

AVAILABLE FOR LEASE
1,170± SF | RETAIL SPACE

3102 GEER ROAD
TURLOCK, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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PROPERTY
INFORMATION

Availability: 1,170± SF
Building Size: 19,727± SF
Tenancy: Multiple
Property Type: Retail
Year Built: 2009
Zoning: C2 (*Community Commercial*)

PROPERTY DESCRIPTION

The subject shopping center sits on the Southeast corner of Geer Rd & Monte Vista Ave. Catty Corner from California State University, Stanislaus, this site sees 37,840± amount of daily average traffic.

HIGHLIGHTS

- Main Retail Corridor
- Well Maintained Center
- High Average Daily Traffic



Contact Agent
FOR LEASE RATE

Modified Gross
LEASE TYPE

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AREA
DEMOGRAPHICS

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	20,363	75,084	88,286
2025 Estimate	20,575	75,201	89,596
Growth 2025-2030	-1.03%	-1.49%	-1.46%
Growth 2020-2025	-1.16%	-1.55%	-1.20%
Growth 2010-2020	11.79%	5.64%	4.83%
2030 Projection	6,819	24,866	29,089
2025 Estimate	6,928	24,218	29,482
Growth 2025-2030	-1.58%	-1.40%	-1.33%
Growth 2020-2025	-2.34%	-1.42%	-0.94%
Growth 2010-2020	9.77%	5.49%	4.89%
2025 Est. Average HH Income	\$98,278	\$104,487	\$103,971

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

16,122± ADT

Monte Vista Avenue at James Lane
(Eastbound)

21,718± ADT

Geer Road at Regis Street
(Northbound)

Source: Kalibrate TrafficMetrix 2024



CHRISTOFFERSEN PARKWAY



BRIARWOOD
apartment homes

MONTE VISTA AVENUE



← SITE



CROWELL ROAD

DELS LANE

GEER ROAD

OLIVE AVENUE

TUOLUMNE ROAD



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