

ANCHOR SPACE AVAILABLE FOR SALE OR LEASE



1616 E. March Lane | Stockton, CA

Property Features:

- Anchor space located at one of Stockton's highest trafficked intersections
- Part of the Village at Weber Ranch Shopping Center which includes CVS, Starbucks, Popeyes, and Burger King
- Other tenants in close proximity include WinCo, Walmart Market, In-Shape Fitness, Crunch Fitness, Rite Aid and Dollar Tree

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
Population	27,201	74,871	150,510	290,730
Avg HH Income	\$52,846	\$50,359	\$54,753	\$60,980

Location:

SEQ March & West Lanes

APN:

096-140-20

Space Available:

± 48,165 SF (±240' F × ±200 D)

Land Area:

± 4.05 Acres

Zoning:

Commercial General (CG), City of Stockton

Traffic Counts:

March Lane ± 28,500 ADT

West Lane ± 31,567 ADT

Total ±60,067 ADT

Source: KSS Fuels, 2012



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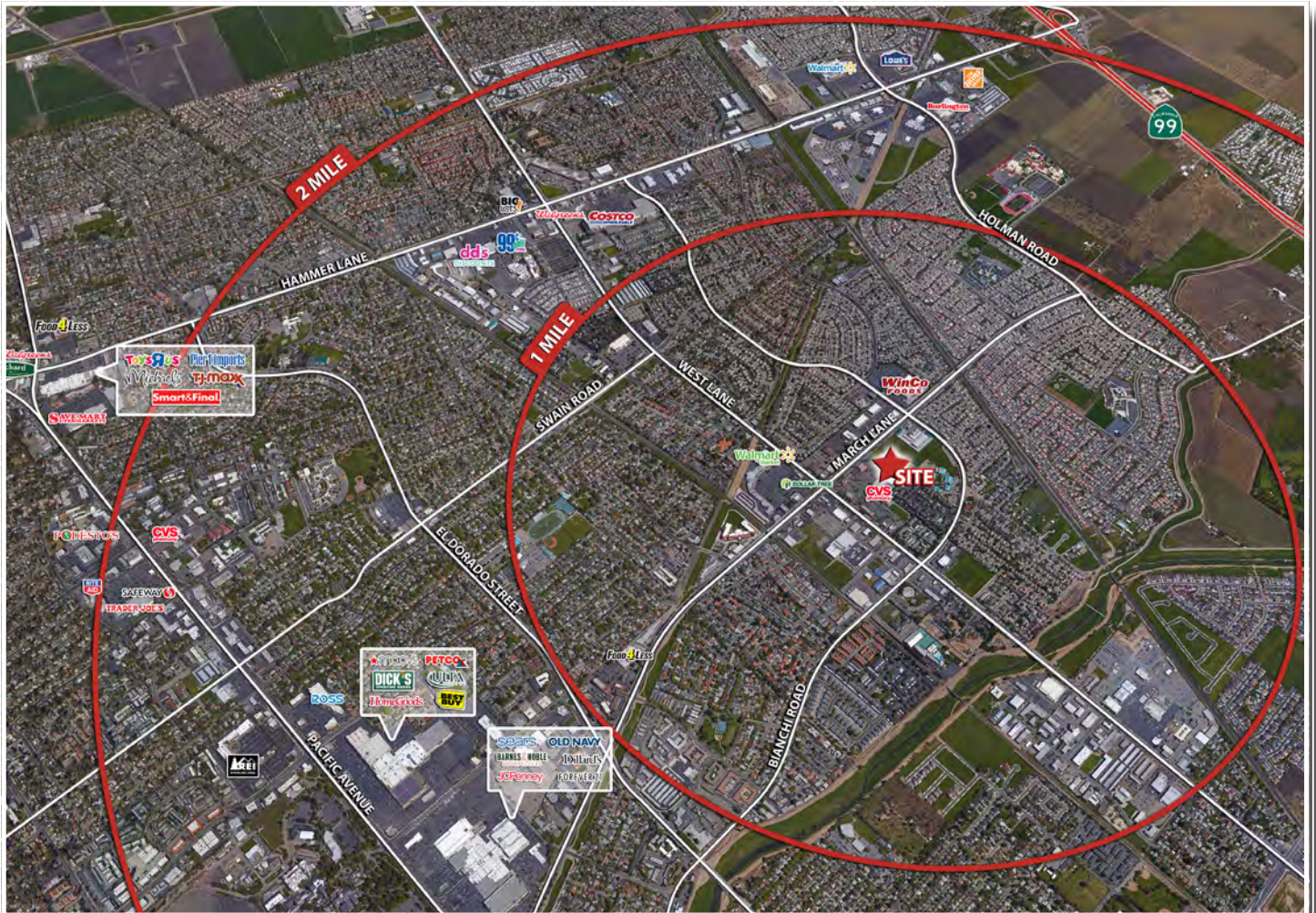
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Location Aerial



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Site Plan



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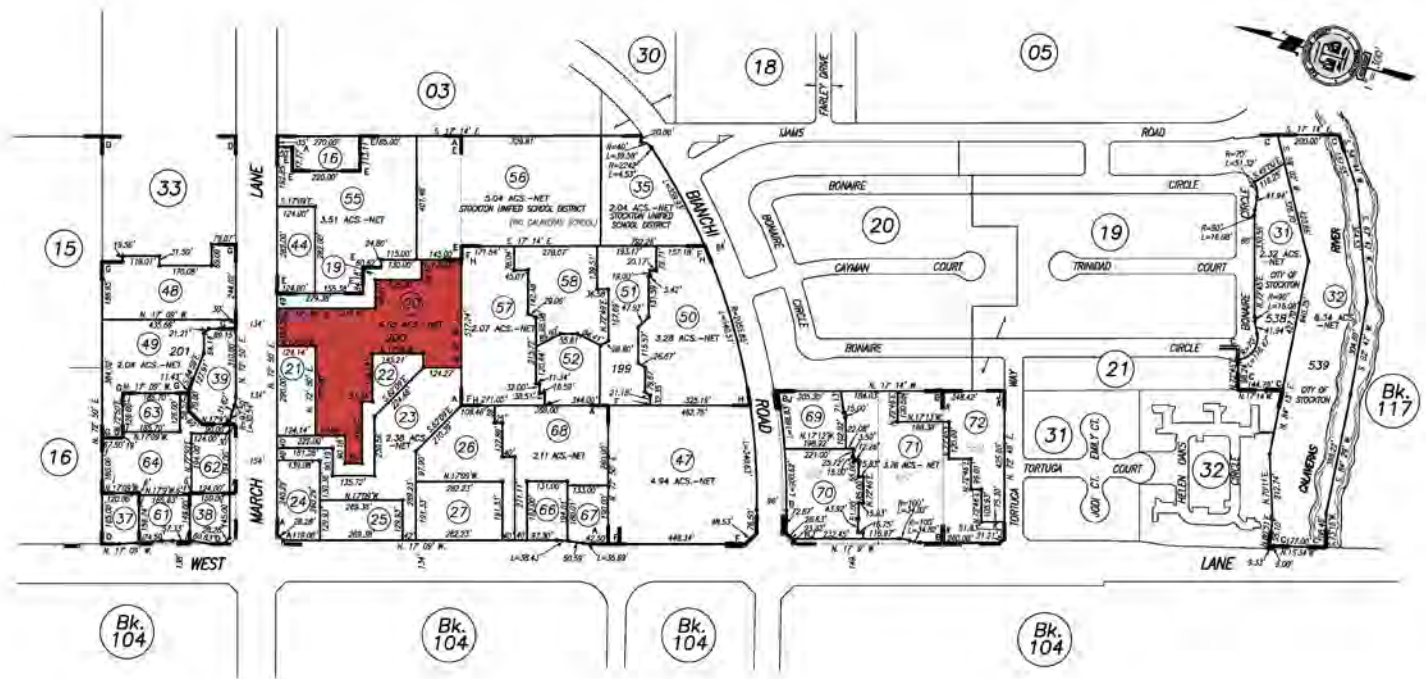
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Parcel Map



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