

FORMER NAUGHTY NICK'S RESTAURANT FOR LEASE

552 W. BENJAMIN HOLT DRIVE | STOCKTON | CA



AVAILABLE SF: 14,400± SF (divisible to 6,500± SF)

- High identity free standing building with exceptional street visibility.
- Existing restaurant infrastructure - ideal for sit down restaurant and banquet facility.
- Dense trade area surrounded by residential and other nearby retail uses including CVS, Safeway, Trader Joes and Grocery Outlet.
- Building is potentially divisible to accommodate a variety of retail and/or office uses.

ECONOMIC DATA:

LEASE RATE: CONTACT AGENT FOR PRICING

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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	25,088	191,294	293,192
Average HH Income:	\$81,527	\$90,990	\$92,397

TRAFFIC COUNT:

Pacific Avenue:	39,400 Cars ADT (2019)
Benjamin Holt:	10,775 Cars ADT (2019)

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- Monument sign position available maximizing exposure to Pacific Avenue.
- Ample on-site and overflow parking areas
- Close proximity to popular Lincoln Center in the heart of Stockton.
- 360° degree residential trade area.
- Cross access to Grocery Outlet / CVS anchored retail project.



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