

RETAIL FOR LEASE

3499 BROOKSIDE ROAD

STOCKTON, CALIFORNIA



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CBRE

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PROPERTY INFORMATION

- + Address: 3499 Brookside Road
- + Zoning: CG (Commercial, General)
- + Available: ±750 SF
- + Asking Lease Rate: \$1.90 PSF NNN
- + NNN Expenses: \$0.70 PSF

PROPERTY HIGHLIGHTS

- + Only available retail option within the Brookside Business Park, Stockton's premier business district featuring some of the highest daytime population numbers in the City.
- + Surrounded by Stockton's most affluent residential community with household incomes in excess of \$130,000 within a 1 mile radius of the property.
- + Excellent visibility and exposure along Brookside Road just north of the intersection of West March Lane which features combined average daily traffic counts in excess of 36,000 vehicles per day.
- + Subject space is located on the interior endcap of the building and allows access to a large adjacent patio for outdoor seating.
- + Flexible CG Zoning allows for a wide variety of retail and office uses including restaurants, shops, financial services, health and fitness, childcare and an array of medical services.

Traffic Counts

W. March Lane & Brookside Road	26,400 ADT
Brookside Road & Shadowbrook Drive	9,800 ADT

Demographics (2018 Est.)

	1 Mile	2 Miles	3 Miles
Population	13,144	47,274	95,457
Avg. HH Income	\$133,344	\$91,058	\$79,599

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CONCEPTUAL FLOOR PLAN
±750 RSF



 **INTERIOR PREMISES**

 **AVAILABLE PATIO SPACE**

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