

**Small Offices For Lease on Well Known Stockton Corridor
Heavily Trafficked Area With Over 23,000 ADT
5665 N Pershing Ave, Stockton CA 95207**



Lease Rate: \$1.45/SF Gross

Sizes: Suite B-1: 643 SF | Suite B-6: 683 SF

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EXECUTIVE SUMMARY

5665 N Pershing Ave
Stockton, CA 95207



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	5665 N Pershing Ave, Stockton CA 95207
# OF SUITES AVAILABLE	2
SUITE B-1	643 SF
SUITE B-2	683 SF
ZONING	CO Commercial Office
YEAR BUILT	1977

HIGHLIGHTS

- 2 Office suites available
- Ideal layout for small office user
- Prominent location
- Situated along N Pershing Ave, with 23,633 ADT

Aerial



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,164	189,314	303,262
Growth 2024-2029	5.30%	5.46%	5.50%
Growth 2020-2024	2.65%	3.55%	3.76%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.40%	5.54%	5.59%
Growth 2020-2024	3.25%	4.12%	4.41%
2024 Average HH Income	\$89,927	\$89,090	\$88,575

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Swain Rd	N Pershing Ave	2023	9,396	0.19
Quail Lakes Dr	Long Barn Way	2025	14,760	0.23
N Pershing	W Swain Rd	2024	23,611	0.27
N Pershing	Marco Polo Dr	2025	24,788	0.41
Douglas Rd	N Harrisburg Pl	2025	2,092	0.42
Quail Lakes Dr	Long Barn Way	2023	14,822	0.23
W Swain Rd	N Pershing Ave	2023	9,396	0.19

RETAIL TRADE AREA



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