



Subject Property Photos



Available for Lease

Former Gym Facility

2710 Geer Road | Turlock, CA 95382







 Stan Johnson Co.

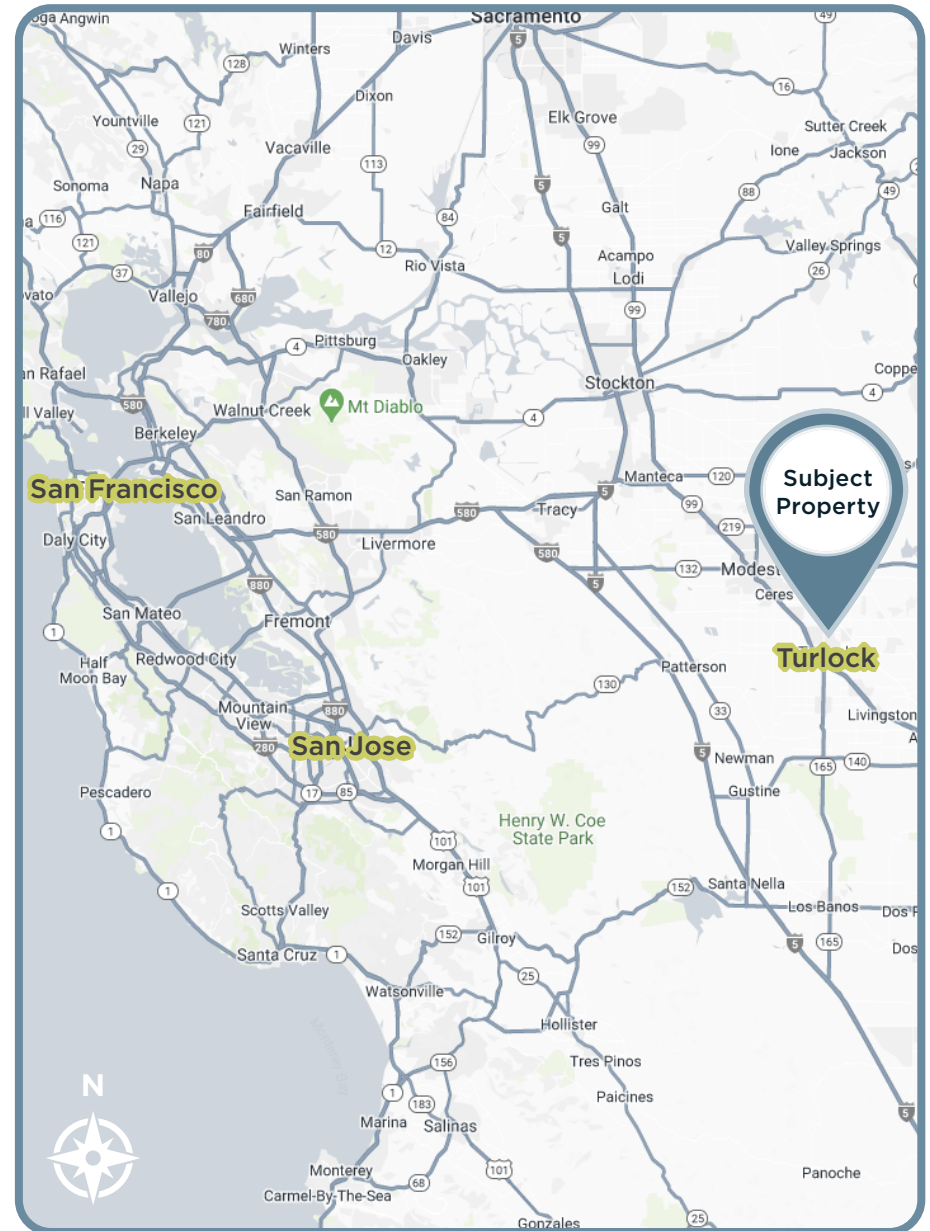
Property Details

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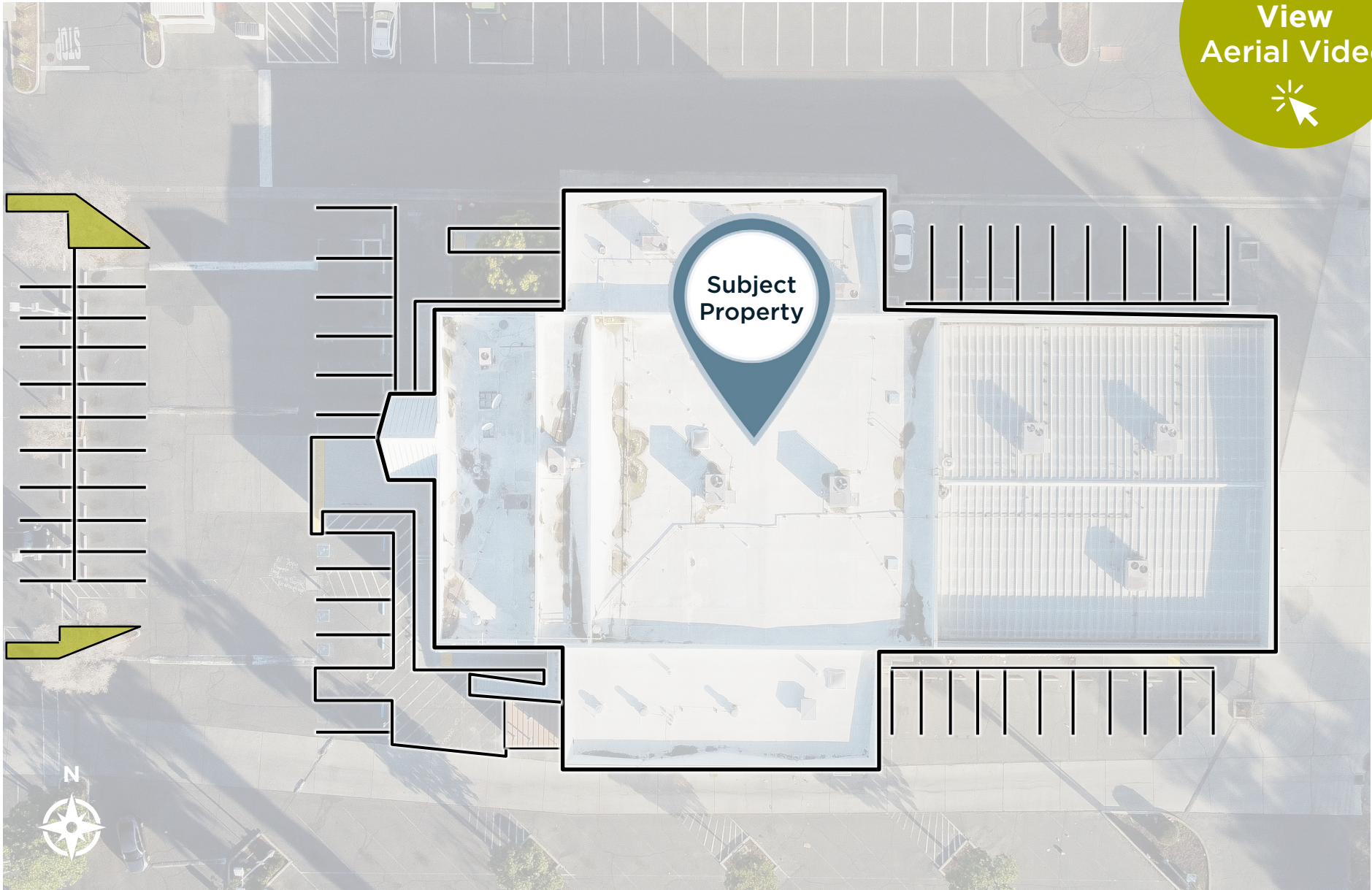
Address	2710 Geer Rd, Turlock, CA 95382
Availability	21,700 SF 2.62 Acres
Traffic Counts	22,376 VPD on Geer Road

Highlights

-  Large ±2.62 Acre Parcel: Future Expansion, Addition or Redevelopment
-  Newer Roof
-  Traffic Counts of 22,376 VPD on Geer Road
-  High Population Density - 92,175 Residents within 5-mile radius
-  Average Household Income of \$84,064 within a 3-mile radius
-  Minutes away from California State University Stanislaus - ±10,577 Student Count



Site Plan





John H. Pitman High School
(±2,081 Students)

Walnut Elementary Education Center
(±911 Students)

Sandra T. Medeiros Elementary School
(±891 Students)

Dennis Earl Elementary School
(±884 Students)

Balboa Park Condos

Geer Rd
(±22,376 VPD)

Turlock Junior High School
(±1,466 Students)

The Boardwalk Apartments



California State University Stanislaus
(±10,577 Students)

Park Place Apartments

Briarwood Apartments

W Monte Vista Ave
(±18,400 VPD)

SAFeway **KOHL'S**
ROSS DRESS FOR LESS **OLD NAVY** **DICK'S SPORTING GOODS**
IN-N-OUT BURGER **PETCO** **Olive Garden**

LOWE'S



Budget Self Storage

The Vista Student Housing

Michaels



Subject Property



United Rentals

Rotary International Park

Starbucks **Raley's** **BURGER KING**
GameStop **Carl's Jr.**
WELLS FARGO **Tires LES SCHWAB**

Golden State Hwy
(±78,947 VPD)

Assyrian American Civic Club
Walter M. Brown Elementary School
(±612 Students)

ACE Hardware **LESLIE'S SWIMMING POOL SUPPLIES**
Chevron **MIDAS** **JJ**
Save Mart
Jack In the Box **Little Caesars** **REBEL**



Centennial Park



Jack In the Box **Little Caesars** **REBEL**



Emanuel Medical Center

CHRYSLER **Jeep** **DODGE** **RAM**
Walmart*
Applebees
Chevron

Oak Park Apartments

Palms Apartments

Park Knolls Apartments

Donnelly Park

Crowell Elementary School
(±687 Students)

Calaveras Materials Inc

N Golden State Blvd
(±15,846 VPD)

Brentwood Village Apartments

Dutcher Middle School
(±827 Students)

Demographics

2710 Geer Road Turlock, CA



	0 - 1 mi.	0 - 3 mi.	0 - 5 mi.
2020 Population	21,403	79,328	92,175
2025 Population	21,978	81,624	95,083
2010-2020 Annual Rate	0.62%	0.61%	0.68%
2020-2025 Annual Rate	0.53%	0.57%	0.62%



2020 Total Households	7,706	26,228	29,981
2025 Total Households	7,920	26,970	30,883
2010-2020 Annual Rate	0.60%	0.57%	0.63%
2020-2025 Annual Rate	0.55%	0.56%	0.59%



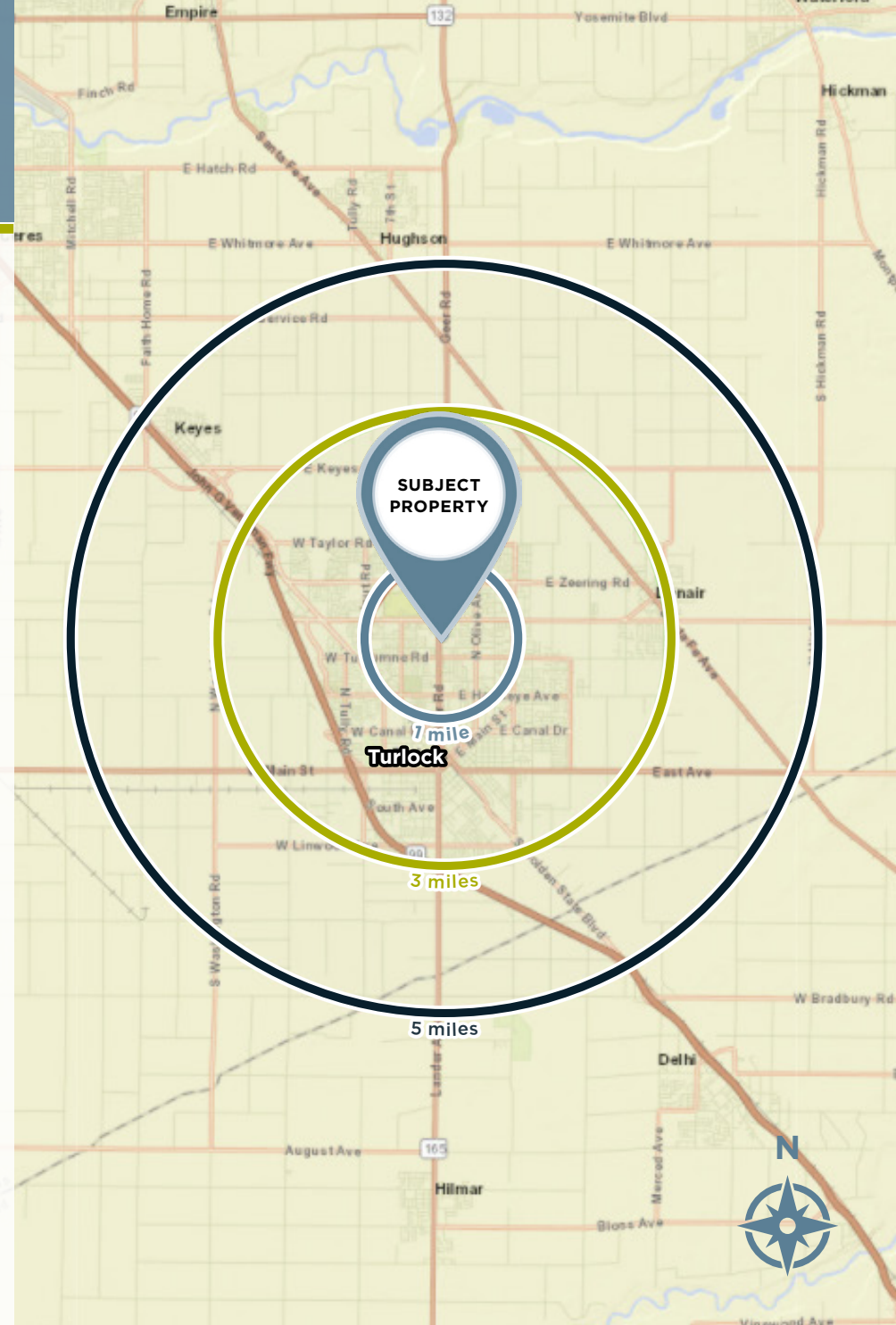
2020 Median Household Income	\$55,624	\$61,227	\$61,522
2020 Average Household Income	\$77,969	\$84,064	\$83,937



92k
Population
(5 miles)



\$84k
Avg. HHI
(3 miles)



going beyond

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