

**AVAILABLE FOR SALE**  
**PARK WEST PLACE SHOPPING CENTER | 5,900± SF BUILDING**

# 10834 TRINITY PARKWAY

STOCKTON, CA



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## PROPERTY

INFORMATION

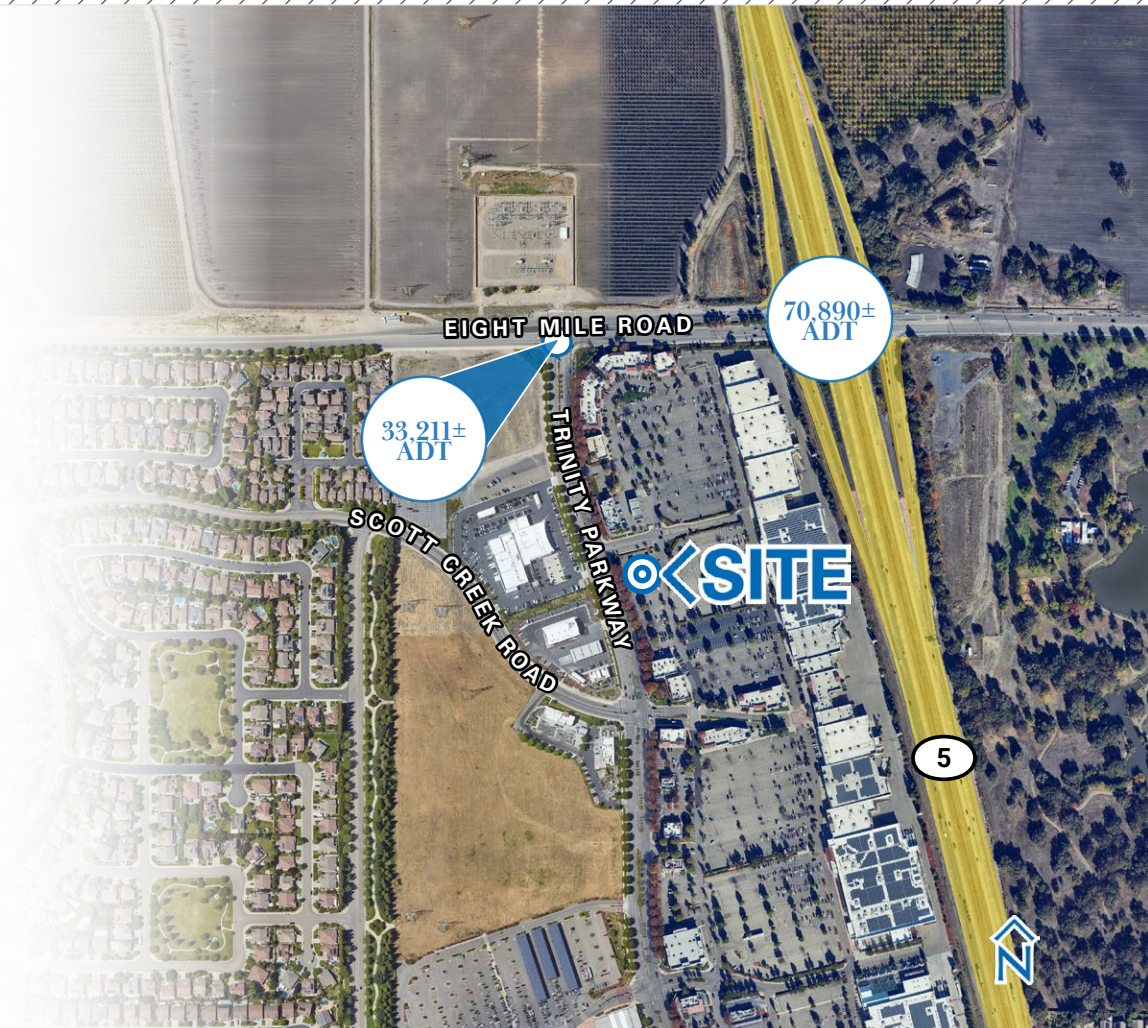
**Lot Size:** 5,900± SF With Drive Thru  
**Tenancy:** Single, Currently Vacant  
**Year Built:** 2005  
**APN:** 066-020-160 (*San Joaquin County*)  
**Asking Price:** Contact Agent

### POPULATION

### HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	9,372	56,700	128,819
2024 Estimate	8,460	54,311	125,023
Growth 2024-2029	10.78%	4.40%	3.04%
Growth 2020-2024	16.49%	4.22%	1.51%
Growth 2010-2020	3.06%	6.56%	7.39%
2029 Projection	2,982	17,388	41,539
2024 Estimate	2,687	16,660	41,280
Growth 2024-2029	10.96%	4.37%	3.05%
Growth 2020-2024	20.50%	4.66%	1.66%
Growth 2010-2020	-8.99%	1.72%	4.20%
2024 Est. Average HH Income	\$133,191	\$120,955	\$110,149

Source: Claritas 2024



### TRAFFIC COUNTS

33,211± ADT

70,890± ADT

Source: Kalibrate TrafficMetrix 2024

Eight Mile Road at Trinity Parkway  
(Eastbound & Westbound)

Interstate 5  
(Northbound & Southbound)



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## LOCATION DESCRIPTION

Located at 10834 Trinity Parkway in Stockton, CA, this property presents a prime opportunity within the vibrant Park West Place shopping center. The 5,900± square-foot building, set on a 0.83± acre lot in a Mixed-Use (MX) zone, offers exceptional visibility and access, with over 70,890± ADT vehicles passing daily on Interstate 5 and 33,211± ADT vehicles on Eight Mile Road. The building is ideally situated with multiple access points, ample dedicated parking, and a drive-thru layout, making it versatile for various commercial uses.

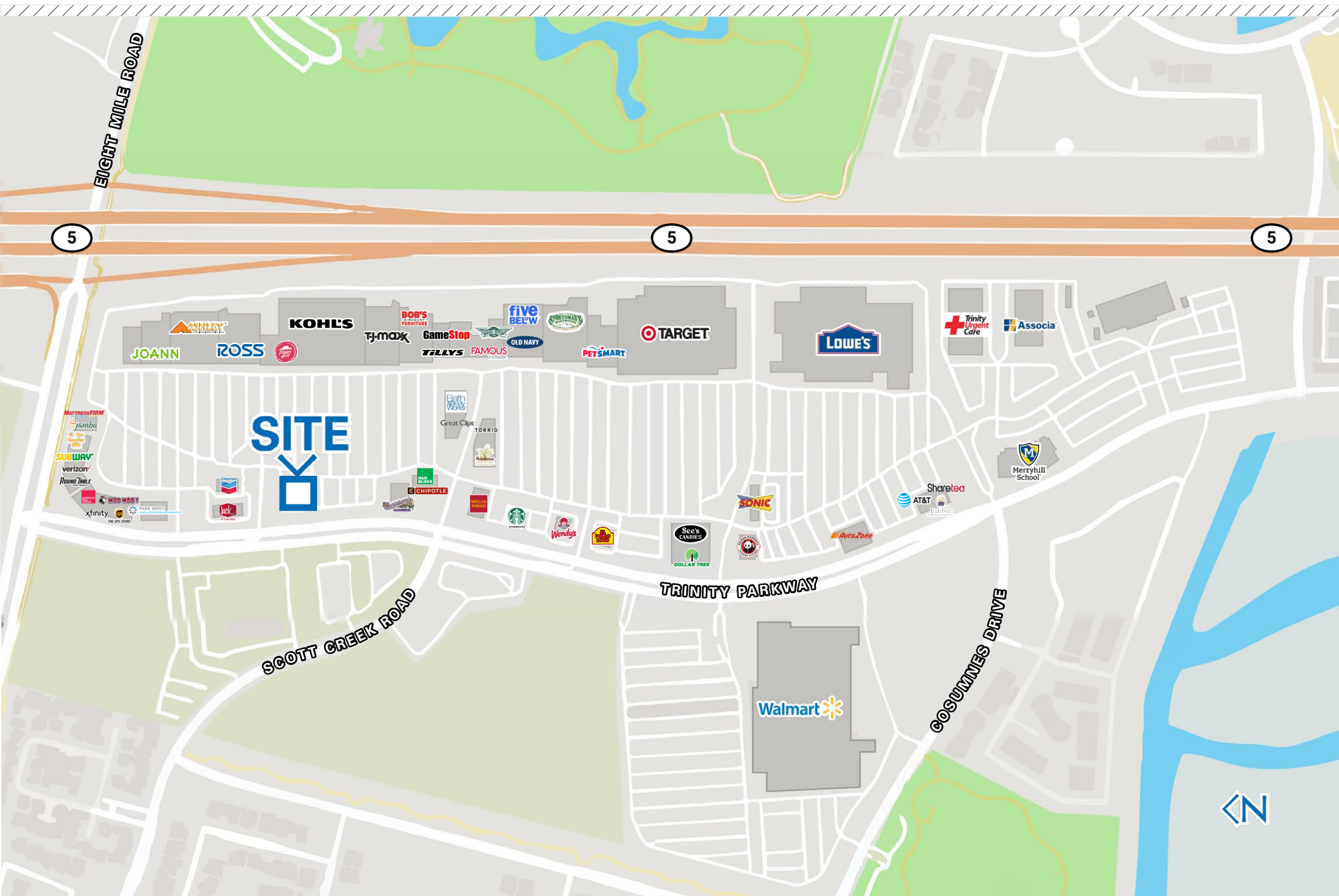
This site is surrounded by high-profile national retailers, including Target, Lowe's, TJ Maxx, and Ross Dress for Less, which anchor Park West Place and contribute to a steady stream of customer traffic. Additionally, the property is located near the A.G. Spanos Park residential community, which comprises over 3,000 homes and is expanding with further residential developments. The area's demographics, featuring an average household income of over \$133,191 within a 1-mile radius, provide a strong base of potential customers.





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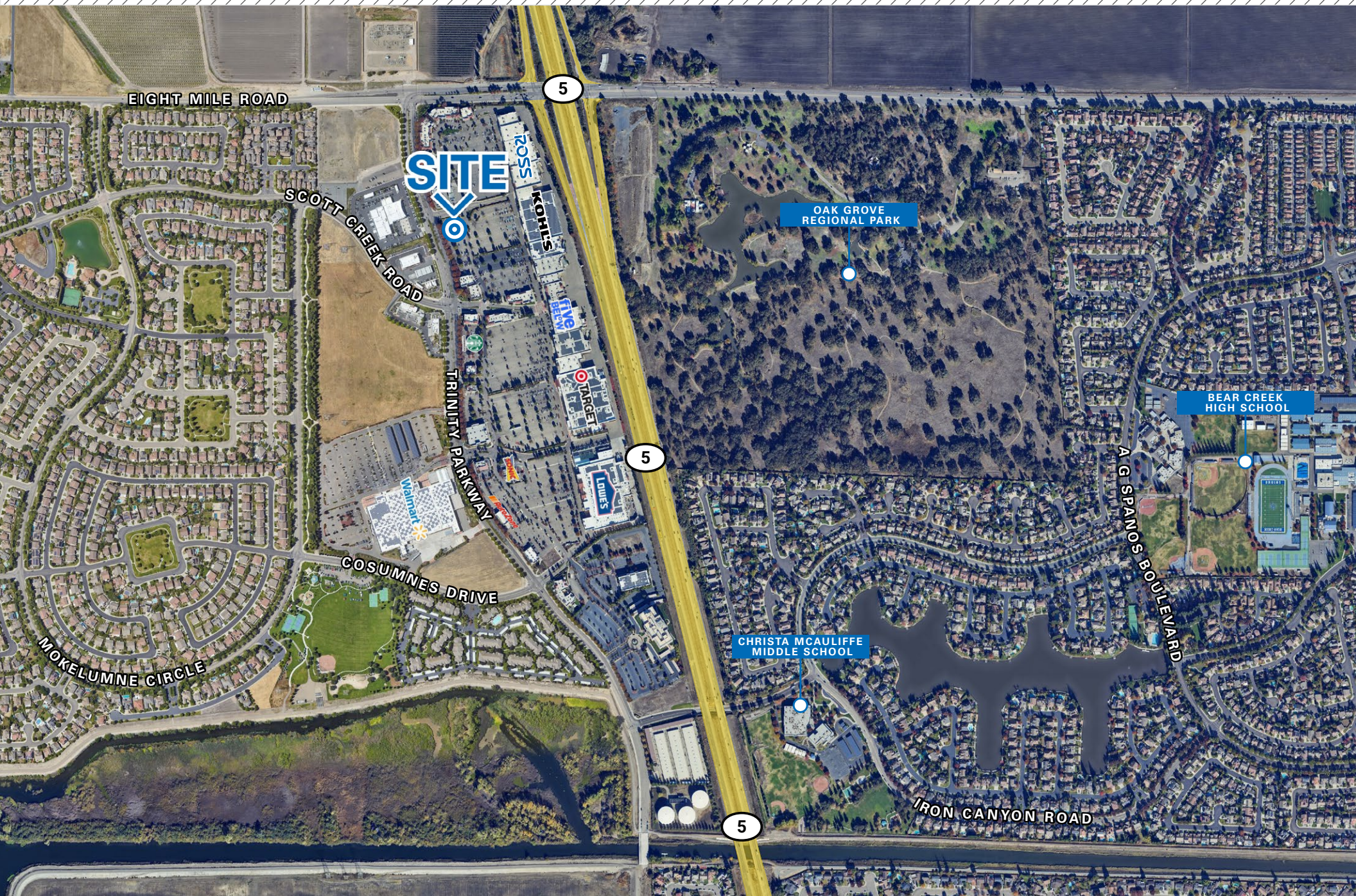
**SITE**  
PLAN





10834 TRINITY PARKWAY  
STOCKTON, CA

AERIAL  
MAP





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