## AVAILABLE FOR LEASE

1,170± SF | RETAIL SPACE

# 3102 GEER ROAD

TURLOCK, CA





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Availability: 1.170± SF

**Building Size:** 19.727± SF

Tenancy: Multiple

**Property Type:** Retail Year Built: 2009

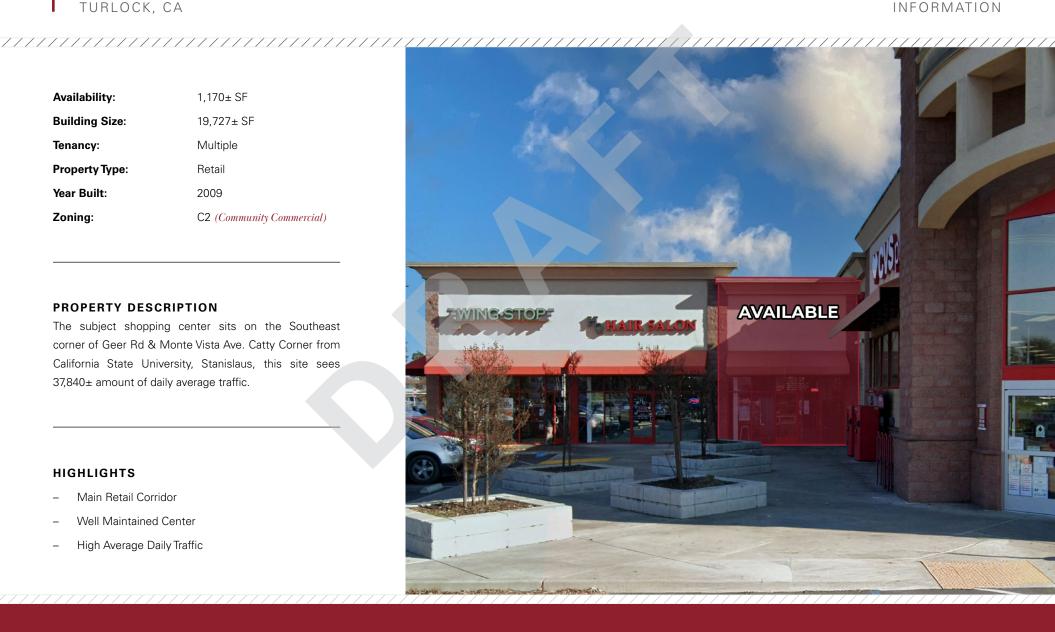
Zoning: C2 (Community Commercial)

#### 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



TURLOCK, CA

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLD POPULATION	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)

 $16,122 \pm ADT$ 

Monte Vista Avenue at James Lane (Eastbound)

 $21,718 \pm ADT$ 

Geer Road at Regis Street (Northbound)

