

# SUITES AVAILABLE FOR LEASE ON COUNTRY CLUB BLVD



**2714 COUNTRY CLUB BOULEVARD**

Stockton, CA 95204

**BEN RISHWAIN**  
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CalDRE #01729449

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**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Located at 2714 Country Club Boulevard, this offering includes two well-positioned office/retail spaces 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 configurations, and private restroom amenities makes these suites ideal for professional, administrative office/retail users.

## PROPERTY HIGHLIGHTS

- Immediate freeway access with excellent connectivity and visibility.
- The units may be rented together or separately.
- 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/rooms.

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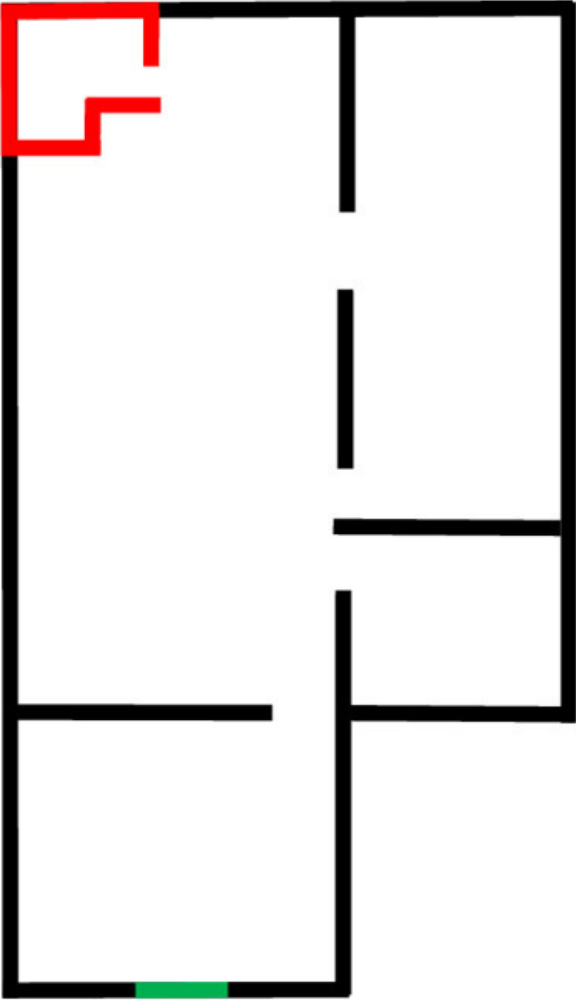
## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$1.35 SF/month     |
| Lease structure: | Modified Gross (MG) |
| Available SF:    | 977 - 1,058 SF      |
| Building Size:   | 13,688 SF           |

| SPACES  | LEASE RATE      | SPACE SIZE |
|---------|-----------------|------------|
| Suite E | \$1.35 SF/month | ±977 SF    |
| Suite G | \$1.35 SF/month | ±1,058 SF  |

**SUITE E FLOOR PLAN**

**Entrance/Exit Door**  
**Bathroom**

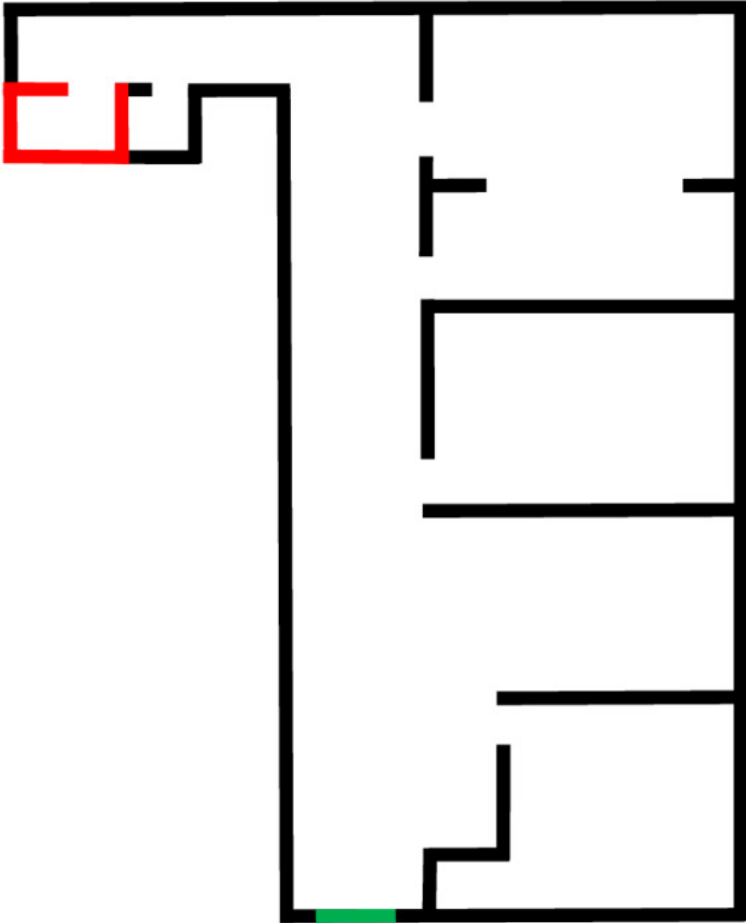


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**SUITE G FLOOR PLAN** 

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**Bathroom**

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## SUITE E ADDITIONAL PHOTOS

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# SUITE G ADDITIONAL PHOTOS



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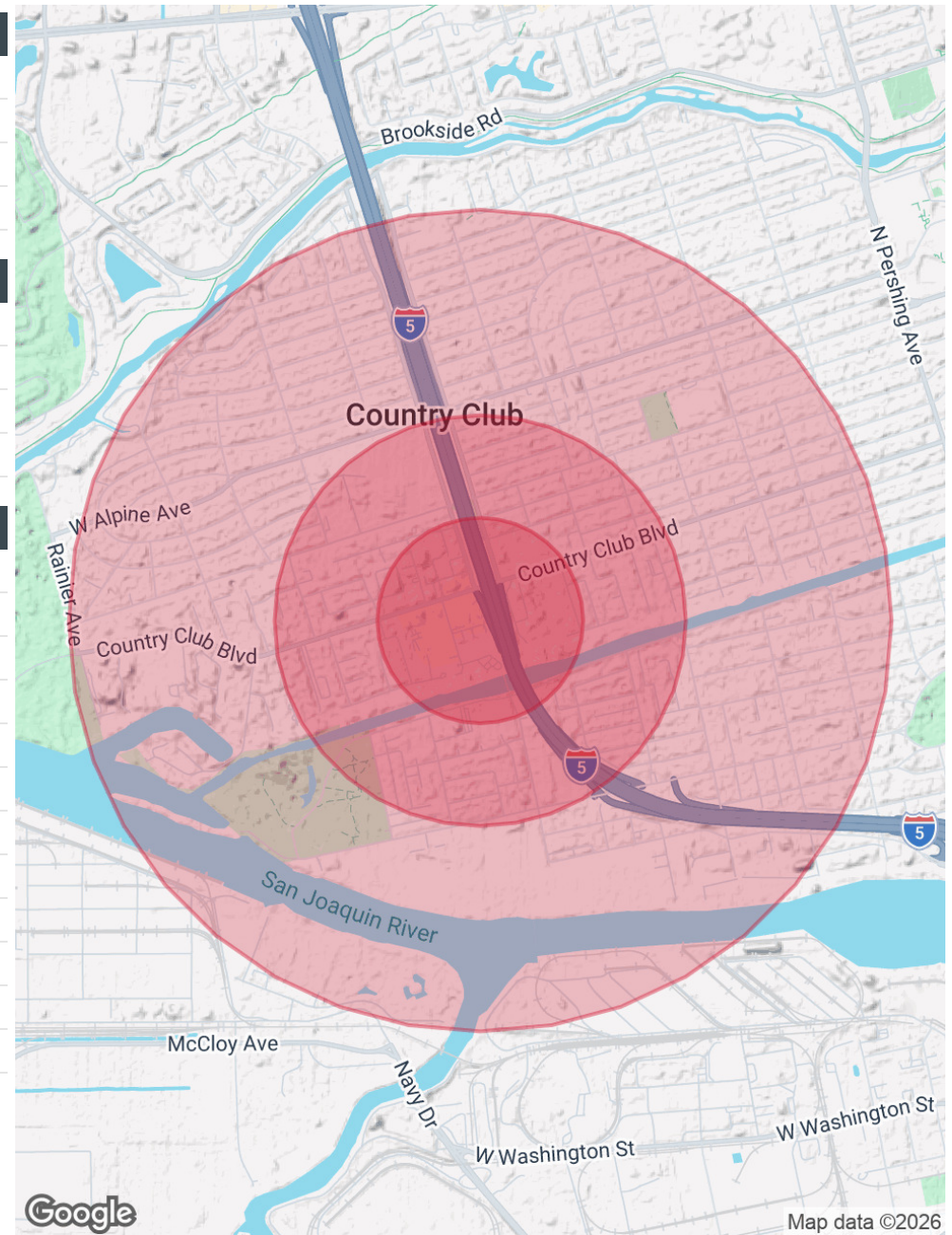
# DEMOGRAPHICS MAP & REPORT

| 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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