

487 N Golden State Blvd

Turlock, California 95380

2,000± SF Building | 12,196 SF Lot | TC Zoning | Ideal for Detail Shop or Small Car Lot | Call for Pricing

LEASE RATE

Call for Pricing

BUILDING SIZE

2,000± SF

LOT SIZE

12,196 SF

ZONING

TC — Commercial Thoroughfare

PROPERTY

Property Overview

CoSol Commercial Real Estate presents 487 N Golden State Blvd, Turlock — a freestanding 2,000± SF commercial building situated on 12,196 SF of land. Formerly operated as a Mister Car Wash, the property features tunnel wash infrastructure already in place, making it ideally suited for an automotive detailing shop, small car lot, or a variety of TC-zoned commercial uses. Available for immediate occupancy.

Address	487 N Golden State Blvd, Turlock, CA 95380
APN	061-019-015-000
Building Size	2,000± SF
Lot Size	12,196 SF
Zoning	TC — Commercial Thoroughfare, City of Turlock
Lease Rate	Call for Pricing
Ideal Use	Detail Shop, Small Car Lot, Auto-Related
Status	Available — Call for Information



Property Highlights

Automotive-Ready Site

Former Mister Car Wash with tunnel wash infrastructure in place. Significantly reduces buildout cost and timeline for the next operator.

High-Visibility Location

Prominent frontage on N Golden State Blvd, one of Turlock's primary commercial corridors with strong daily traffic counts.

Ideal for Detail Shop or Small Car Lot

Site configuration, infrastructure, and zoning make this a turnkey opportunity for automotive detailing, vehicle sales, or related uses.

TC Zoning — City of Turlock

Commercial Thoroughfare District permits a broad range of retail and automotive uses — flexibility for owner-users and operators alike.

Freestanding Building on Large Lot

2,000± SF building on a 12,196 SF lot with ample paved area for vehicle display, parking, and site circulation.

Available for Immediate Occupancy

Ready now. Call for lease pricing, terms, and a tour.

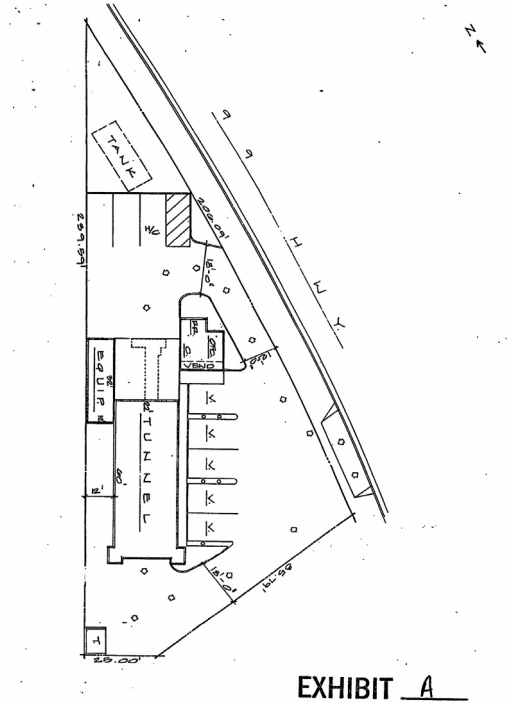


LOCATION

Location & Exterior



Site Plan — Exhibit A



SITE DETAILS

APN	061-019-015-000
Lot Size	12,196 SF
Building	2,000± SF
Frontage	N Golden State Blvd
Zoning	TC — Commercial Thoroughfare
City	Turlock, CA



EXCLUSIVELY OFFERED BY

Thomas Solomon

CoSol Commercial Real Estate

LIC# 01954944

thomass@cosol.net

209-521-1591

CoSol Commercial Real Estate

2020 Standiford Ave., Bldg. A, Modesto, CA

Brokerage Lic. #00713735



Retail / Automotive — For Lease

487 N Golden State Blvd | Turlock, CA 95380

2,000± SF | 12,196 SF Lot | TC Zoning | Call for Pricing

The above information while not guaranteed has been secured from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein.