

LINWOOD PLAZA

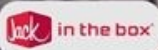
125 E Linwood Ave | Turlock, CA

SUBJECT

E LINWOOD AVE

LANDER AVE

CA-99



CA-165

THE PROPERTY

Location	125 E Linwood Ave Turlock, CA 95380
County	Stanislaus
APN	043-007-006
Cross Street	Lander Ave
Traffic Count	18,688

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,101	53,143	94,698

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,054	\$91,400	\$104,932

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,047	18,058	31,407

HIGHLIGHTS

- Scheduled to be finished by end of 2025
- Located near CA-99 on a busy thoroughfare, close to downtown Turlock
- Grease trap available for all tenants
- Home of California State University, Stanislaus

Suite Tenant	Square Feet	Rent Per SF (Annual)	Lease Type Notes
A Vacant	725	\$27	NNN Rent and terms negotiable
B Vacant	700	\$27	NNN Rent and terms negotiable
C Vacant	2142	\$27	NNN Rent and terms negotiable
D Vacant	1150	\$27	NNN Rent and terms negotiable
E Vacant	1303	\$27	NNN Rent and terms negotiable

PROPERTY FEATURES

TOTAL TENANTS	5
GLA (SF)	6,020
LAND SF	22,952
YEAR BUILT	Under Construction
ZONING TYPE	C-H: Heavy Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Residential
WEST	Commercial

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

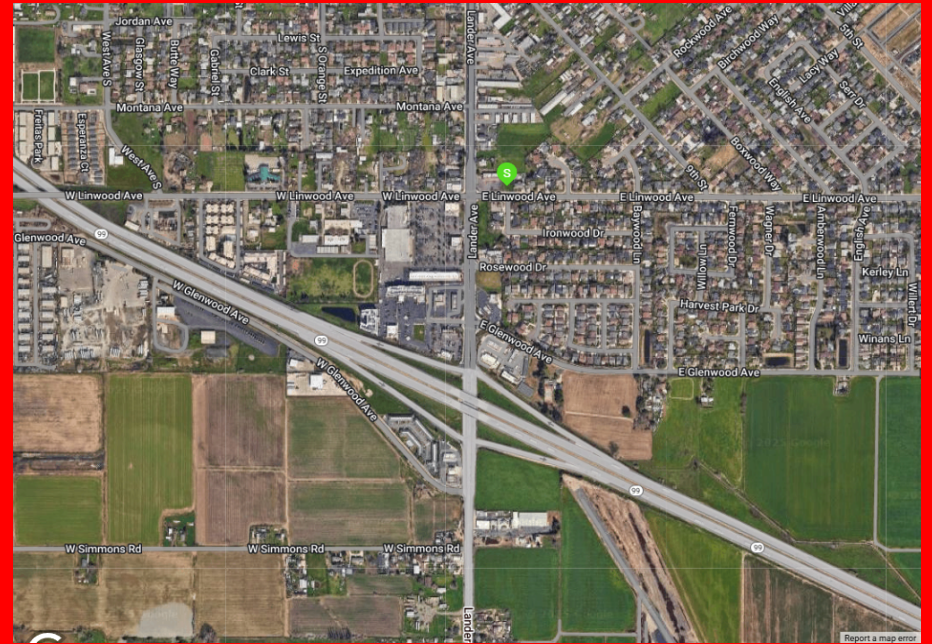
TENANT INFORMATION

LEASE TYPE	NNN
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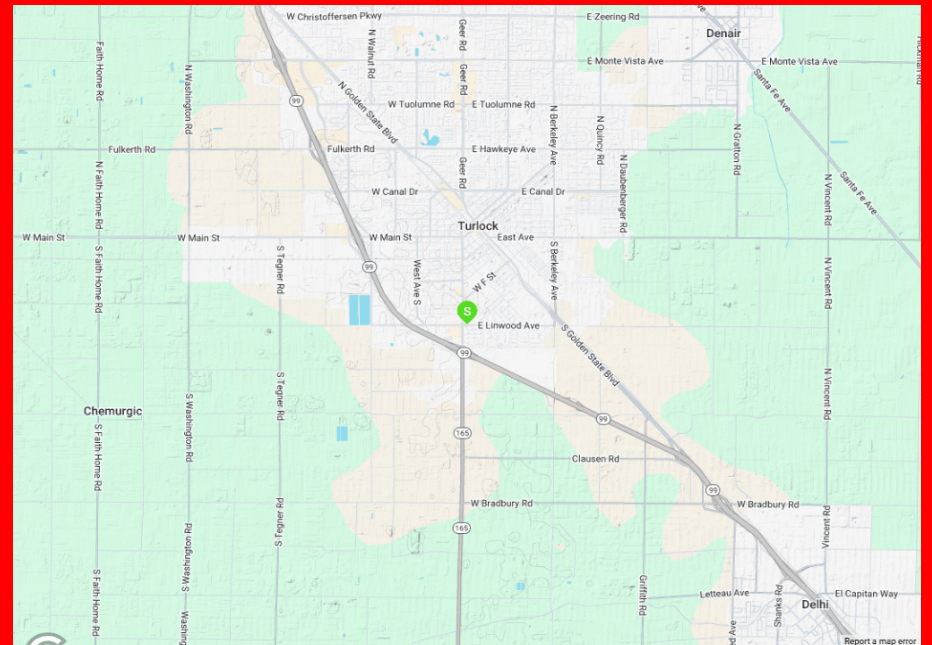
Location Highlights

- The property is located near downtown Turlock, known for its vibrant community and historic charm.
- Turlock is home to California State University, Stanislaus, bringing a youthful energy to the area and potential customer base for businesses.
- The property is situated on a main thoroughfare, providing high visibility and easy access for potential customers.
- Surrounding businesses include a mix of gas stations, retail shops, drive-thru and traditional restaurants, and professional services, creating a diverse and bustling commercial environment.

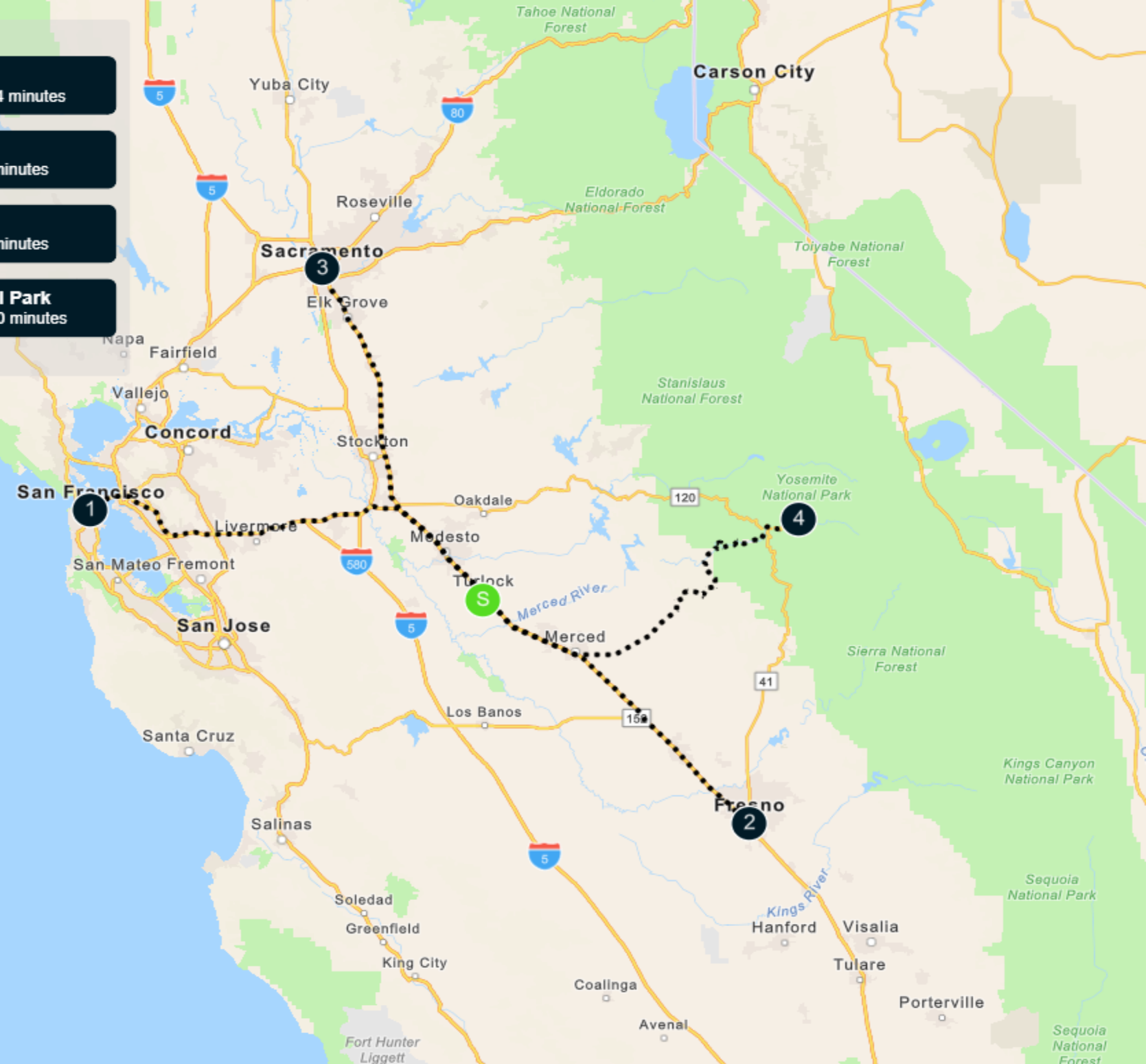
Local Map

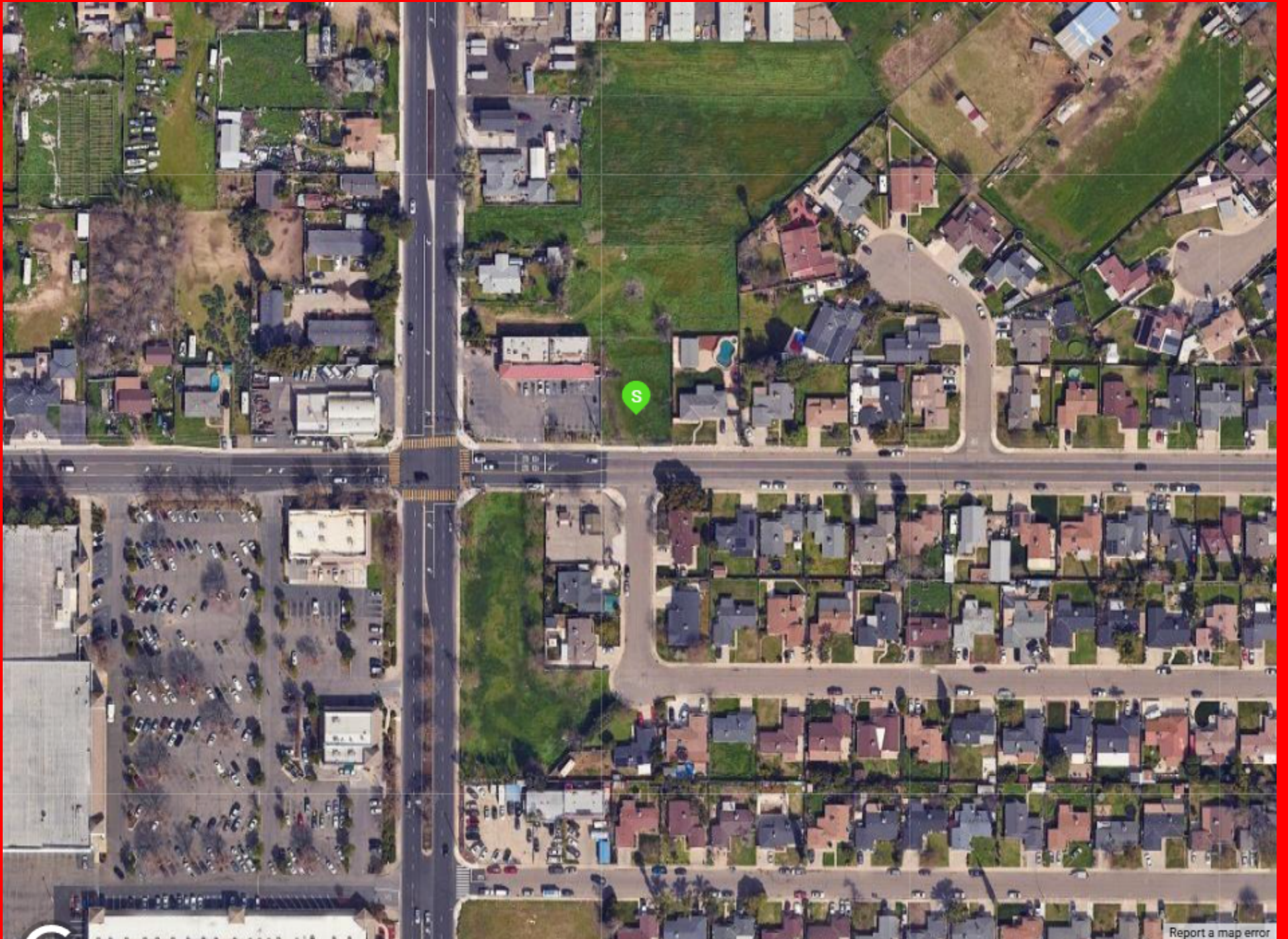


Regional Map



- 1** San Francisco
106.13 miles | 113.4 minutes
- 2** Fresno
81.03 miles | 77.1 minutes
- 3** Sacramento
89.28 miles | 88.6 minutes
- 4** Yosemite National Park
104.17 miles | 144.0 minutes



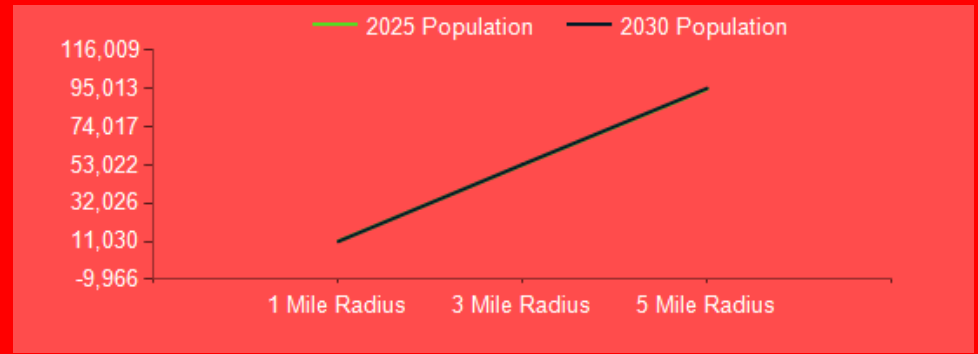


[Report a map error](#)

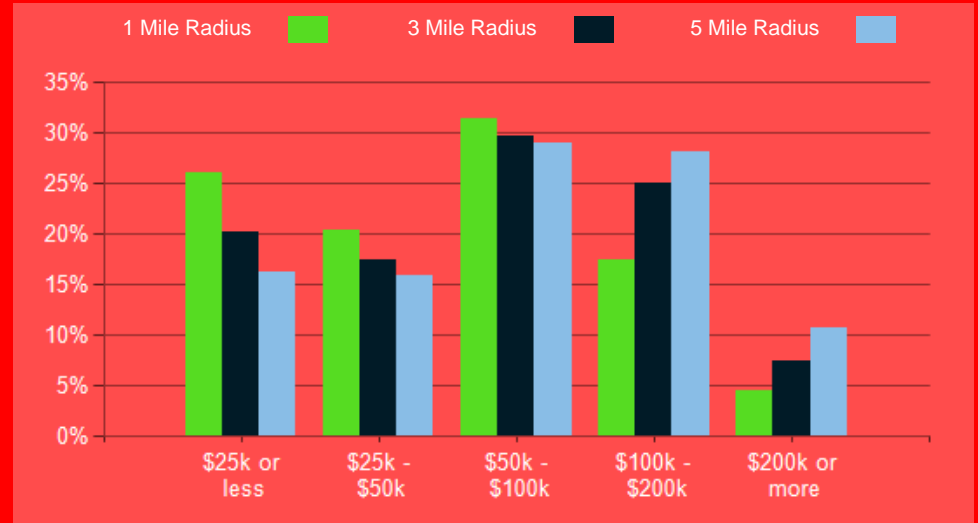
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,273	50,334	75,749
2010 Population	11,225	50,845	89,877
2025 Population	11,101	53,143	94,698
2030 Population	11,030	53,292	95,013
2025-2030: Population: Growth Rate	-0.65%	0.30%	0.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	483	2,013	2,723
\$15,000-\$24,999	310	1,643	2,372
\$25,000-\$34,999	254	1,523	2,286
\$35,000-\$49,999	368	1,644	2,705
\$50,000-\$74,999	498	2,966	5,026
\$75,000-\$99,999	462	2,395	4,094
\$100,000-\$149,999	402	3,277	6,075
\$150,000-\$199,999	131	1,234	2,765
\$200,000 or greater	139	1,363	3,362
Median HH Income	\$53,982	\$66,765	\$77,811
Average HH Income	\$73,054	\$91,400	\$104,932

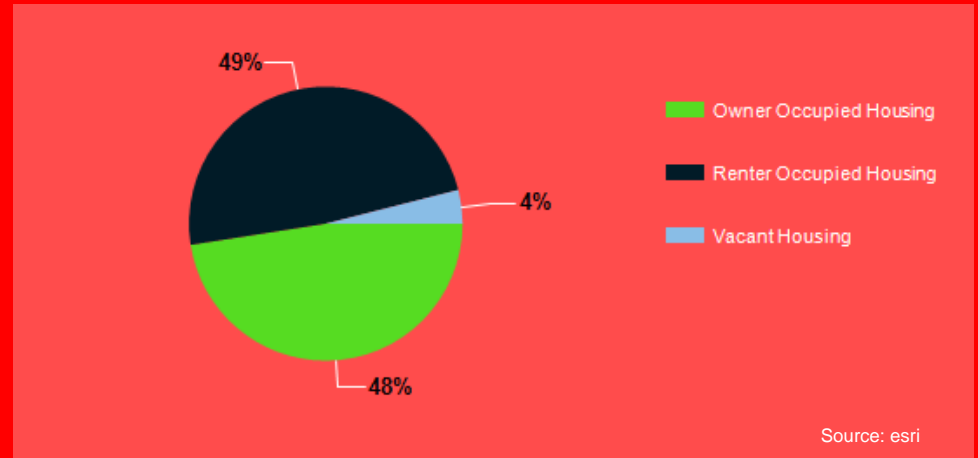
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,812	17,082	25,490
2010 Total Households	2,887	17,075	29,317
2025 Total Households	3,047	18,058	31,407
2030 Total Households	3,057	18,226	31,712
2025 Average Household Size	3.54	2.88	2.95
2025-2030: Households: Growth Rate	0.35%	0.95%	0.95%



2025 Household Income

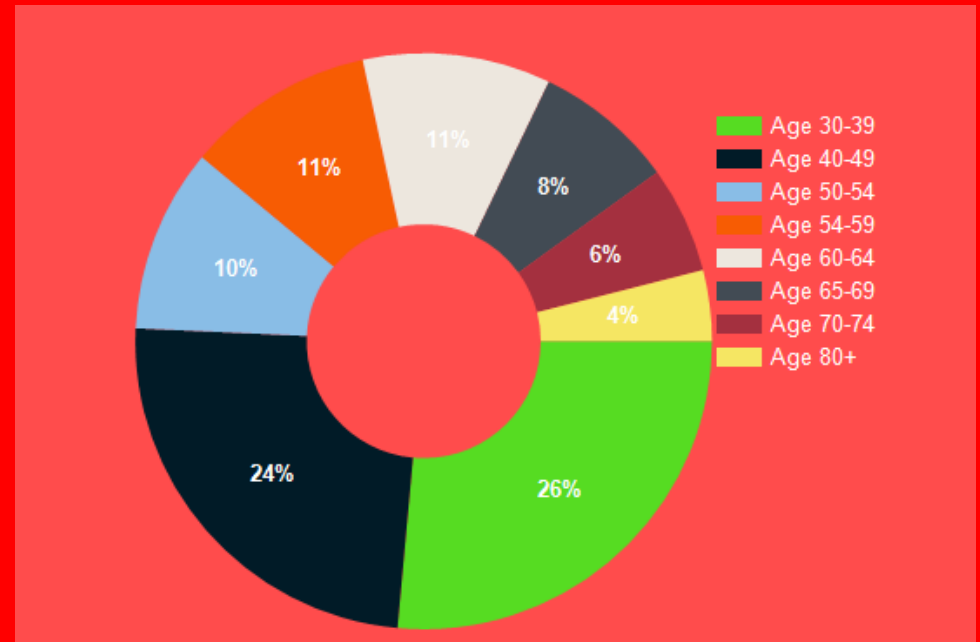


2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	771	3,909	6,895
2025 Population Age 35-39	779	3,639	6,452
2025 Population Age 40-44	750	3,426	6,272
2025 Population Age 45-49	672	3,017	5,627
2025 Population Age 50-54	605	2,909	5,560
2025 Population Age 55-59	619	2,760	5,030
2025 Population Age 60-64	618	2,911	5,213
2025 Population Age 65-69	462	2,598	4,474
2025 Population Age 70-74	351	2,174	3,682
2025 Population Age 75-79	233	1,648	2,746
2025 Population Age 80-84	139	1,128	1,851
2025 Population Age 85+	148	1,314	1,995
2025 Population Age 18+	8,151	40,246	72,092
2025 Median Age	34	36	36
2030 Median Age	34	37	37



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,039	\$68,296	\$77,548
Average Household Income 25-34	\$76,121	\$89,157	\$100,406
Median Household Income 35-44	\$62,563	\$79,190	\$97,547
Average Household Income 35-44	\$84,897	\$104,094	\$122,753
Median Household Income 45-54	\$67,263	\$84,223	\$101,996
Average Household Income 45-54	\$79,848	\$106,938	\$127,412
Median Household Income 55-64	\$57,948	\$75,277	\$85,654
Average Household Income 55-64	\$75,128	\$100,031	\$113,993
Median Household Income 65-74	\$39,154	\$58,089	\$61,800
Average Household Income 65-74	\$63,047	\$81,514	\$88,785
Average Household Income 75+	\$44,643	\$64,899	\$67,338

