

Drive-Thru Pads for Lease

3568 ARCH AIRPORT RD | STOCKTON, CA

AIRPARK 599
±1,679,000 SF commercial
±2,200,000 SF industrial
(PROJECT APPROVED)



OSR #2

OSR #1

KINGSLEY RD — 4,340 ADT*

CALIFORNIA 99
83,824 ADT*

ARCH RD — 16,042 ADT*

*Last traffic counts on Arch Rd, Kingsley Rd, and Hwy 99 were taken in 2019. 2021 projections are based on a 2% annual increase.




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PROPERTY PROFILE

- » Two Drive-Thru QSR Pads
- » Building(s) can be ±800 to 4,600^{SF} plus drive-thru
- » Co-tenant with 
- » Proposed 65' Highway Pylon Sign and 10' Monument Signage
- » 0.1 miles from Hwy 99
- » Located at Arch Rd, the main arterial that serves as a gateway to Stockton's major distribution facilities
- » 2 miles away from Stockton Metropolitan Airport
- » Across the highway from Airpark 599, a planned 272-acre industrial park

QSR BRANDS NOT REPRESENTED WITHIN A 2 MI RADIUS



DEMOGRAPHICS (2021 EST.)

POPULATION

1 mile	828
2 mile	6,295
3 mile	22,654

DAYTIME POPULATION

1 mile	5,603
2 mile	8,975
3 mile	15,757

MEDIAN HOUSEHOLD INCOME

1 mile	\$49,314
2 mile	\$55,437
3 mile	\$50,196

AVERAGE HOUSEHOLD INCOME

1 mile	\$78,690
2 mile	\$78,682
3 mile	\$64,011

TRAFFIC

Arch Rd	16,040 ADT*
Kingsley Rd	4,340 ADT*

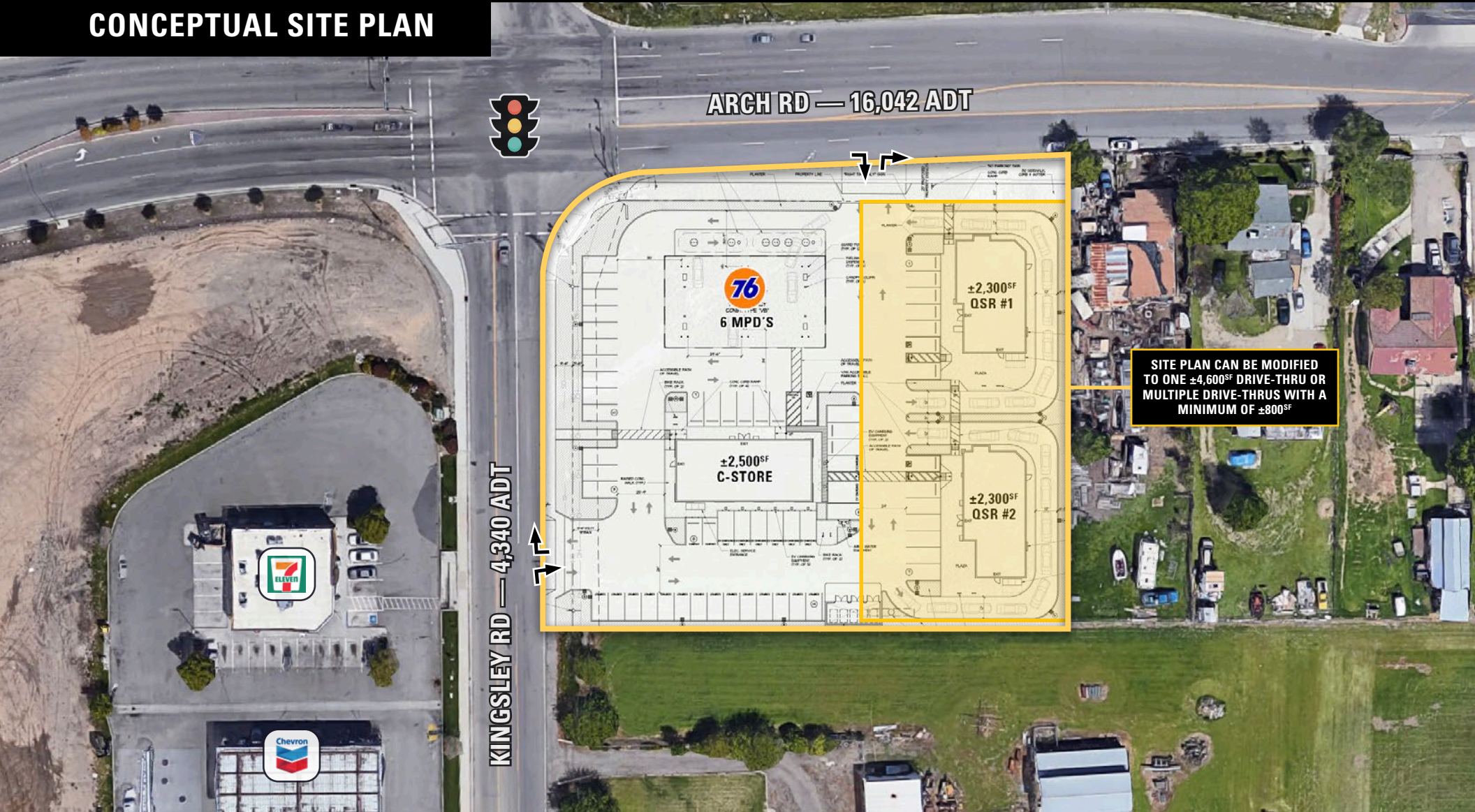
Total 20,380 ADT

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CONCEPTUAL SITE PLAN



ARCH RD — 16,042 ADT



KINGSLEY RD — 4,340 ADT

76
CONVENIENCE STORE
6 MPD'S

±2,500SF
C-STORE

±2,300SF
QSR #1

±2,300SF
QSR #2

SITE PLAN CAN BE MODIFIED
TO ONE ±4,600SF DRIVE-THRU OR
MULTIPLE DRIVE-THRUS WITH A
MINIMUM OF ±800SF

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3568 ARCH AIRPORT RD | STOCKTON, CA

DISTRIBUTION CENTER AERIAL



STOCKTON METROPOLITAN AIRPORT
232 FLIGHTS/DAY

AIRPARK 599
±1,679,000 SF commercial
±2,200,000 SF industrial
(PROJECT APPROVED)

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2 MI QSR AERIAL

