

OFFERING MEMORANDUM

FREESTANDING DRIVE-THRU BUILDING AVAILABLE FOR LEASE

**3700 GEER ROAD,
TURLOCK CA 95382**

Highlights:

- APN: 072-057-053-000
- Lease Rate: \$8,000/Month
- Lease Type: NNN
- ±2,852 SF freestanding commercial building
- ±0.68 acre parcel
- High-visibility Geer Road frontage
- Flexible office/retail/medical layout
- On-site parking & Drive thru available

BUILDING SIZE

2,852

LOT SIZE

29,959

ZONING

PD185

YEAR

1999

Prepared by Adroit Real Estate

ADROIT | COMMERCIAL
ADVISORS

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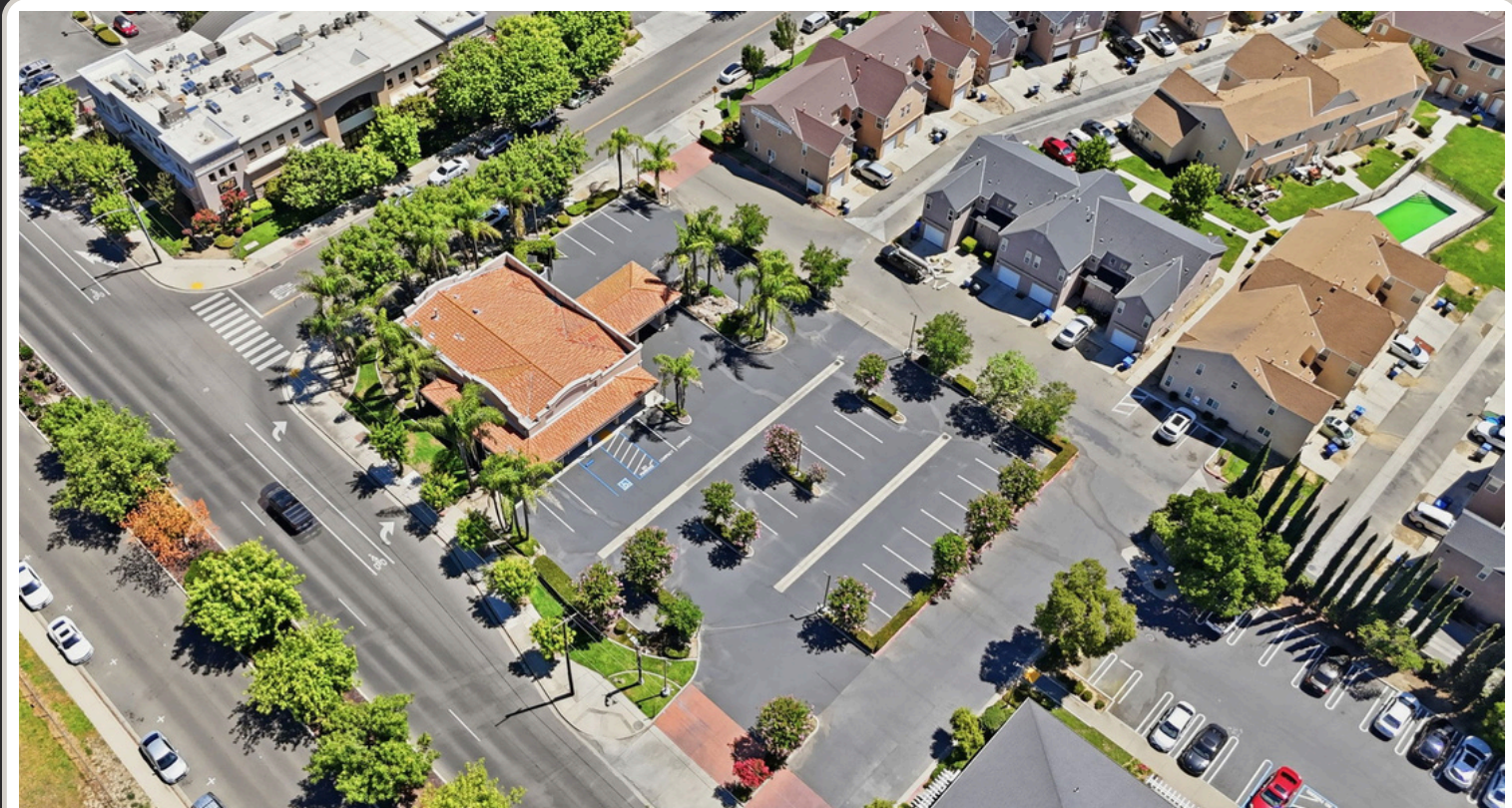
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Front View



Aerial View

Executive Summary

Lease Price: \$8,000.00 + NNN

High-Visibility Commercial Opportunity Along One of Turlock's Most Established Retail Corridors

Adroit Commercial Advisors is pleased to exclusively present 3700 Geer Road in Turlock, California, for lease. Situated along one of Turlock's most established and highly traveled commercial corridors, this approximately 2,852-square-foot building is positioned on a ±0.68-acre parcel and offers excellent frontage, visibility, accessibility, and flexibility for a wide range of commercial users. The property features a functional and adaptable layout that may accommodate professional office, medical, retail, financial services, or other commercial uses. Its prominent Geer Road location provides convenient access to California State University, Stanislaus, nearby residential neighborhoods, major thoroughfares, and a strong mix of established businesses. With its desirable location, generous site size, high visibility, and versatile improvements, 3700 Geer Road presents an exceptional opportunity for a business or owner-user seeking a well-positioned commercial property in one of the Central Valley's growing communities.



Current Condition & Corner Presence

Former Bank

Multiple vantage points emphasize the property’s strategic corner placement, strong roadway exposure, and accessibility within a high-traffic commercial corridor serving the Turlock community.



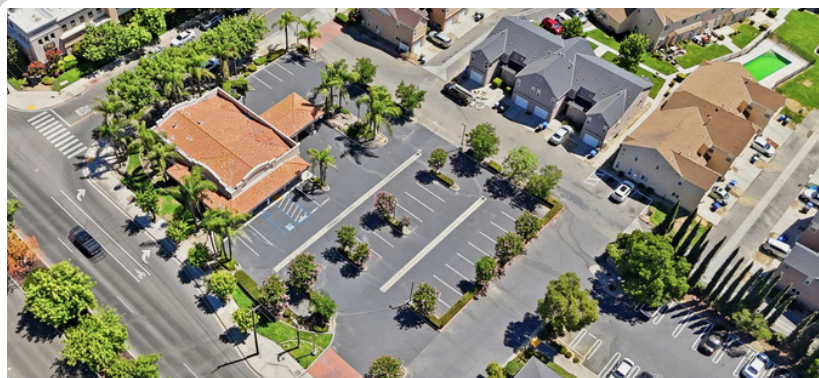
Parking overview



Frontage near the Geer Road & Fullerton Drive



Existing condition



Overview visibility



Existing Drive-Thru Configuration



Prominent Geer Road Exposure

Site, Drive Thru & Onsite Parking

Existing drive-thru infrastructure provides a rare opportunity for tenants seeking a customer-focused commercial location with improved accessibility and operational flexibility.



What is included

- APN 072-057-053-000
- **Existing drive-thru configuration** providing a valuable advantage for businesses requiring customer convenience, quick service access, or enhanced operational efficiency
- **Functional ingress and egress** allowing for smooth vehicle circulation and convenient access for customers, employees, and deliveries
- **On-site parking availability** supporting daily business operations and visitor accessibility
- **Flexible commercial site** opportunity well suited for office, medical, retail, financial services, and other professional uses seeking a high-exposure location

Key Property Facts

A concise summary of the information currently being marketed for the opportunity. Purchasers should independently verify all measurements, uses, and development assumptions.

ADDRESS

3700 Geer Road, Turlock,
CA 95382

APN

072-057-053-000

LOT SIZE

29,959 SQFT

ZONING

PD
Planned Development

EXISTING USE

Former Bank
Facility with Flexible
Commercial Layout

PARKING

28 On Site Spaces

PROPERTY TYPE

Commercial / Mixed-Use –
Office, Retail, Medical,
Special Purpose

SPECIAL FEATURES

Existing Drive-Thru
Configuration



**Per owner / broker. Buyer should verify public parking availability, management, and any future changes.*

IDEAL USES:

- Medical, Professional Office, Financial Services, Retail, and Other Commercial Users Seeking a High-Visibility Location

PD Zoning Snapshot

PD (Planned Development) is a zoning designation that allows for site-specific development standards and approved uses rather than a standard zoning district. It provides flexibility in how a property is developed, while still being subject to the City’s approved plans, conditions, and regulations

- Site-Specific Zoning Designation – Planned Development zoning allows for customized development standards tailored to the specific property.
- Flexible Land Use Framework – Provides flexibility for a variety of approved commercial uses based on City-established guidelines.
- Adaptive Reuse Potential – Allows existing improvements to be evaluated for continued use, modification, or repositioning based on approved standards.
- City-Approved Development Plan – Property is governed by an established Planned Development framework rather than a standard zoning district.

ZONE

PD

USE FLEXIBILITY

**Commercial Retail,
office, medical.**

SITE ACCESS

**Multiple access
points**

ZONING ADVANTAGE

**Planned Development
Flexibility**

EXISTING IMPROVEMENTS

**Former Bank Facility with
Drive-Thru**

LOCATION ADVANTAGE

High-Visibility Geer Road Corridor

Design review note

Any exterior modifications, site improvements, signage changes, or tenant improvements may be subject to review and approval by the City of Turlock in accordance with applicable Planned Development standards.

POTENTIAL USES

Strongest fits / permitted uses

Financial Services

Existing drive-thru infrastructure provides a strong fit for banking, lending, and financial service operators.

Medical & Healthcare Services

Functional layout and convenient access create an ideal setting for clinics, healthcare providers, and wellness users.

Professional Office

Flexible commercial space suitable for business offices, administrative users, and professional services.

Retail & Service Commercial

High-visibility Geer Road frontage supports customer-facing businesses and service-oriented operators.

Food & Beverage Concepts

Drive-thru capability provides potential for convenience-focused operators, subject to City approval.

Uses that may require additional review

- Drive-Thru Food & Beverage Uses – Subject to applicable City review, operational requirements, and approvals.
- High-Traffic Retail Concepts – May require additional evaluation based on site circulation, parking, and customer access.
- Specialized Commercial Uses – Certain business operations may require additional review under Planned Development standards.
- Exterior Modifications & Signage – Changes to building appearance, signage, or site improvements may require City approval.
- Changes in Use – Future tenant uses may be subject to verification for compliance with approved PD requirements.

This summary is not exhaustive and does not replace direct zoning confirmation.

Disclosure

The information contained within this Offering Memorandum (the “Memorandum”) is strictly confidential and intended solely for the exclusive use of the recipient. This Memorandum has been compiled by Adroit Real Estate (“Brokerage”) from sources believed to be reliable; however, the information herein has not been independently verified.

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