

FOR LEASE



Marcus & Millichap



FORMER RITE AID

1000 Monte Vista Ave, Turlock, CA 95380

±17,272 SF

BUILDING SIZE

1.62 AC

LOT SIZE

\$1.25 SF

LEASE RATE

Property Overview

CoSol Commercial Real Estate is pleased to present the opportunity to lease a former Rite Aid retail building located at 1000 Monte Vista Ave, situated at the signalized corner of W. Monte Vista Avenue and Crowell Road in Turlock, CA. The freestanding ±17,272 SF building anchors an established retail center that includes a Starbucks drive-thru and neighboring pad tenants, with strong visibility and access along Monte Vista Avenue. This offering provides a user the chance to reposition a well-located, hard-corner asset in a dense Central Valley trade area.



Address	1000 Monte Vista Ave, Turlock, CA 95380
Building Size	±17,272 SF
Lot Size	1.62 AC
Price / SF	\$1.25 SF
Parcel Number (APN)	071-73-004
Zoning	C2
Lease Rate	Call for Pricing
Lease Type	NNN
Year Built	2008
Parking	±40 stalls

Investment Highlights

01

Hard Corner Location

Positioned at the signalized intersection of W. Monte Vista Ave & Crowell Rd

03

Strong Co-Tenancy

Shares the center with a Starbucks drive-thru and Rustic Rae's Hair Salon

05

Established Retail Corridor

Monte Vista Avenue is a primary Turlock retail and residential thoroughfare

02

Freestanding Retail Building

±17,526 SF former Rite Aid with drive-thru pharmacy lane infrastructure in place

04

Ample Parking

±40 parking stalls serving the site

06

Reposition / Redevelopment Potential

Vacant big-box footprint suited to a single user or subdivision



SEC of W. MONTE VISTA AVE & CROWELL RD
TURLOCK, CA





Jake Maiorino

CoSol Commercial Real Estate

DRE #01453218 | Brokerage Lic. #00713735

209-521-1591 | jmaiorino@cosol.net

2020 Standiford Ave, Bldg A, Modesto, CA 95350

www.cosol.net

Marcus & Millichap

Stephen T. Soqui

Senior Managing Director Investments

Director, National Multi Housing Group

Marcus & Millichap | 880 Apollo St, Ste 101

El Segundo, CA 90245

(562) 208-3435 Cell | (424) 405-3900 Main

(424) 405-3910 Fax

stephen.soqui@marcusmillichap.com

1000 Monte Vista Ave

Turlock, CA 95380

