

For Sale

840 Delbon Ave., Turlock, CA



- Location: 840 Delbon, just east of North Olive immediately across street from Emanuel Medical Center, in the heart of the Turlock medical facilities area.
- APN: 072-38-13
- Building size: approximately 4,248 sq. ft.
- Lot size: approximately 16,800 sq. ft.
- Usage: medical office, presently vacant
- Zoning: Planned Development Office
- Year built: 1968
- Other: possible owner financing

\$715,000

Demographic Information

	1 mile radius	3 mile radius	5 mile radius
Population	18,681	62,909	69,160
Average age	37.8	34.0	34.1
Average hshld. income	\$52,401	\$50,087	\$50,705
% with college degree	29%	23%	23%
Total housing units	7,008	21,455	23,557
% owner occupied	50%	55%	56%



1101 Sylvan Ave., A25
Modesto, CA 95350
209-529-9610

ISO 9002 Registered



An independently owned and operated member of
The Prudential Real Estate Affiliates, Inc.

Dave Tanner
209-526-1007 ext. 108
dtanner@prucommercialre.com

Ron Roaks
209-526-1007 ext. 147
rlroaks@prucommercialre.com

Mark Morphy
209-634-4000 ext. 34
mmorphy@prucalifornia.com

The source of this information is deemed reliable but not verified. All measurements, figures and information are approximate. Package is subject to sale, price change or withdrawal. 12/24/02