

FOR SALE OR LEASE



2720 COUNTRY CLUB BLVD

Stockton, CA 95204

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent opportunity for an owner/user to open a location in the Country Club neighborhood with a built-in customer base and dense population. High traffic patterns at this intersection coupled with schools and significant multi-family and single family residences nearby.

PROPERTY HIGHLIGHTS

- High household incomes within 1-mile of property
- Over 100,000 cars daily on Interstate 5 at Country Club Blvd.
- Multi-Tenant center with longstanding tenants
- Safeway shadow anchor

OFFERING SUMMARY

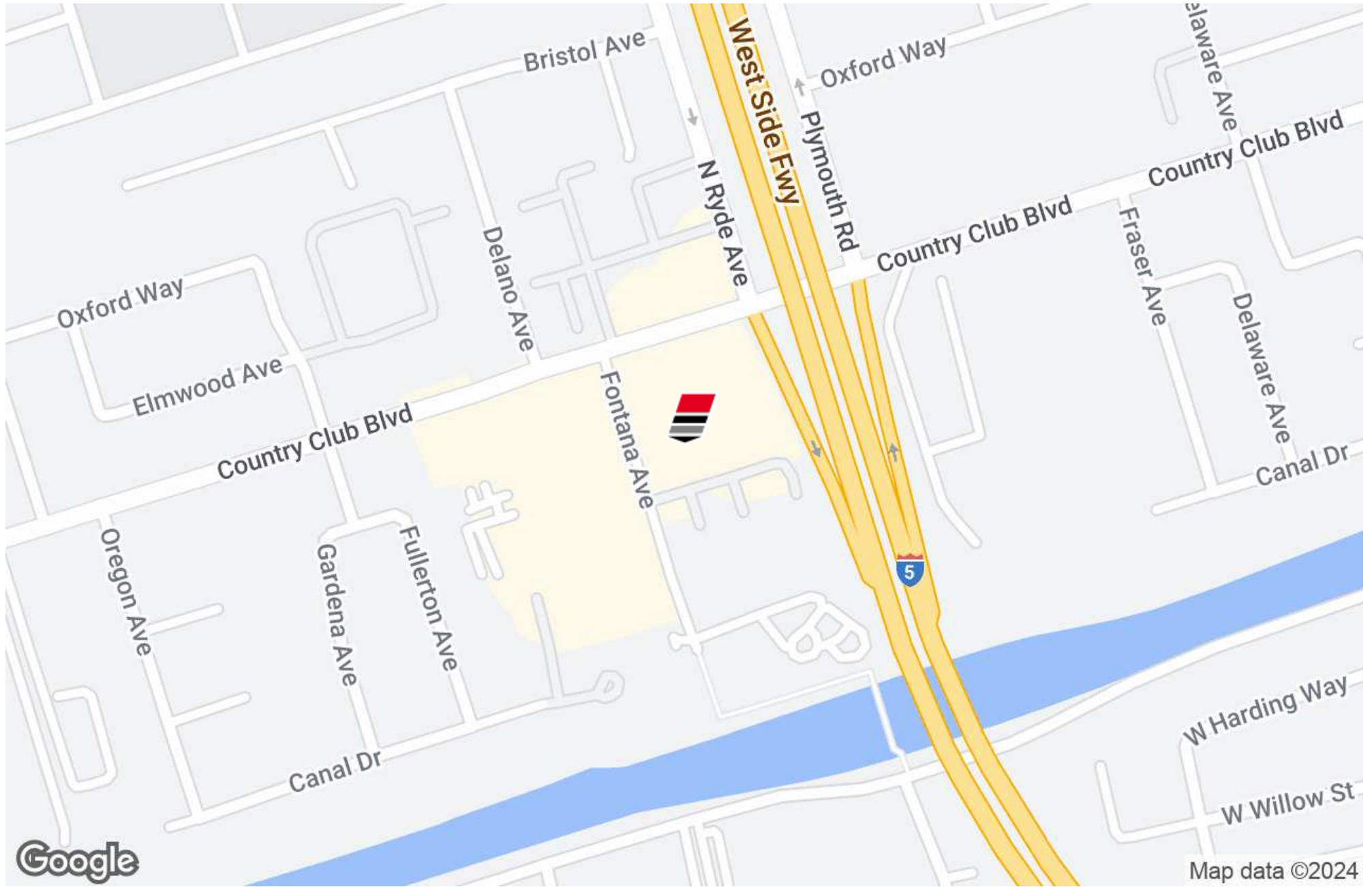
Pricing:	Call Broker for Details
Available SF:	Approximately 29,092 SF
Lot Size:	88,765 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	903	2,203	5,813
Total Population	2,230	6,000	16,654
Average HH Income	\$71,713	\$76,169	\$92,628

BEN RISHWAIN

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CalDRE #01729449

LOCATION MAP



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ADDITIONAL PHOTOS



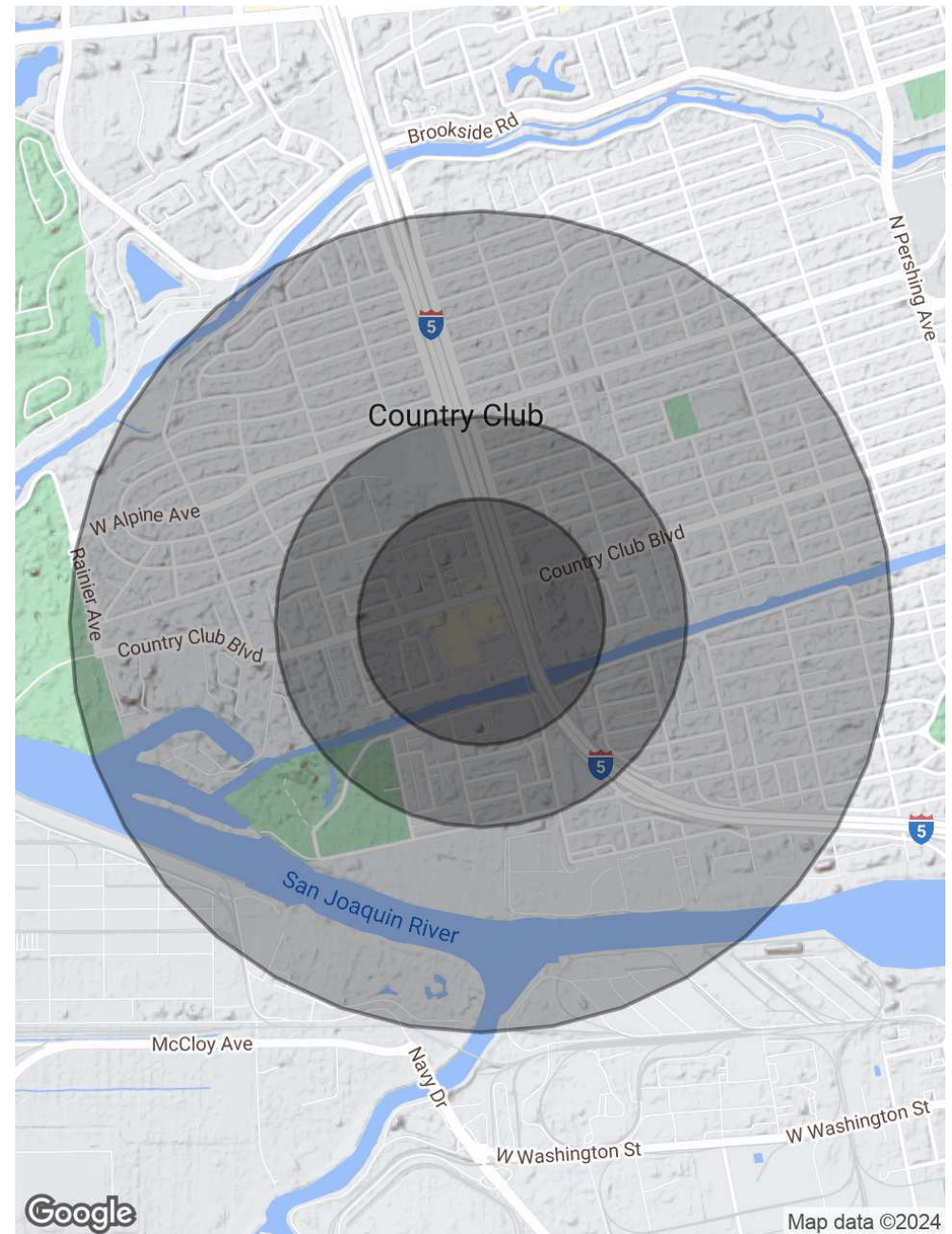
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,230	6,000	16,654
Average Age	36	35	37
Average Age (Male)	36	35	36
Average Age (Female)	37	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	903	2,203	5,813
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$71,713	\$76,169	\$92,628
Average House Value	\$400,125	\$414,622	\$448,353

Demographics data derived from AlphaMap



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