

FOR LEASE



**LAKESIDE PLAZA**

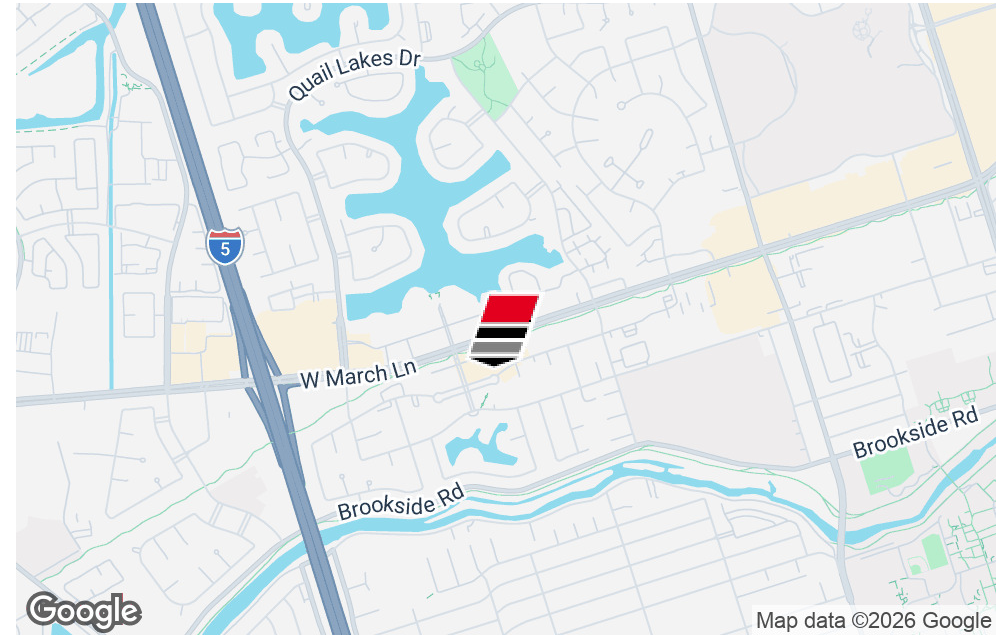
2233 Grand Canal Boulevard, Stockton, CA 95207

**BEN RISHWAIN**  
209.461.6400 | ben@fcrei.com  
CalDRE #01729449

**JOSE ALTAMIRANO**  
209.636.3818 | jose@fcrei.com  
CA DRE #02240190

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Lakeside Plaza offers a prime leasing opportunity in the heart of Stockton's established March Lane retail district, one of the city's most active commercial trade areas. Surrounded by national retailers, restaurants, professional services, and dense residential neighborhoods, the property benefits from strong daytime traffic and a large built-in customer base. Its central Stockton location provides convenient access to Interstate 5 and Pacific Avenue, making it an ideal destination for businesses seeking a highly accessible location with excellent exposure and long-term growth potential. Multiple suites are available to accommodate a variety of retail, office, and service-oriented users.

## PROPERTY HIGHLIGHTS

- Located in a bustling retail center anchored by **Marshalls**, driving consistent customer traffic.
- **Prominent Signage Opportunities** – Excellent visibility along high-traffic March Lane, one of Stockton's primary retail and commercial corridors.
- **Ample Parking** – Shared lot with convenient access for customers and employees.
- **Versatile Use** – Ideal for retail, salon, office or service-based businesses.
- **NNN Lease Structure** – Tenant pays pro-rata share of operating expenses.

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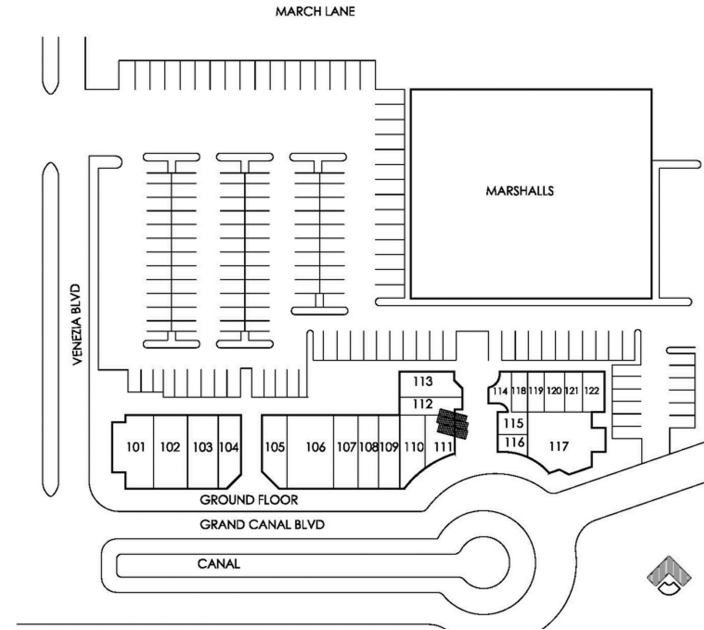
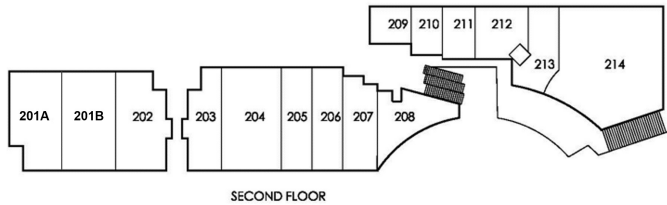
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## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,278 - 7,675 SF
Lot Size:	4.39 Acres
Building Size:	72,832 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,685	25,202	52,766
Total Population	17,368	65,176	141,569
Average HH Income	\$61,742	\$67,094	\$65,039

# AVAILABLE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,278 - 7,675 SF	Lease Rate:	Negotiable

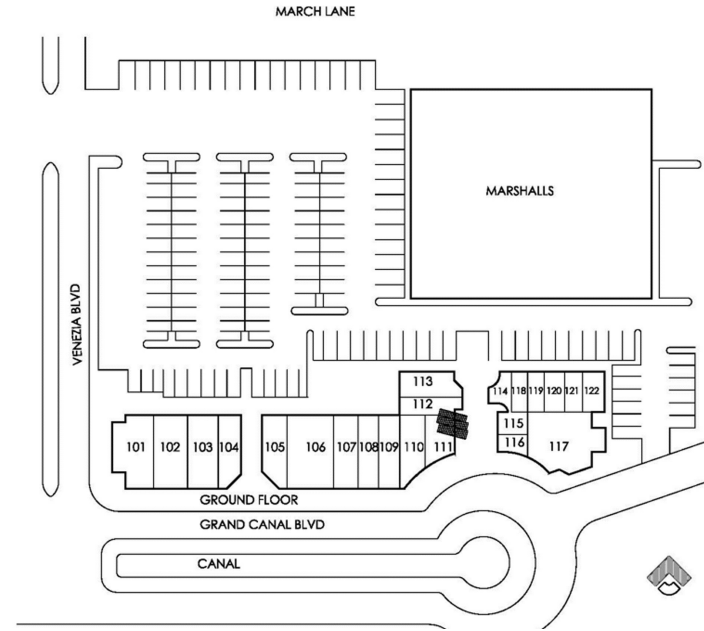
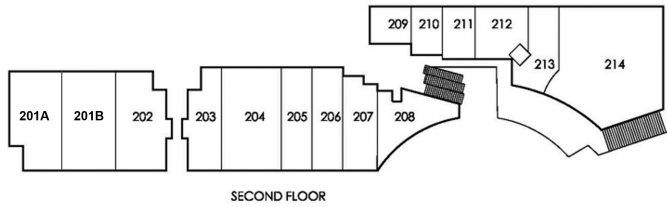
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
101	Marshall's	26,000 SF	NNN
102	Fresh Hot Bread All-Day	3,052 SF	NNN
103A	Top Shelf 3D	1,306 SF	NNN
103B	Available	1,278 SF	NNN
104	Premier Barber Lounge	1,381 SF	NNN
105-106	Stronger Fitness	3,600 SF	NNN
107-109	Available	3,731 SF	NNN

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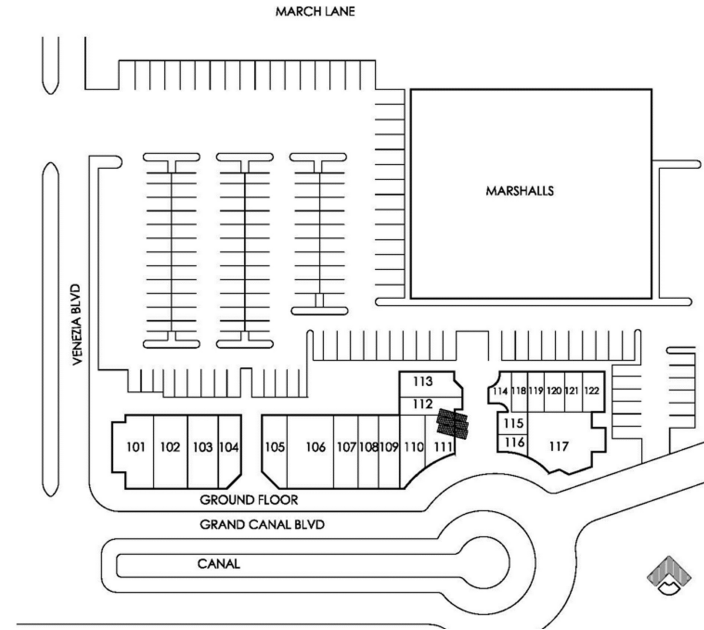
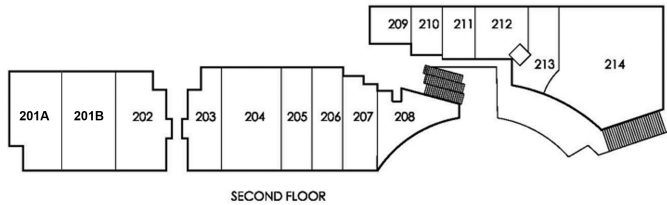


SUITE	TENANT	SIZE (SF)	LEASE TYPE
110-111	Stephanie Rodriguez	1,549 SF	NNN
112-113	Lal Market	1,873 SF	NNN
114	Ging's Music Studio	500 SF	NNN
115	Debonair Parlour	735 SF	NNN
116	Moore's Accounting Firm	450 SF	NNN
117	Ghingghis Kahn	2,678 SF	NNN
118-120	Bayon Restaurant	1,656 SF	NNN
121-122	Rose Nails	1,147 SF	NNN
201A	Lakeside Market	2,897 SF	NNN
<b>201B</b>	<b>Available</b>	<b>1,969 SF</b>	<b>NNN</b>
202	Domino's	1,807 SF	NNN

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SUITE	TENANT	SIZE (SF)	LEASE TYPE
203	Computer XP	1,100 SF	NNN
1310	Lollicup Tea Zone	1,310 SF	NNN
1000	Beauty Salon	1,000 SF	NNN
205-207	Swagat Indian Cuisine	2,989 SF	NNN
208	Available	1,866 SF	NNN
209-214	Available	7,675 SF	NNN
204A	Lollicup	1,310 SF	NNN
204B	JT Family Barber	1,000 SF	NNN

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# AVAILABLE SUITE 209-214 FLOOR PLAN



**SCHEMATIC DESIGN: FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**PRO EQUITY**  
Asset Management

**INTERIORS, Inc.**  
914 Douglas Boulevard  
Roseville, California 95678  
P: 916-773-5000  
F: 916-773-5002

PRELIMINARY  
and FOR CONSTRUCTION

**COUNTY OF SAN JOAQUIN  
PUBLIC HEALTH SERVICES  
SUITES 209-214  
2233 Grand Canal Blvd  
Stockton, CA**

DATE	DESCRIPTION
07-26-15	REVISED REQUESTED BY CLIENT
07-26-15	PROJECT # 150102
07-26-15	FILE NAME SD1-209-214.dwg
07-26-15	DRAWN BY KSI
07-26-15	CHECKED BY KSI
07-26-15	SCALE 1/8" = 1'-0"
07-26-15	DRAWN BY

**SCHEMATIC DESIGN: FLOOR PLAN**

SHEET NAME

**SD1**

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,368	65,176	141,569
Average Age	32.6	34.1	34.2
Average Age (Male)	30.7	32.8	32.7
Average Age (Female)	33.2	35.3	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,685	25,202	52,766
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$61,742	\$67,094	\$65,039
Average House Value	\$301,760	\$384,548	\$348,561

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	28.3%	30.6%	33.5%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	8,825	37,541	81,547
% White	50.8%	57.6%	57.6%
Total Population - Black	2,903	7,317	14,848
% Black	16.7%	11.2%	10.5%
Total Population - Asian	2,464	8,333	19,242
% Asian	14.2%	12.8%	13.6%
Total Population - Hawaiian	130	308	724
% Hawaiian	0.7%	0.5%	0.5%
Total Population - American Indian	111	659	1,533
% American Indian	0.6%	1.0%	1.1%
Total Population - Other	1,286	5,842	13,261
% Other	7.4%	9.0%	9.4%

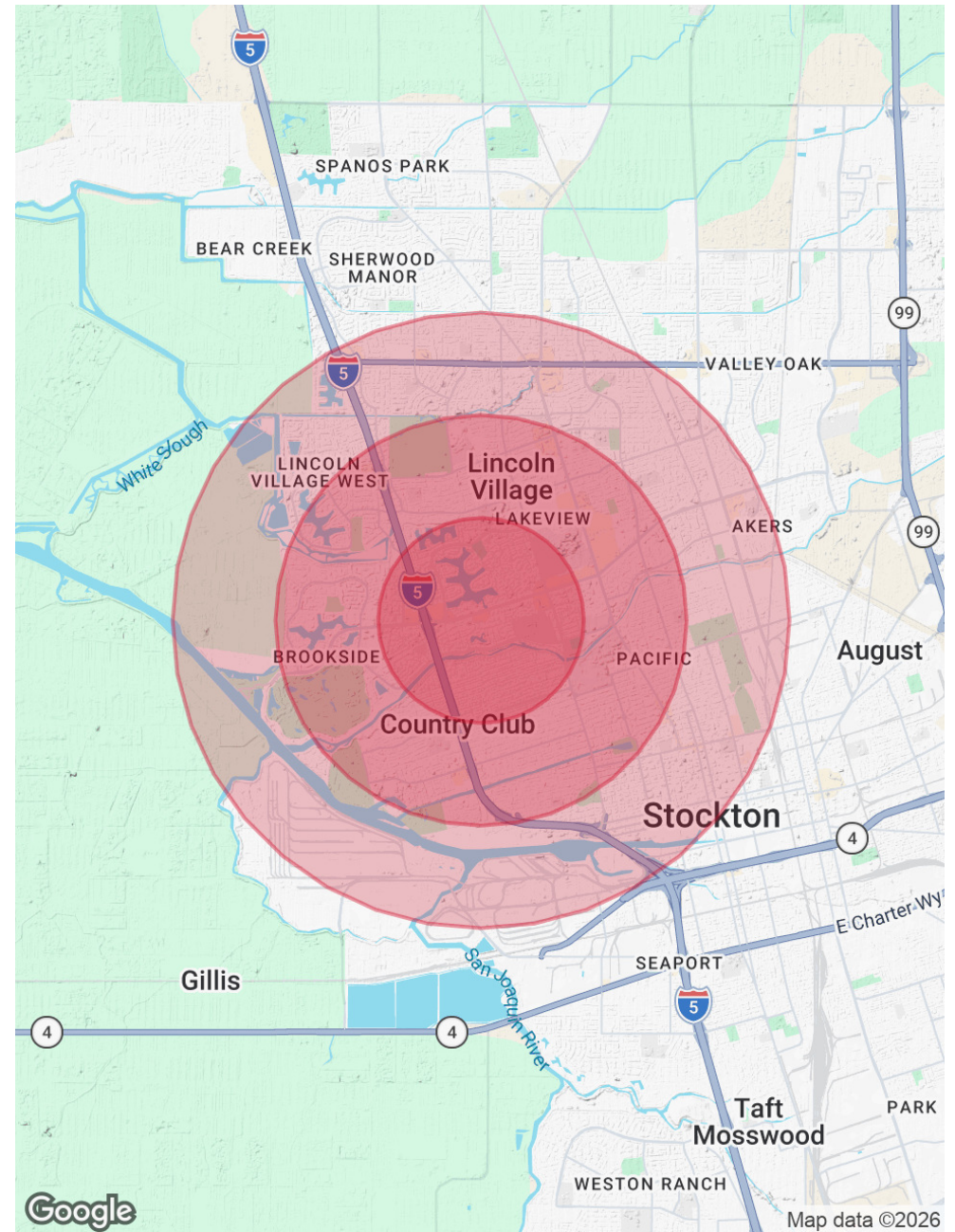
\* Demographic data derived from 2020 ACS - US Census

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**EXCLUSIVELY LISTED BY:**



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