

# RETAIL BUILDING FOR LEASE



# 2641

GEER ROAD  
TURLOCK, CA

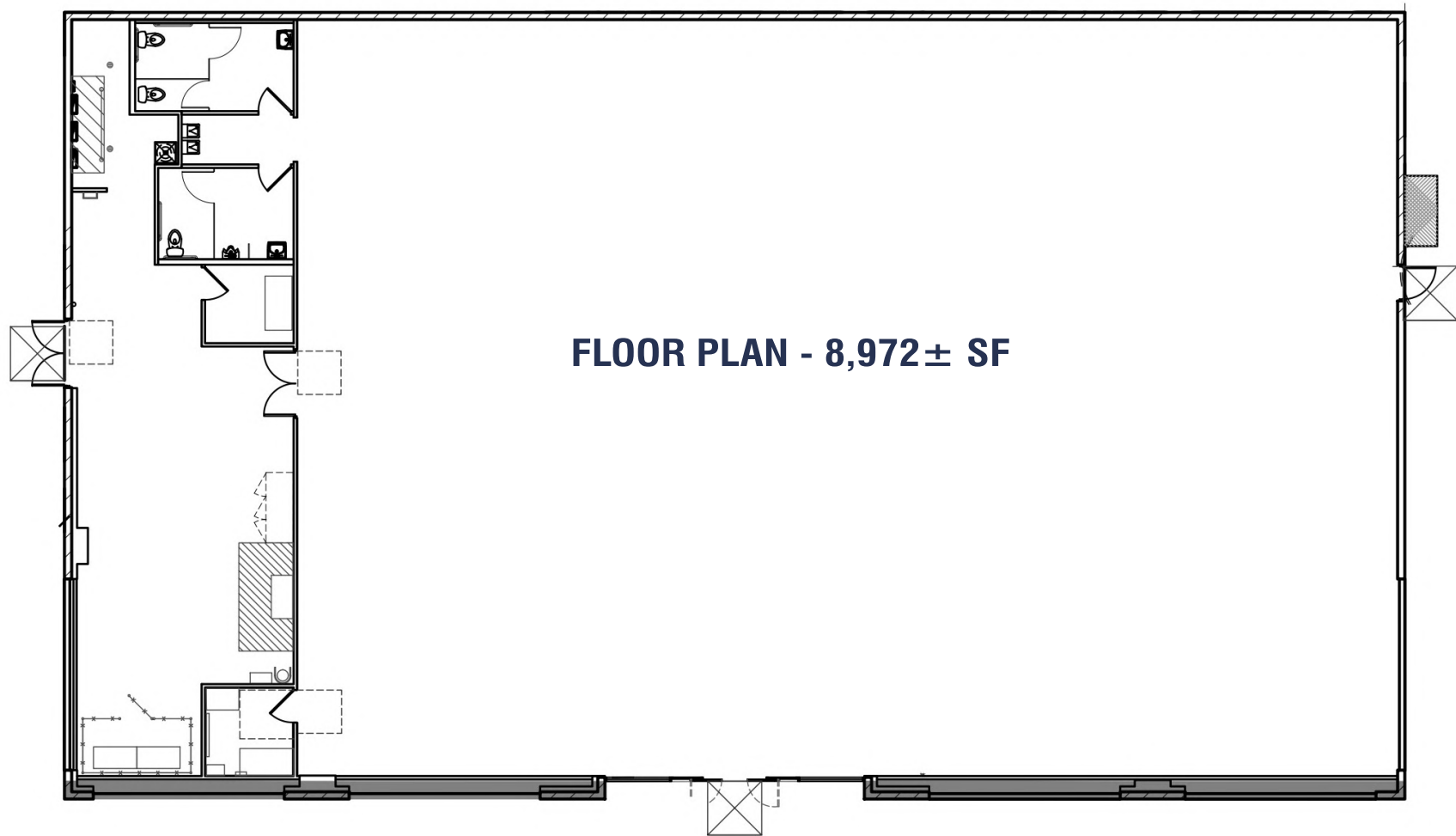
**RENT:** Call for details  
**BUILDING:** 8,972<sup>±</sup> sf  
**PARCEL:** 30,927<sup>±</sup> sf  
**BUILT:** 1995  
**PARKING:** 1 space / 300 sf (43 spaces)

- Former Dollar General
- Great location on busy retail corridor
- Remodeled in 2013
- Ideal for national/regional retailer
- Ample parking

**SUBJECT**



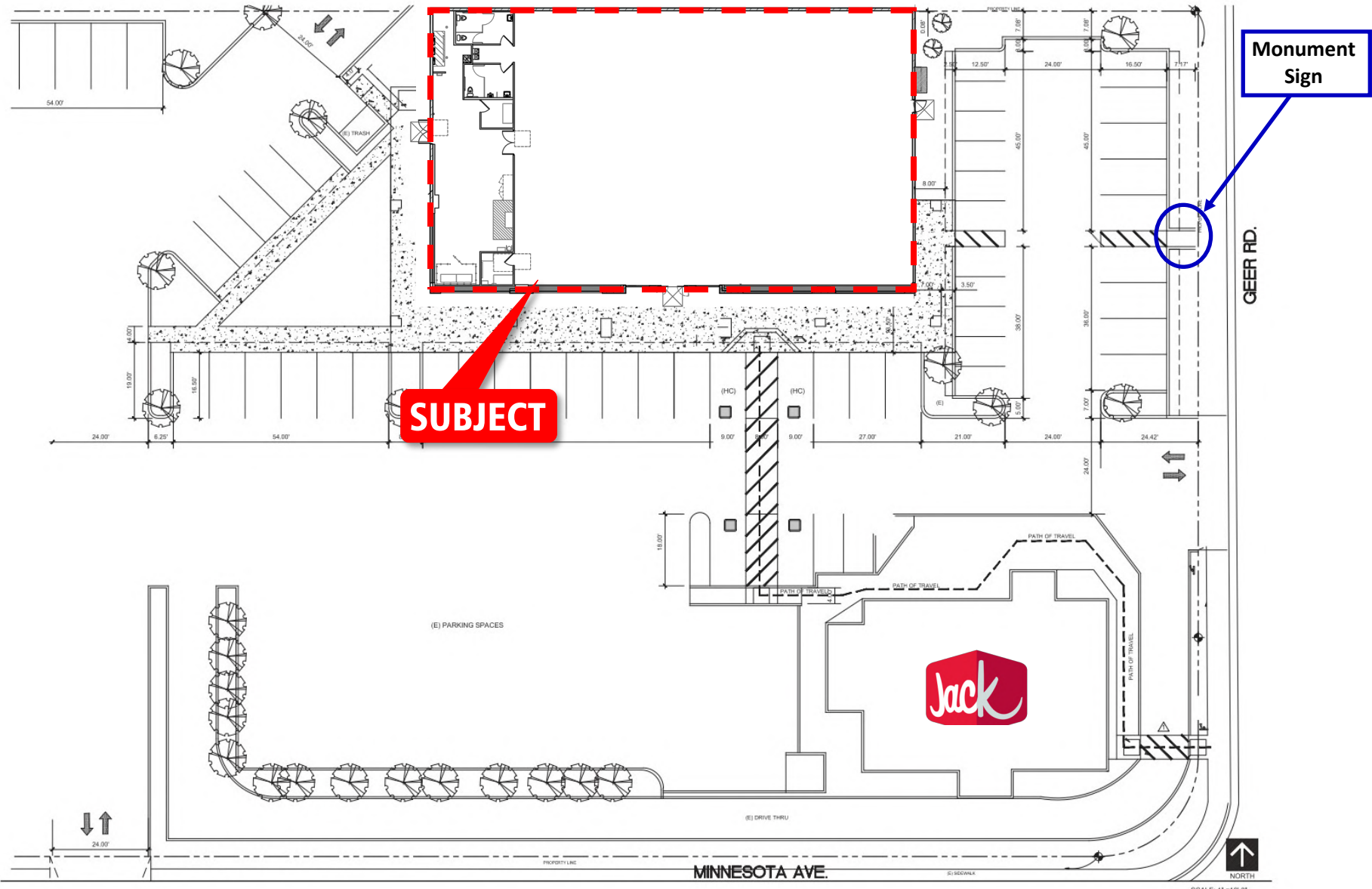
- Excellent location at signalized intersection
- Access from 2 primary streets
- Street, frontage & monument signage
- 1 block from CSU Stanislaus campus
- Adjacent to Jack in the Box
- Fire sprinklers / Handicap accessible
- Well maintained, including roof
- Just minutes to / from Hwy 99 and downtown



GEER RD.

**FLOOR PLAN - 8,972 ± SF**

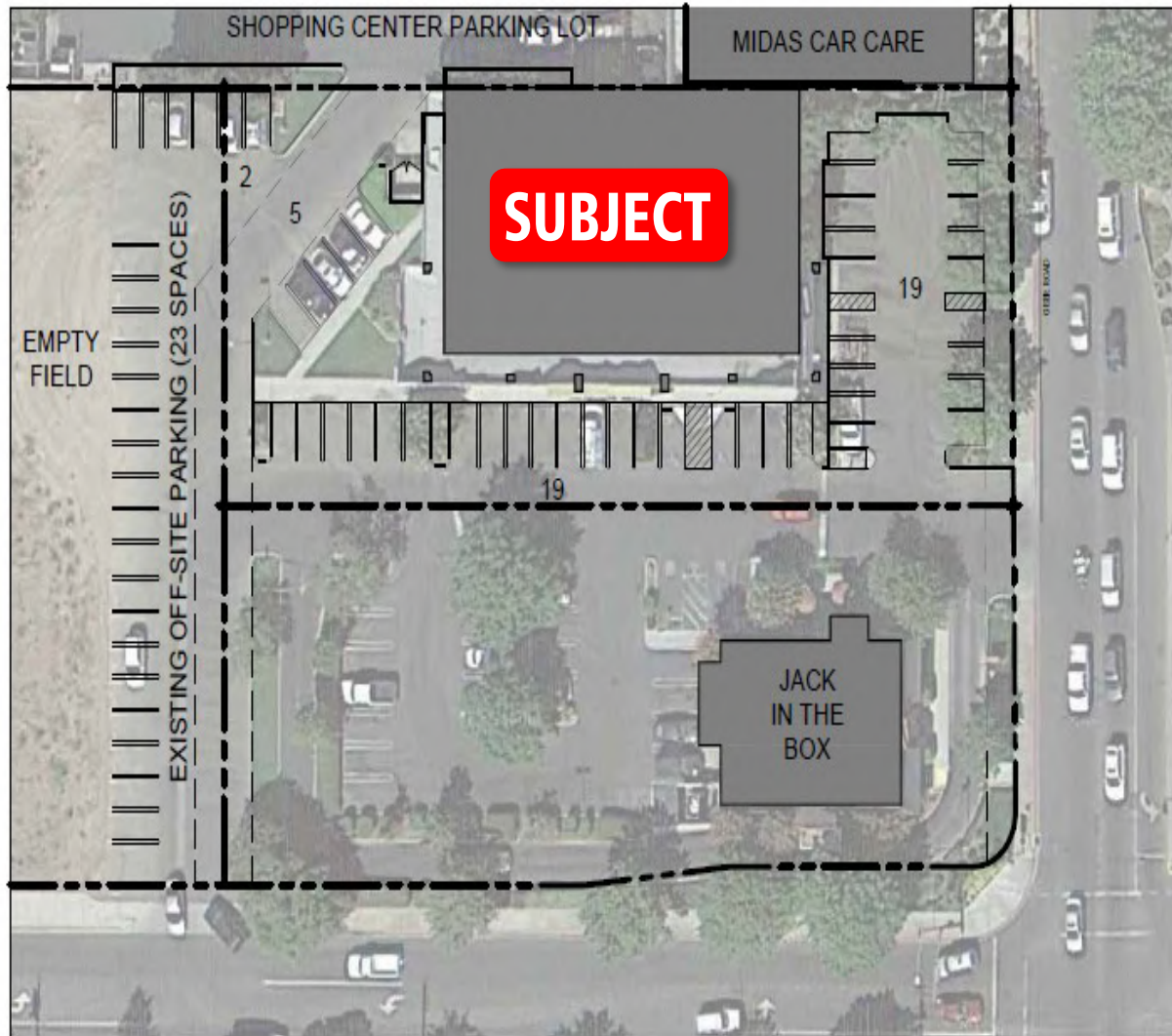
*Not to scale*



Not to scale

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**PARKING STATS**



PROVIDED PARKING

REQUIRED PARKING: 1 SPACE / 300 S.F.      30 SPACES

EXISTING ONSITE PARKING      43 SPACES

ALLOWED COMPACT SPACES: 30%      13 SPACES

EXISTING COMPACT SPACES      9 SPACES

REQUIRED ACCESSIBLE PARKING      2 SPACES

EXISTING ACCESSIBLE SPACES      2 SPACES





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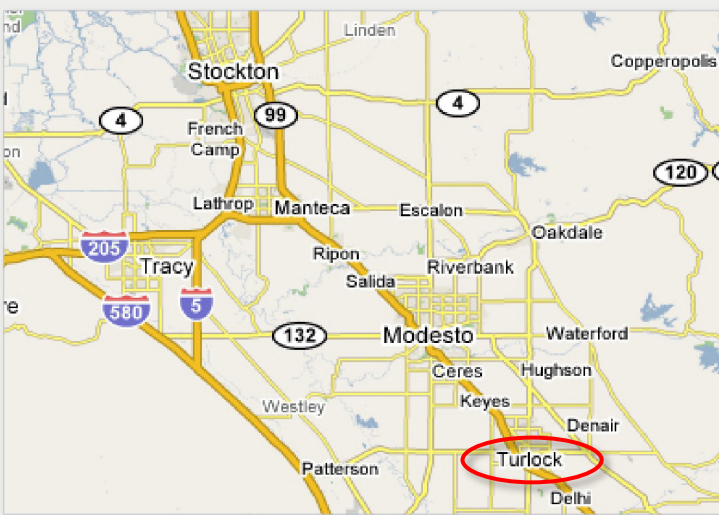




**LOCATION MAP**



**MAP OF CENTRAL VALLEY**



**DAILY TRAFFIC COUNTS**

- Geer Rd. @ W. Minnesota Ave .....24,248 ADT
- Geer Rd. @ Monte Vista Ave ..... 18,400 ADT

**DISTANCES**

- To Modesto ..... 13 Miles
- To Tracy.....42 Miles
- To Stockton.....44 Miles
- To Sacramento .....94 Miles
- To Fresno .....85 Miles

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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	22,698	79,806	91,289	209,538	87,019
5 Yr Growth	3.7%	2.2%	2.1%	2.5%	0.5%
Median Age	37	35	35	34	35
5 Yr Forecast	38	37	37	36	37
White / Black / Hispanic	86% / 2% / 32%	85% / 2% / 42%	86% / 2% / 43%	86% / 2% / 52%	85% / 2% / 44%
5 Yr Forecast	85% / 3% / 34%	84% / 2% / 44%	85% / 2% / 45%	85% / 2% / 54%	85% / 2% / 44%
Employment	7,333	27,189	30,551	67,076	38,810
Buying Power	\$487.7M	\$1.7B	\$1.9B	\$4.1B	\$1.8B
5 Yr Growth	5.8%	3.9%	3.9%	4.3%	2.2%
College Graduates	20.3%	21.1%	19.6%	14.3%	27.2%
<b>Household</b>					
Households	8,454	26,413	29,857	64,140	28,598
5 Yr Growth	3.8%	2.2%	2.1%	2.5%	0.5%
Median Household Income	\$57,689	\$63,765	\$63,367	\$63,199	\$64,323
5 Yr Forecast	\$58,789	\$64,806	\$64,494	\$64,340	\$65,421
Average Household Income	\$71,792	\$81,572	\$81,382	\$80,163	\$82,072
5 Yr Forecast	\$72,625	\$82,816	\$82,610	\$81,454	\$83,319
% High Income (>\$75K)	36%	42%	42%	41%	43%
<b>Housing</b>					
Median Home Value	\$315,411	\$350,218	\$353,932	\$332,768	\$364,033
Median Year Built	1984	1984	1983	1983	1983
Owner / Renter Occupied	47% / 53%	56% / 44%	57% / 43%	60% / 40%	56% / 44%