

HIGH PROFILE RETAIL OFFICE/BUILDING FOR LEASE 2562 PACIFIC AVENUE, STOCKTON, CA



LISTING DATA:

AVAILABLE SPACE: 3,371± SF Building situated on .55± acres

- Well maintained retail/office building in a high profile location, with solid residential surrounding the site with great daytime population. 360° trade area!
- Located at the top of the desirable Miracle Mile retail corridor.
- The property is zoned Commercial-Neighborhood (C-N) allowing for a variety of uses.
- Ample on-site and overflow parking available.
- Existing Drive-Thru on site and monument signage.
- Close proximity to University of the Pacific!

CONTACT

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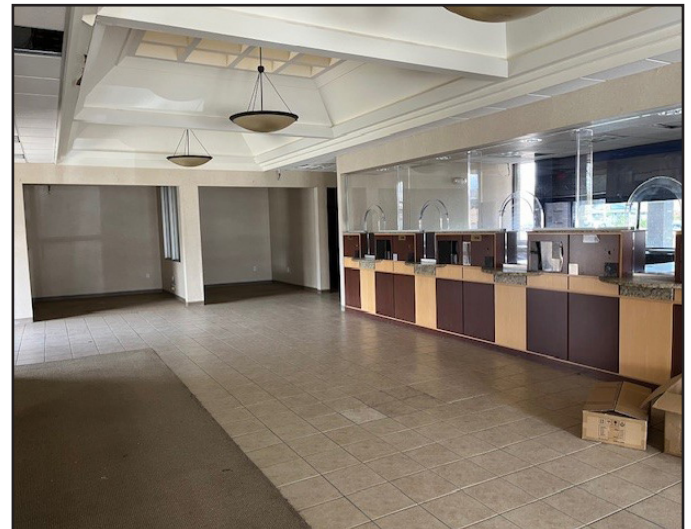
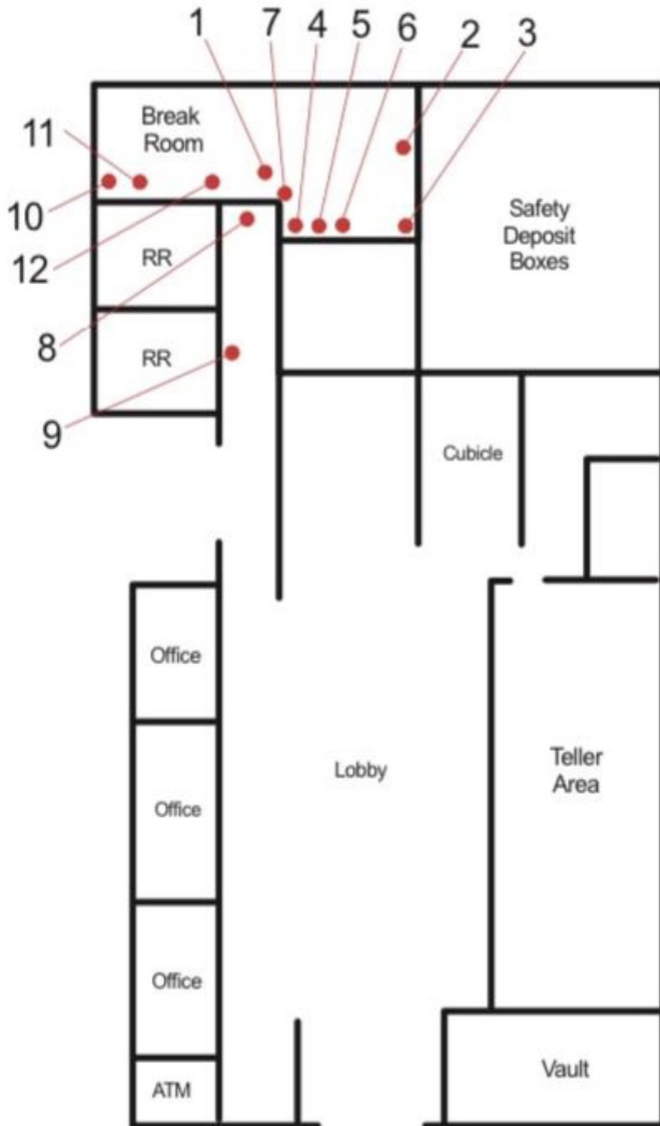
ECONOMIC DATA:

\$1.95 PSF / PER MONTH / NNN

RETAIL/OFFICE BUILDING FOR LEASE

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PROPERTY FLOOR PLAN



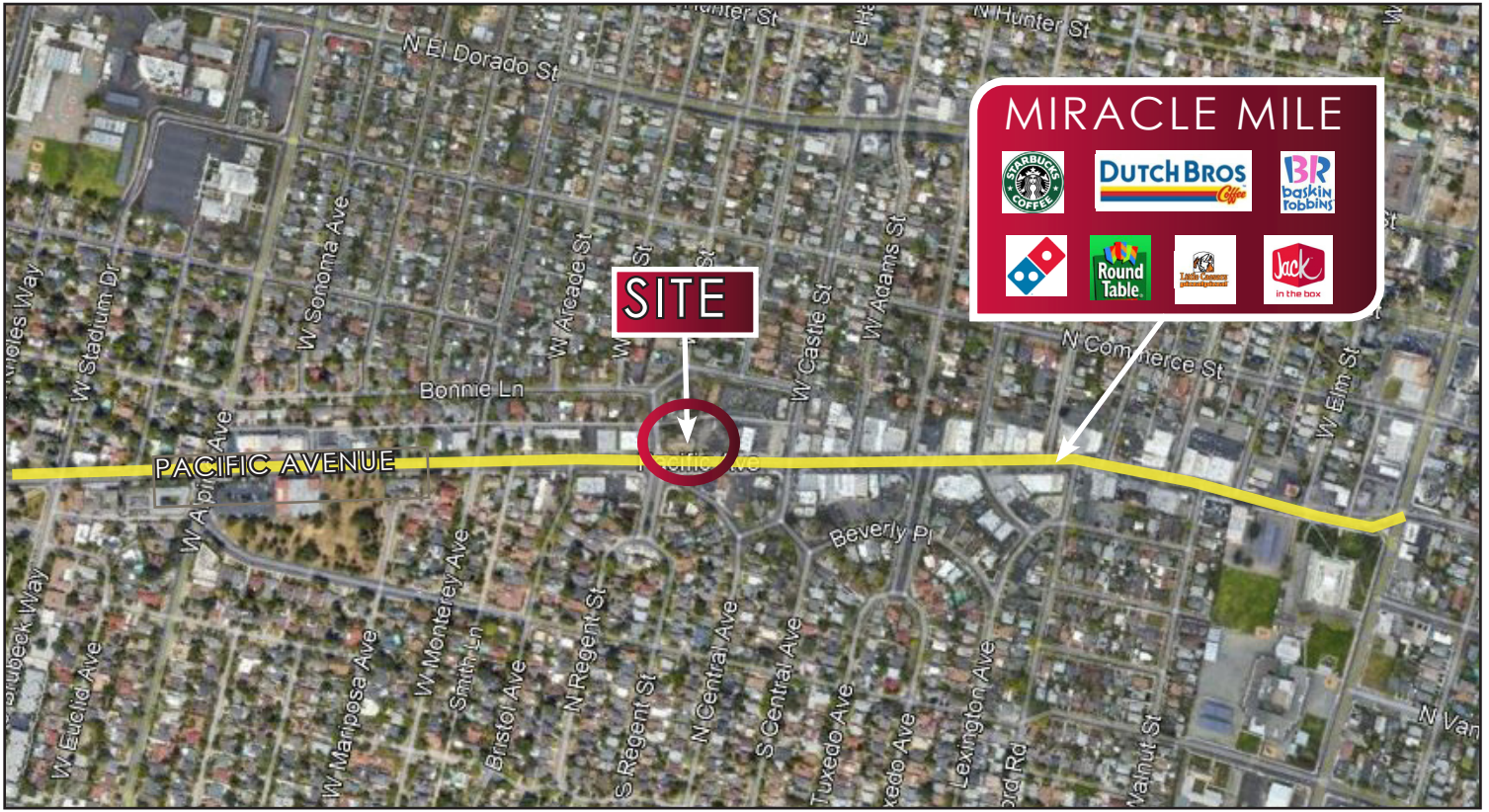
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DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	20,704	162,114	335,356
Average HH Income:	\$82,845	\$76,034	\$83,391

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