000 |
| 30 Minutes | 349,000 | 130,000 |
| 40 Minutes | 424,000 | 152,000 |
| 50 Minutes | 456,000 | 160,000 |