

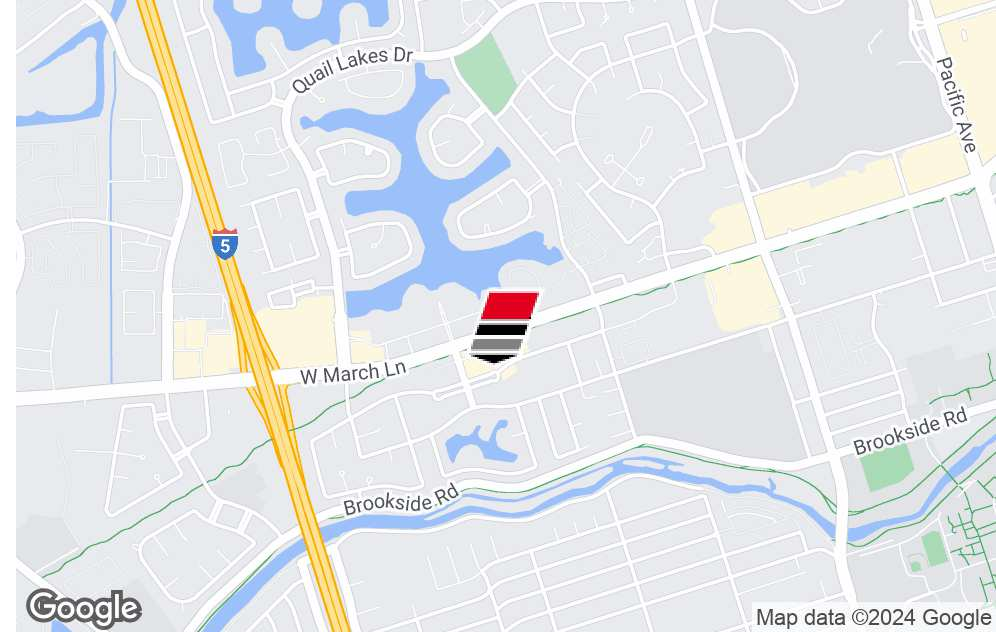


Marshalls

**LAKESIDE PLAZA**

2233 Grand Canal Boulevard, Stockton, CA 95207

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This center enjoys an excellent location on the prime east-west arterial for retail trade in the market.

## PROPERTY HIGHLIGHTS

- Marshall's-anchored shopping center visible to high-traffic March Lane along Stockton's central business corridor. High visibility location with strong tenant synergy.

## OFFERING SUMMARY

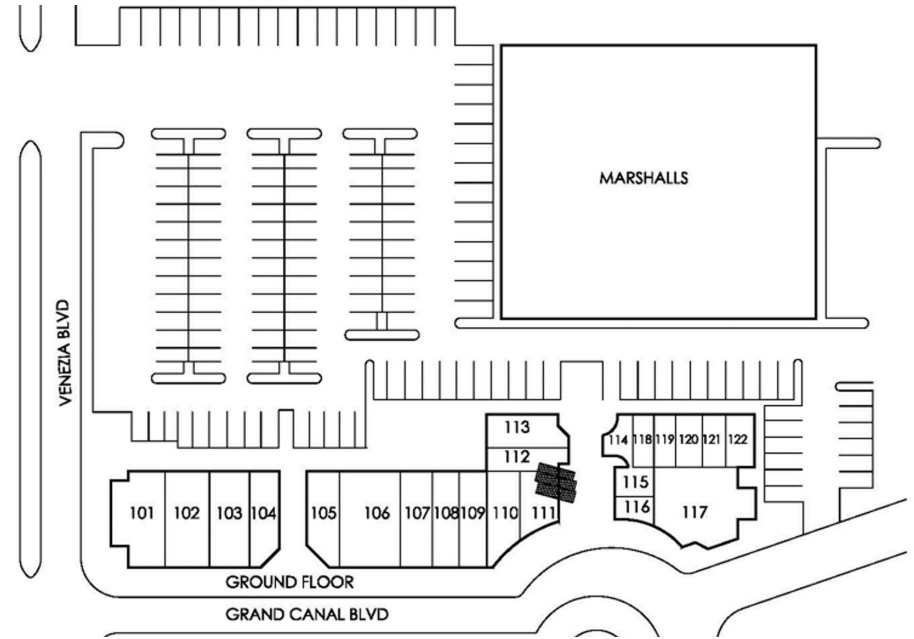
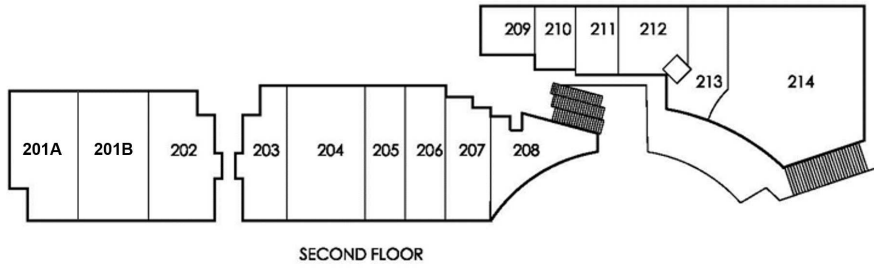
Lease Rate:	Negotiable
Available SF:	1,381 - 7,675 SF
Lot Size:	4.39 Acres
Building Size:	72,832 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,685	25,202	52,766
Total Population	17,368	65,176	141,569
Average HH Income	\$61,742	\$67,094	\$65,039

## BEN RISHWAIN

209.461.6400 | ben@fcrei.com  
CalDRE #01729449

# LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,381 - 7,675 SF	Lease Rate:	Negotiable

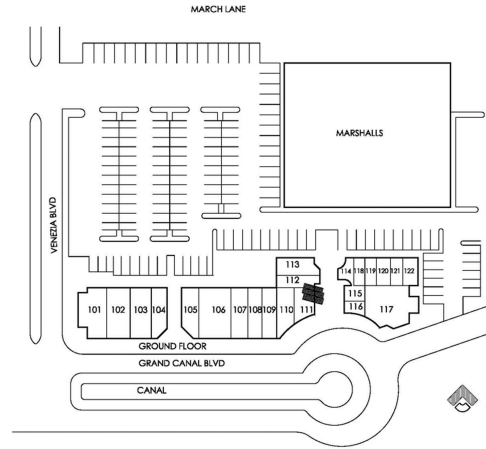
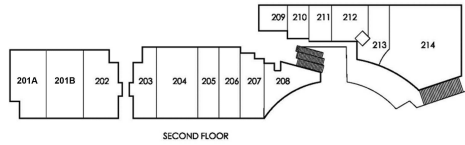
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
101	Marshall's	26,000 SF	NNN
102	Fresh Hot Bread All-Day	3,052 SF	NNN
103A	Fire Farm	1,306 SF	NNN
103B	Dragon's Den Games	1,278 SF	NNN
104	Available	1,381 SF	NNN
105-106	Stronger Fitness	3,600 SF	NNN
107-109	Blackout Barbell	3,731 SF	NNN

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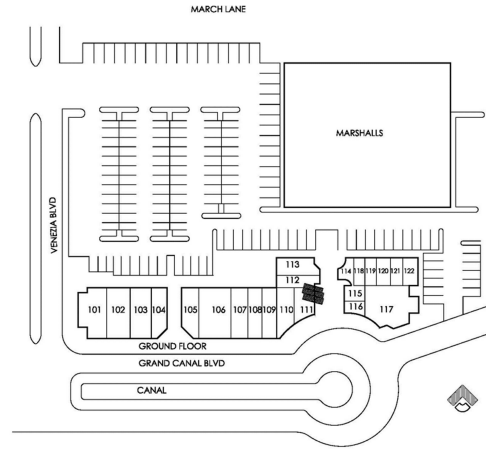
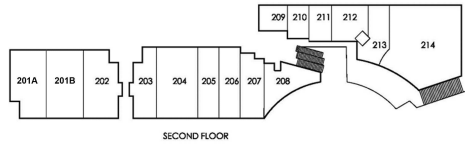
# LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE
110-111	Stephanie Rodriguez	1,549 SF	NNN
112-113	Lal Market	1,873 SF	NNN
114	Ging's Music Studio	500 SF	NNN
115	Debonair Parlour	735 SF	NNN
116	Moore's Accounting Firm	450 SF	NNN
117	Ghingghis Kahn	2,678 SF	NNN
118-120	Bayon Restaurant	1,656 SF	NNN
121-122	Rose Nails	1,147 SF	NNN
201A	Lakeside Market	2,897 SF	NNN
201B	Available	1,969 SF	NNN
202	Domino's	1,807 SF	NNN

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# LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE
203	Computer XP	1,100 SF	NNN
1310	Lollicup Tea Zone	1,310 SF	NNN
1000	Beauty Salon	1,000 SF	NNN
205-207	Swagat Indian Cuisine	2,989 SF	NNN
208	Available	1,866 SF	NNN
209-214	Available	7,675 SF	NNN
204A	Lollicup	1,310 SF	NNN
204B	JT Family Barber	1,000 SF	NNN

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# AVAILABLE SUITE 209-214 FLOOR PLAN



SCHEMATIC DESIGN: FLOOR PLAN

SCALE 1/8" = 1'-0"

**PRO EQUITY**  
Asset Management

**INTERIORS, Inc.**  
114 Douglas Boulevard  
Bakersfield, California 93319  
P: 805.773.5800  
F: 805.773.5800

PRELIMINARY  
NOT FOR CONSTRUCTION

**COUNTY OF SAN JOAQUIN  
PUBLIC HEALTH SERVICES  
SUITES 209-214  
2233 Grand Canal Blvd  
Stockton, CA**

NO.	DATE	DESCRIPTION
1	01.14.15	ISSUED FOR PERMITS
2	01.14.15	ISSUED FOR PERMITS
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SCHEMATIC DESIGN: FLOOR PLAN

SD1

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# RETAILER MAP



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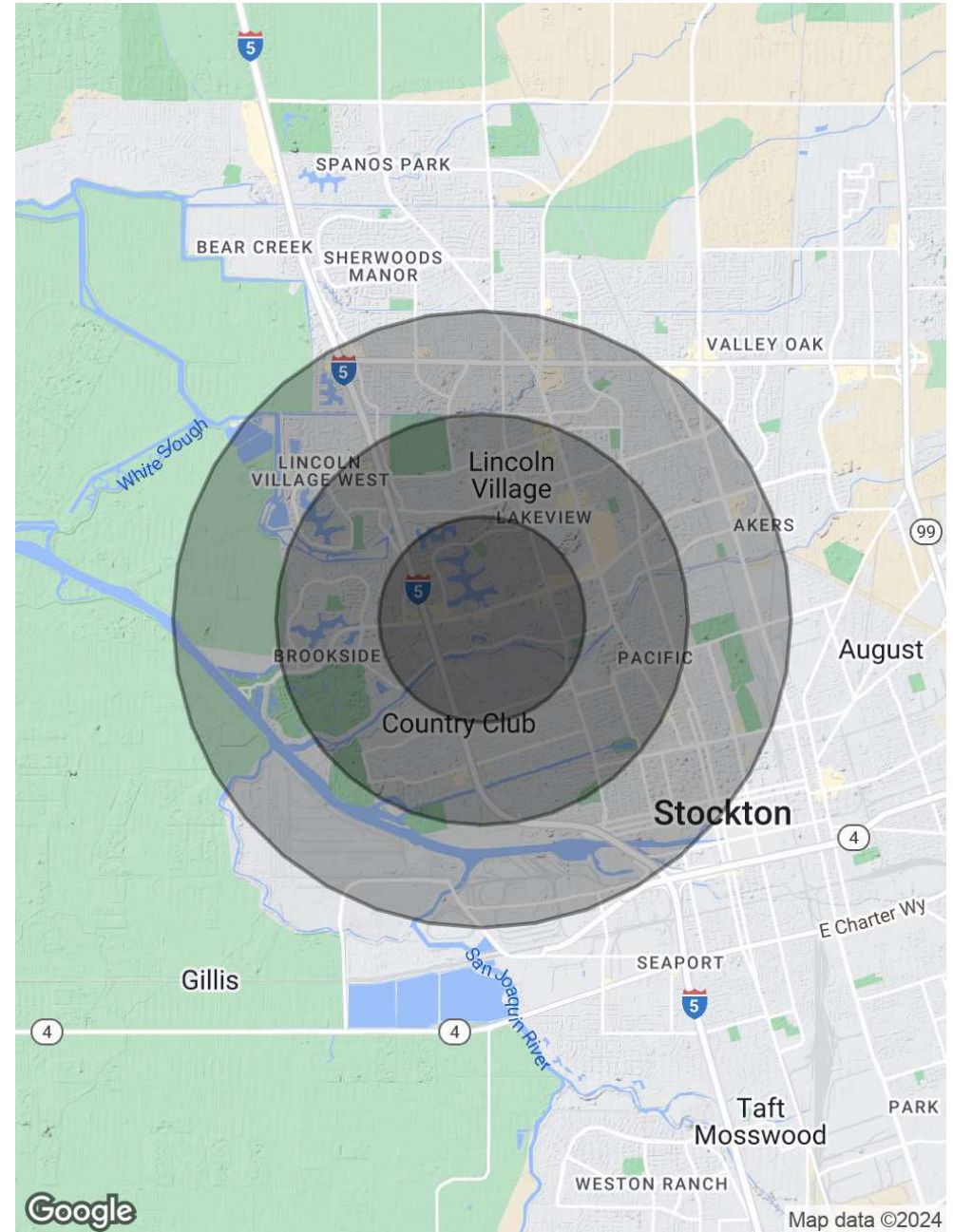
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,368	65,176	141,569
Average Age	32.6	34.1	34.2
Average Age (Male)	30.7	32.8	32.7
Average Age (Female)	33.2	35.3	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,685	25,202	52,766
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$61,742	\$67,094	\$65,039
Average House Value	\$301,760	\$384,548	\$348,561

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	28.3%	30.6%	33.5%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	8,825	37,541	81,547
% White	50.8%	57.6%	57.6%
Total Population - Black	2,903	7,317	14,848
% Black	16.7%	11.2%	10.5%
Total Population - Asian	2,464	8,333	19,242
% Asian	14.2%	12.8%	13.6%
Total Population - Hawaiian	130	308	724
% Hawaiian	0.7%	0.5%	0.5%
Total Population - American Indian	111	659	1,533
% American Indian	0.6%	1.0%	1.1%
Total Population - Other	1,286	5,842	13,261
% Other	7.4%	9.0%	9.4%



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## ADDITIONAL PHOTOS

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