

SUITES AVAILABLE FOR LEASE ON COUNTRY CLUB BLVD



2714 COUNTRY CLUB BOULEVARD

Stockton, CA 95204

BEN RISHWAIN
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CalDRE #01729449

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at 2714 Country Club Boulevard, this offering includes two well-positioned office suites on the second floor. The property offers immediate access to I-5, providing excellent connectivity and convenience for tenants and visitors.

Each suite features a private, in-suite restroom and a functional, subdivided layout, designed to support efficient day-to-day operations. The combination of freeway access, flexible office configurations, and private restroom amenities makes these suites ideal for professional or administrative users.

PROPERTY HIGHLIGHTS

- Immediate freeway access with excellent connectivity and visibility.
- Central and easily accessible location for tenants and visitors.
- Each suite includes a private, in-suite restroom.
- Ample on-site parking available.
- Subdivided layouts with multiple private offices.

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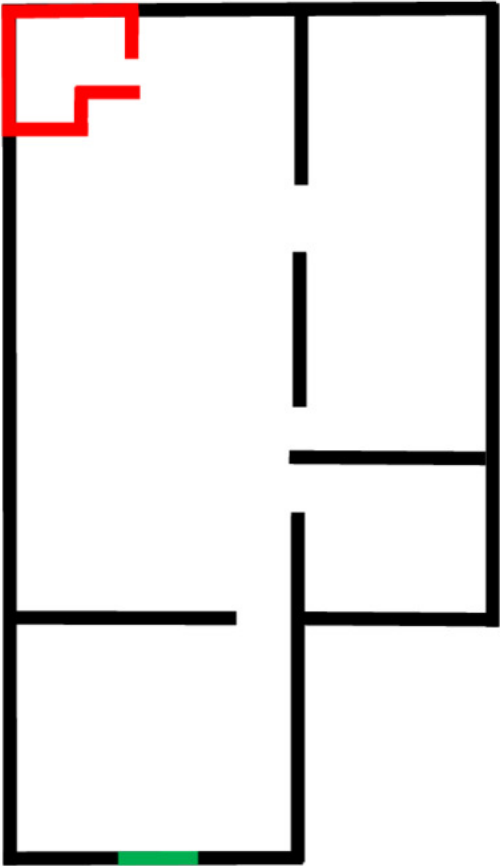
OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month
Lease structure:	Triple Net (NNN)
Available SF:	977 - 1,058 SF
Building Size:	13,688 SF

SPACES	LEASE RATE	SPACE SIZE
Suite E	\$1.00 SF/month	±977 SF
Suite G	\$1.00 SF/month	±1,058 SF

SUITE E FLOOR PLAN

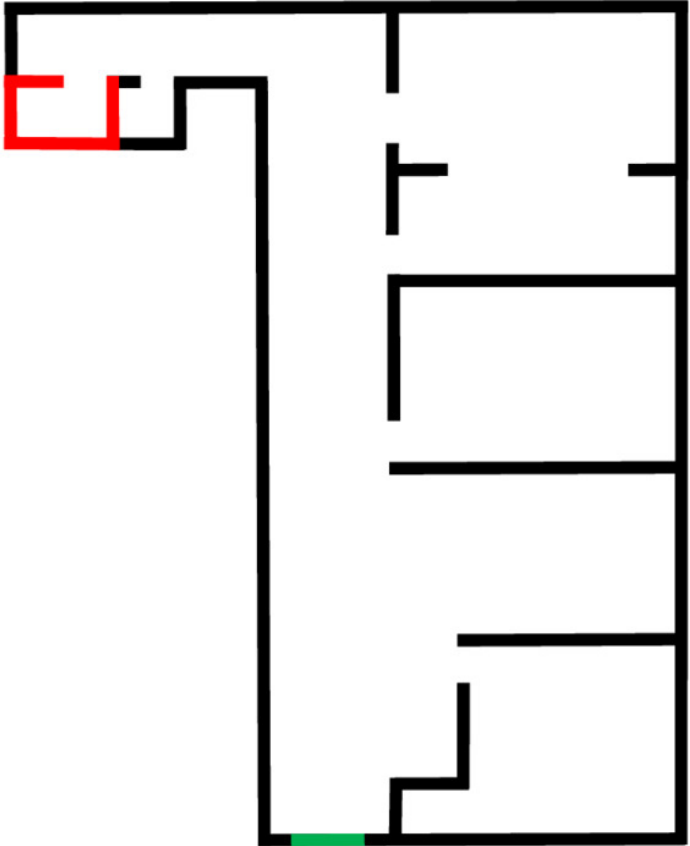
Entrance/Exit Door
Bathroom



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SUITE G FLOOR PLAN

Entrance/Exit Door
Bathroom



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SUITE E ADDITIONAL PHOTOS



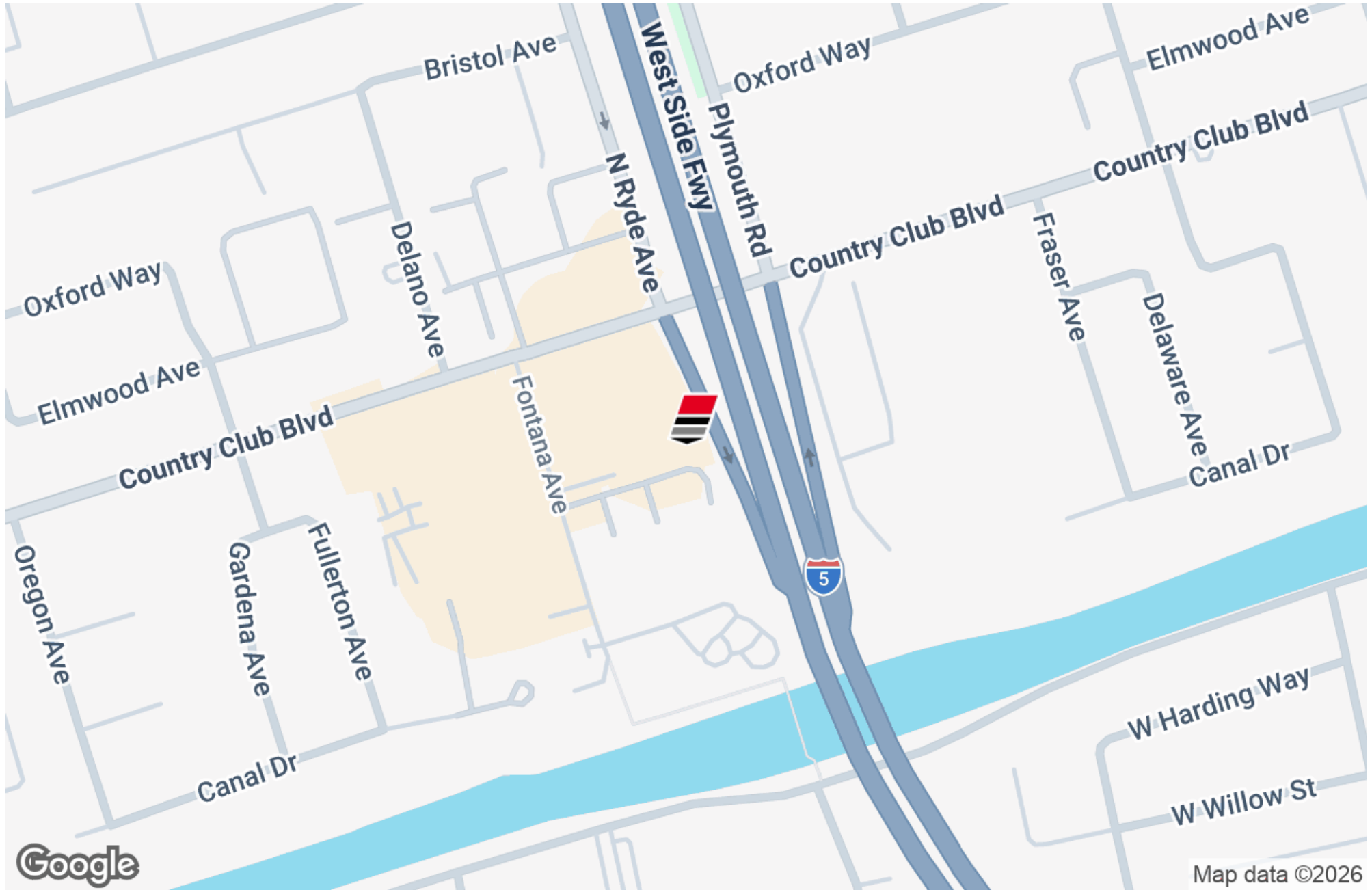
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SUITE G ADDITIONAL PHOTOS



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LOCATION MAP



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Map data ©2026

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,499	5,357	15,699
Average Age	28.5	29.6	33.8
Average Age (Male)	26.5	26.6	32.1
Average Age (Female)	31.4	32.5	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	614	2,023	5,437
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$73,639	\$77,722	\$89,383
Average House Value	\$330,297	\$337,735	\$359,972

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	582	2,131	6,630
% White	38.8%	39.8%	42.2%
Total Population - Black	136	399	1,013
% Black	9.1%	7.4%	6.5%
Total Population - Asian	136	582	1,508
% Asian	9.1%	10.9%	9.6%
Total Population - Hawaiian	0	0	4
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	23	131	684
% American Indian	1.5%	2.4%	4.4%
Total Population - Other	333	1,201	3,629
% Other	22.2%	22.4%	23.1%

2023 American Community Survey (ACS)

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