

# AVAILABLE FOR LEASE

## FREE-STANDING BUILDING | STOCKTON, CA



### Property Features:

- Well-Maintained Free-Standing Building
- Unobstructed Building Visibility from Pacific Avenue
- Multiple Ingress/Egress Access Points
- Monument Signage Available on Pacific Avenue

| Demographics: | 1 Mile   | 2 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|----------|
| Population    | 20,035   | 88,172   | 181,365  | 284,791  |
| Avg HH Income | \$62,298 | \$68,142 | \$79,201 | \$78,587 |

### Location:

6123 Pacific Avenue  
Stockton, California

### Building Size:

± 7,268 Sq. Ft.

### Lot Size:

± 22,476 Sq. Ft.

### Parking:

26 Stalls

### Traffic Counts:

|                |            |
|----------------|------------|
| Pacific Avenue | 15,591 ADT |
| Swain Road     | 14,340 ADT |
| Total:         | 29,931 ADT |

### Zoning:

CG - (General Commercial)  
*Source: City of Stockton*



COMMERCIAL | RETAIL  
ASSOCIATES

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For further information, please contact:

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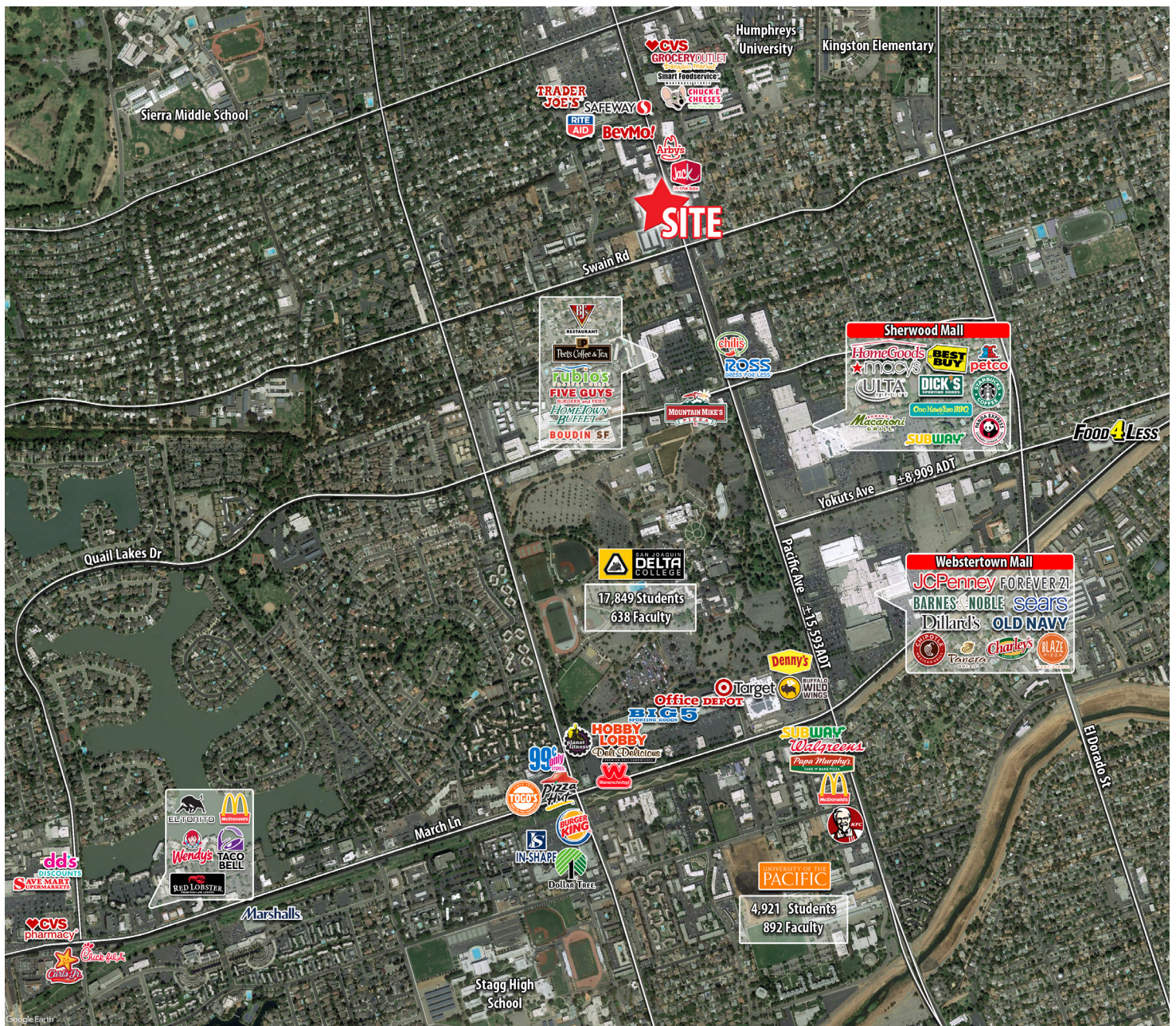
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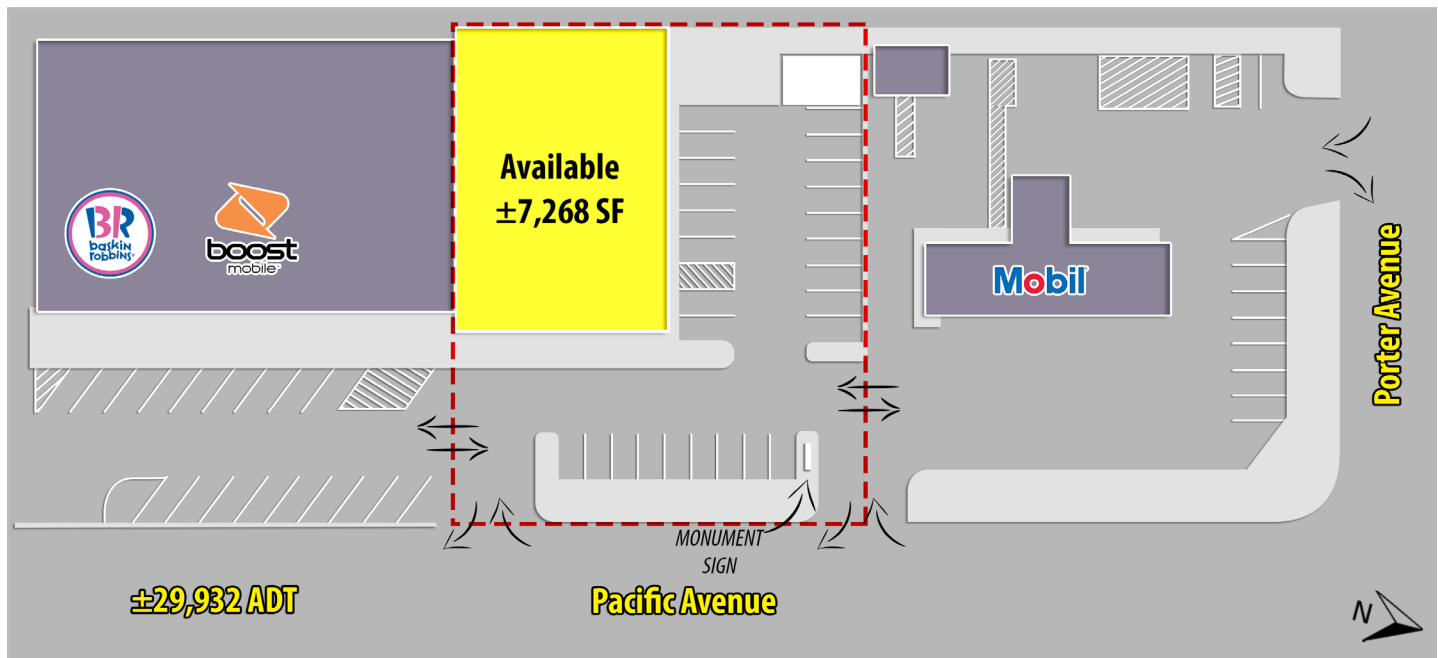
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### Site Plan



*\*site plan may not be to scale*



C O M M E R C I A L

R E T A I L  
A S S O C I A T E S

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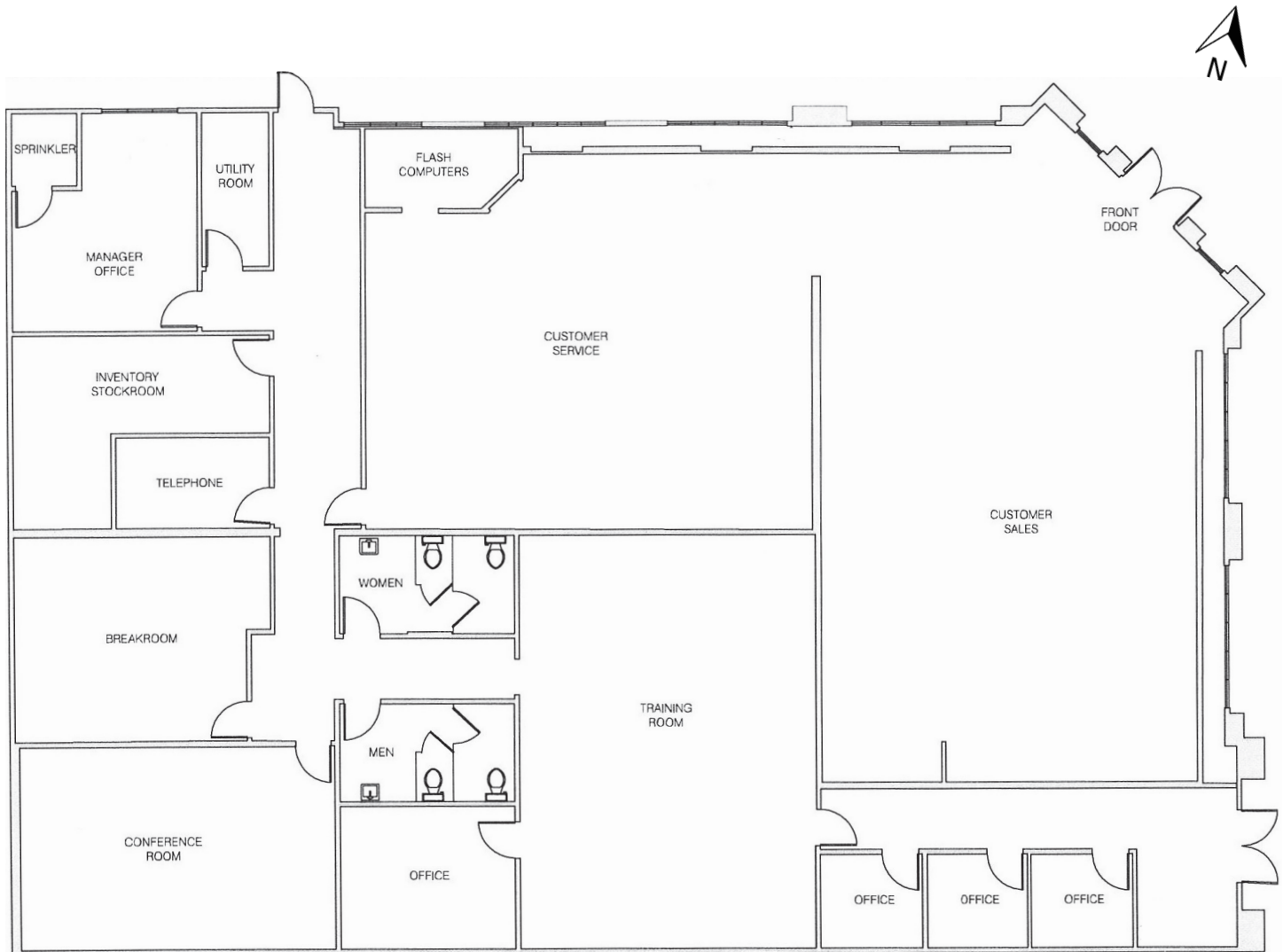
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*Floor Plan*



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6123 Pacific Ave

Stockton, CA 95207

1 mi radius 2 mi radius 3 mi radius 5 mi radius

| POPULATION | 2019 Estimated Population                  | 20,035   | 88,172   | 181,365  | 284,791  |
|------------|--------------------------------------------|----------|----------|----------|----------|
|            | 2024 Projected Population                  | 21,418   | 94,090   | 193,306  | 304,574  |
|            | 2010 Census Population                     | 18,832   | 83,062   | 170,806  | 266,796  |
|            | 2000 Census Population                     | 19,557   | 85,772   | 163,595  | 235,626  |
|            | Projected Annual Growth 2019 to 2024       | 1.4%     | 1.3%     | 1.3%     | 1.4%     |
|            | Historical Annual Growth 2000 to 2019      | 0.1%     | 0.1%     | 0.6%     | 1.1%     |
| HOUSEHOLDS | 2019 Estimated Households                  | 7,718    | 30,918   | 62,316   | 94,326   |
|            | 2024 Projected Households                  | 8,059    | 32,255   | 64,914   | 98,614   |
|            | 2010 Census Households                     | 7,210    | 28,877   | 58,320   | 87,672   |
|            | 2000 Census Households                     | 7,585    | 29,721   | 56,499   | 79,858   |
|            | Projected Annual Growth 2019 to 2024       | 0.9%     | 0.9%     | 0.8%     | 0.9%     |
|            | Historical Annual Growth 2000 to 2019      | -        | 0.2%     | 0.5%     | 1.0%     |
| AGE        | 2019 Est. Population Under 10 Years        | 13.7%    | 13.8%    | 13.7%    | 14.1%    |
|            | 2019 Est. Population 10 to 19 Years        | 13.5%    | 14.7%    | 14.6%    | 14.7%    |
|            | 2019 Est. Population 20 to 29 Years        | 16.2%    | 16.8%    | 15.6%    | 15.2%    |
|            | 2019 Est. Population 30 to 44 Years        | 17.9%    | 17.6%    | 18.3%    | 18.9%    |
|            | 2019 Est. Population 45 to 59 Years        | 16.4%    | 16.2%    | 17.2%    | 17.5%    |
|            | 2019 Est. Population 60 to 74 Years        | 14.3%    | 14.2%    | 14.3%    | 13.8%    |
|            | 2019 Est. Population 75 Years or Over      | 8.1%     | 6.7%     | 6.4%     | 5.8%     |
|            | 2019 Est. Median Age                       | 34.9     | 33.7     | 34.6     | 34.2     |
| RACE       | 2019 Est. White                            | 44.4%    | 38.1%    | 39.1%    | 39.1%    |
|            | 2019 Est. Black                            | 13.0%    | 13.5%    | 12.2%    | 11.1%    |
|            | 2019 Est. Asian or Pacific Islander        | 15.7%    | 23.5%    | 25.1%    | 23.8%    |
|            | 2019 Est. American Indian or Alaska Native | 1.1%     | 1.1%     | 1.0%     | 1.1%     |
|            | 2019 Est. Other Races                      | 25.9%    | 23.9%    | 22.5%    | 24.9%    |
| INCOME     | 2019 Est. HH Income \$200,000 or More      | 2.7%     | 3.7%     | 5.2%     | 5.3%     |
|            | 2019 Est. HH Income \$150,000 to \$199,999 | 4.0%     | 5.0%     | 5.9%     | 6.5%     |
|            | 2019 Est. HH Income \$100,000 to \$149,999 | 9.6%     | 11.1%    | 13.3%    | 13.5%    |
|            | 2019 Est. HH Income \$75,000 to \$99,999   | 13.7%    | 13.4%    | 14.5%    | 13.5%    |
|            | 2019 Est. HH Income \$50,000 to \$74,999   | 19.6%    | 19.0%    | 18.4%    | 17.5%    |
|            | 2019 Est. HH Income \$35,000 to \$49,999   | 15.4%    | 14.1%    | 13.2%    | 12.5%    |
|            | 2019 Est. HH Income \$25,000 to \$34,999   | 8.4%     | 9.2%     | 9.0%     | 9.0%     |
|            | 2019 Est. HH Income \$15,000 to \$24,999   | 13.0%    | 12.3%    | 10.1%    | 10.9%    |
|            | 2019 Est. HH Income Under \$15,000         | 13.7%    | 12.1%    | 10.4%    | 11.3%    |
|            | 2019 Est. Average Household Income         | \$62,298 | \$68,142 | \$79,201 | \$78,587 |
|            | 2019 Est. Median Household Income          | \$51,171 | \$54,444 | \$62,867 | \$63,494 |
|            | 2019 Est. Per Capita Income                | \$24,087 | \$24,106 | \$27,384 | \$26,201 |
| BUSINESSES | 2019 Est. Total Businesses                 | 1,365    | 3,869    | 6,360    | 10,320   |
|            | 2019 Est. Total Employees                  | 10,651   | 29,542   | 52,103   | 104,366  |



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