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±14,740 SF

AVAILABLE FOR LEASE

FORMER RITE AID

6455 Pacific Ave

at

L *Lincoln Center*



Stockton, California



the conic company®

Site Plan



DINING & FOOD

- 145 Artesian Natural Foods
- 314 Bud's Seafood Grille
- 874 Cold Stone Creamery
- 864 Crumbl
- 6527 D.A.D's Hot Dogs
- 900 David's Pizza at Lincoln Center
- 300 DOMO Japanese Sushi Grill & Bar
- 848 Dynasty Seafood Restaurant
- 6625 Fire Wings
- 61 Heirloom Kitchen
- 201 Jamba Juice
- 405 Jersey Mikes Subs
- 329 La Mesa | A Mexican Restaurant
- 236 Market Tavern
- 296 Midgley's Public House
- 211 Nekter Juice Bar
- 6511 New Yen Ching
- 123 Noah's New York Bagels
- 128 Nothing Bundt Cakes
- 501 Papapavio's Bistro & Bar
- 6627 Pieology Pizzeria
- 104 Podesto's Market
- 357 Prime Table
- 872 Protein Monkey
- 866 Ramen 101
- 419 ShoMI Japanese Cuisine
- 856 Squeeze Burger and Brew
- 121 Starbucks
- 6535 Trader Joe's
- 878 85°C Bakery

SPECIALTY STORES

- 6633 Chevron
- 304 Code 3 Wear
- 209 Havana Leaf & Vine
- 277 Limitless Axes & Ales
- 280 Limitless Escape Games
- 6555 Mancini's Sleepworld
- 6425 Safeway Fuel Station
- 6507 The UPS Store
- 832 uBreakiFix by Asurion

FITNESS, HEALTH & BEAUTY

- 840 Ben Mackie Fitness
- 852 Club Pilates
- 615 Kenneth Michael Salon
- 310 Lacquer
- 302 Max Muscle & Cryotherapy
- 6575 Orangetheory Fitness
- 226 Planet Beach Automated Spa
- 828 Play It Again Sports
- 349 POMP Salon
- 882 POMP Suites
- 6521 Sephora
- 308 Shine Cycle + Yoga + Barre
- 6565 Signature Nails & Spa
- 423 Skinpros by The Wax Lady
- 836 Stretch Zone
- 633 Therapeutic Massage Center
- 409 Village Barber Shop

HOME DECOR & GIFTS

- 325 Best Wishes
- 429 Bunglaow
- 995 Silveria's Flowers & Gifts

MEDICAL & PROFESSIONAL SERVICES

- 420 Anna Wolf's Alterations
- 411 Cavagnaro's Shoe Repair
- 6623 Chase Bank
- 611 Cornerstone Real Estate Group
- 834 Edward Jones - Financial Advisor
- 602 Edward T. Graham, D.D.S
- 205 Farmers & Merchants Bank
- 374 Lincoln Center Marketing
- 6503 Parkwoods Cleaners
- 628 SASS! Public Relations
- 707 Select Physical Therapy
- 374 Sims-Grupe Management
- 718 State Farm Insurance
- 618 Steven Otani D.D.S
- 312 The Bone Store
- 6610 Venetian Pet Hospital
- 880 Wesson Hearing Aid Center

APPAREL, ACCESSORIES & FOOTWEAR

- 6545 Chico's
- 240 FINA
- 352 Flair Boutique
- 265 Fleet Feet
- 622 Great Spectacles
- 343 Joe Hassan's Western & Work Wear
- 345 McCaulou's Department Store
- 354 Sassy Pants Children's Boutique
- 286 Sheryl Glies Bridal Couture
- 270 Theadora Boutique
- 858 The Good Feet Store

JEWELRY

- 220 DeVons Jewelers
- 320 Gary J. Long Jewelers
- 260 Peck's Jewelers
- 220 Rolex Boutique

Space Profile

±14,740 SF

Former Rite Aid



High Identity Junior Box that is located between Safeway and Trader Joe's



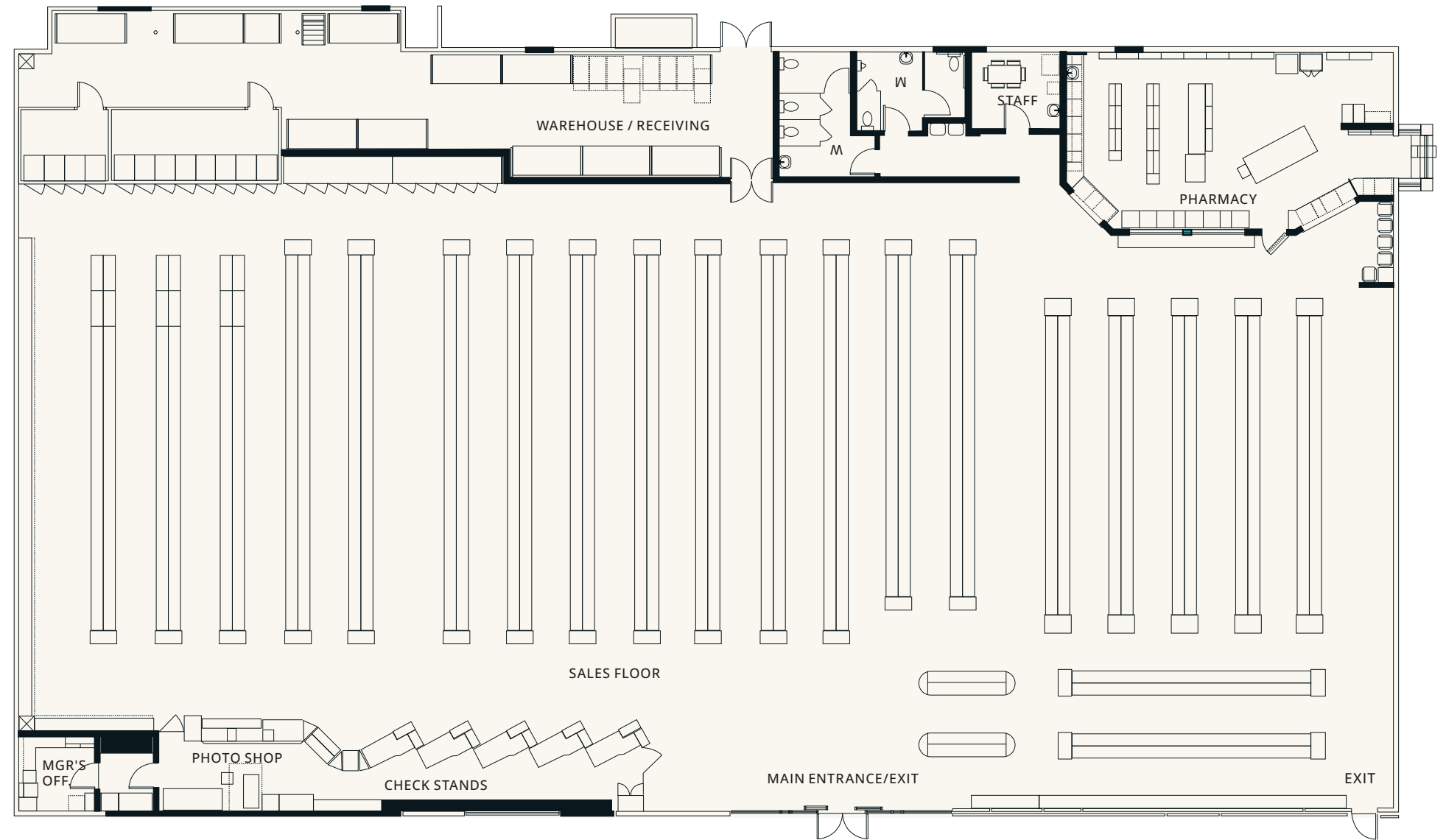
Lincoln Center is centrally located within the North Stockton market and has some of the highest traffic volumes within the market.



Space benefits from strong co-tenants in Lincoln Center South such as Safeway, Trader Joes, Sephora, 85 Degree Bakery, Chase Bank, Stanton Optical, Orange Theory Fitness & more.



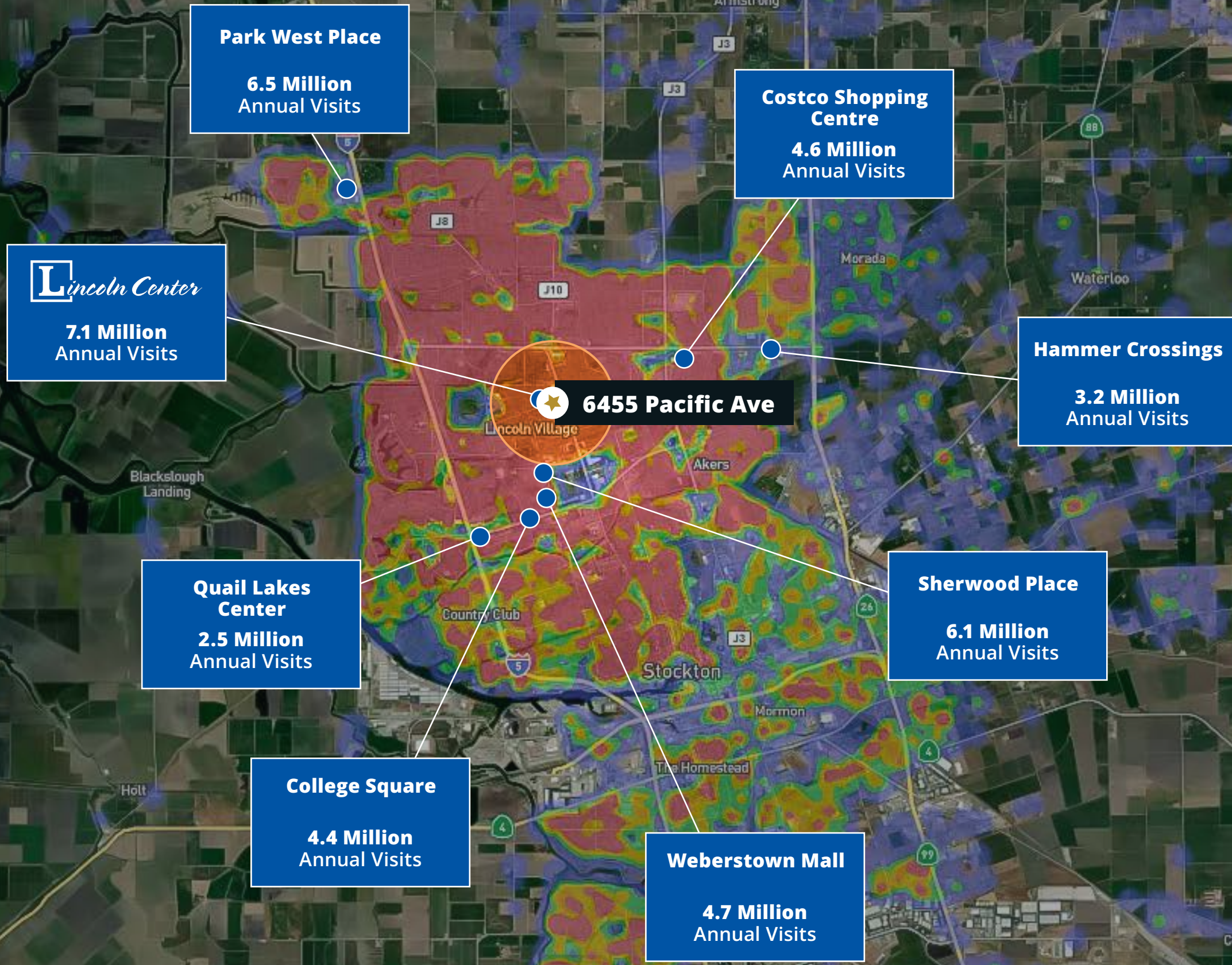
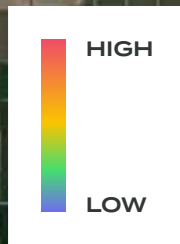
Digital marquee signage available along Pacific Avenue



Adjacent Building:



Heat Map



Aerial



Walgreens, Carl's Jr., SUBWAY, KFC, HARBOR FREIGHT, IN-SHAPE

Smart&Final, Save Mart, Walgreens, TJ-maxx, DOLLAR TREE, Michaels

Food4Less, McDonald's, WING STOP, GameStop, DEL TACO, Wendy's

FLOOR DECOR, COSTCO

VALLEY FITNESS, HUMMUS REPUBLIC, Starbucks, Eddie's PIZZA, PREMIER, ACE Hardware, Village Veterinary Hospital, McDonald's

Lincoln Center, SAFEWAY, TRADER JOE'S, PODESTO'S, STRETCH LAB, Starbucks, COLD STONE, CHASE, Orangetheory, SEPHORA, CLUB PILATES, CHICO'S, UPS

6455 Pacific Ave

BevMo!, BJs, Rubio's, Peets, BOUDIN, FIVE GUYS

Save Mart, dds DISCOUNTS, CVS pharmacy, Applebee's, Office DEPOT, Olive Garden

WEBERSTOWN MALL, macy's, BEST BUY, HomeGoods, Dillard's, Panera, CHIPOTLE, JCPenney, DICK'S

THE HOME DEPOT, The Habit, ROUND TABLE, IN-N-OUT, jamba, SUBWAY, T Mobile

COURTYARD, Residence Inn

ihop, Starbucks, LA QUINTA, CHASE, extended STAY AMERICA, Dave Wong's

McDonald's, TACO BELL, Wendy's

TARGET, planet fitness, HOBBY LOBBY, BUFFALO WILD WINGS, BOOT BARN, WELLS FARGO, BIG 5, W, metro, PAPA JOHN'S, Cane's, Goodwill

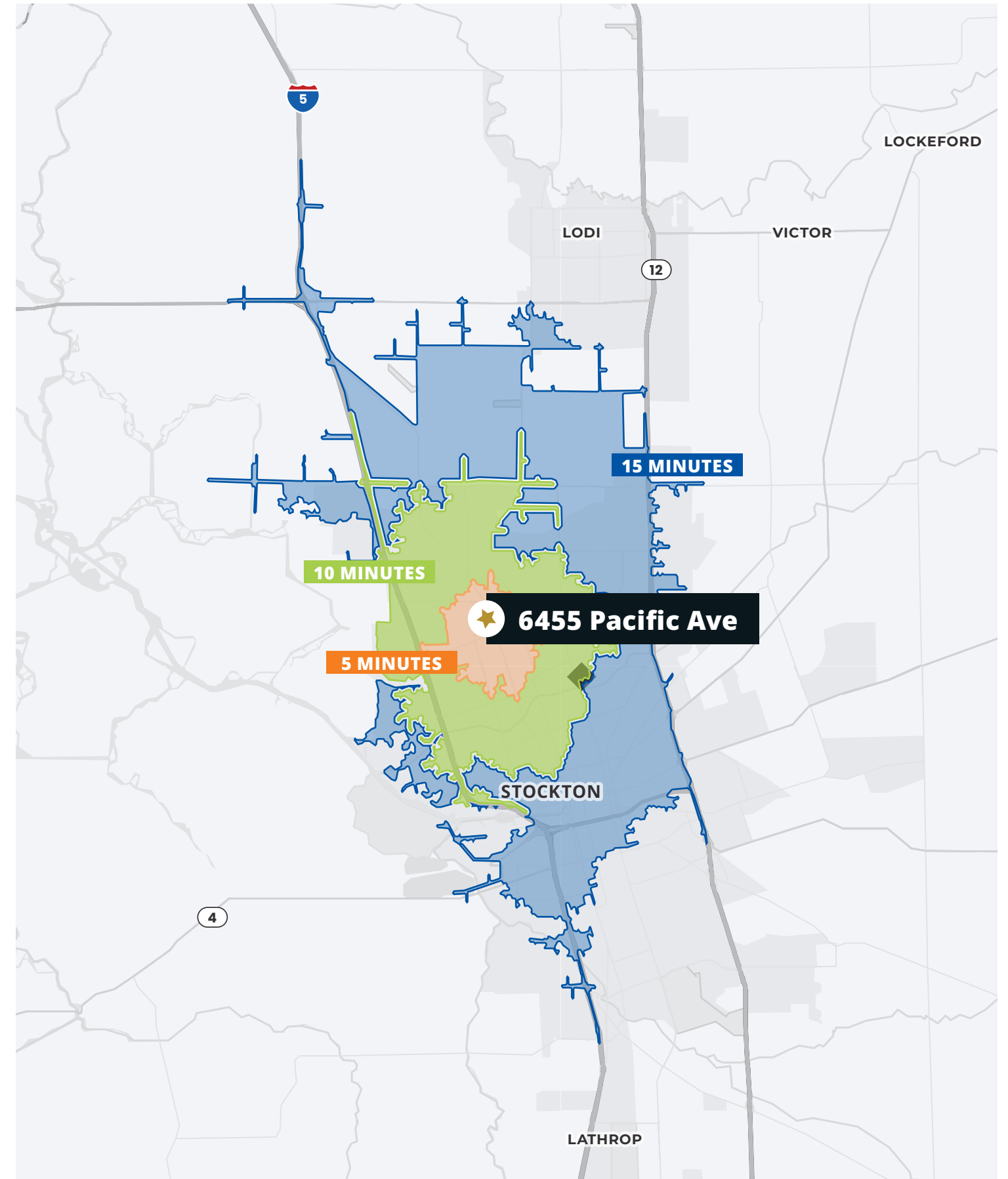
Chick-fil-A, Carl's Jr., 7 ELEVEN, Jack in the box, 6

PACIFIC AVE

Drive Time Radius

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
Total Population	22,999	167,744	311,378
Total Households	8,302	56,750	99,276
Median Age	35.5	35.3	34.9
Total Occupied Housing Units	8,642	58,990	103,778
Total Owner Occupied Housing Units	42.8%	46.0%	47.1%
Total Renter Occupied Housing Units	49.0%	45.7%	43.9%
Average Household Income	\$98,260	\$101,621	\$103,384
Median Household Income	\$73,201	\$78,589	\$79,210
Per Capita Income	\$35,698	\$34,486	\$33,097
Population 25 yrs	22,998	167,744	311,377
% Population 25 yrs + by Educational Attainment	15,080	108,805	200,647
% White Collar Occupations	48.2%	50.9%	48.1%
% Blue Collar Occupations	30.0%	27.8%	30.9%

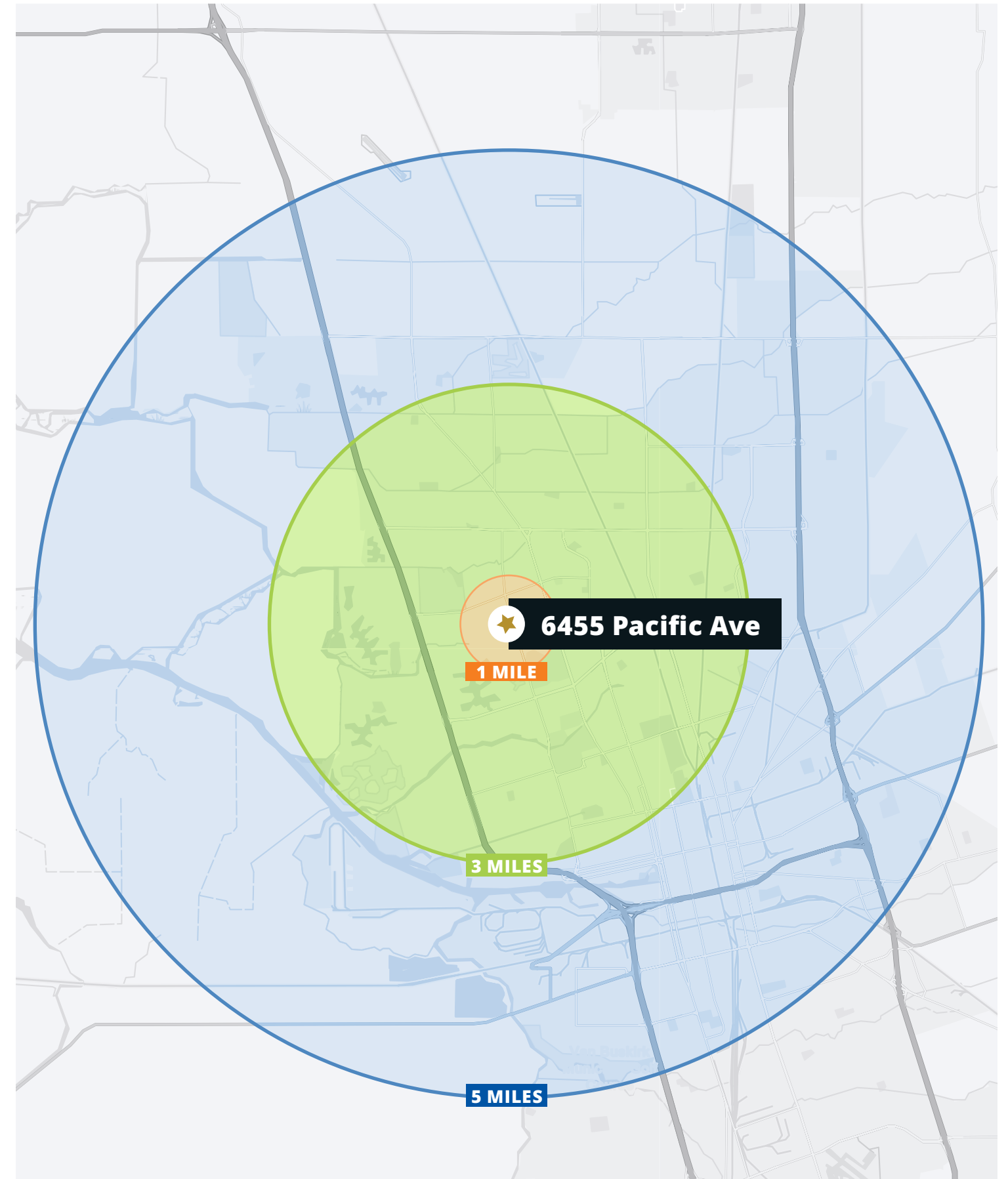
Source: esri 2025



Demographics Radius

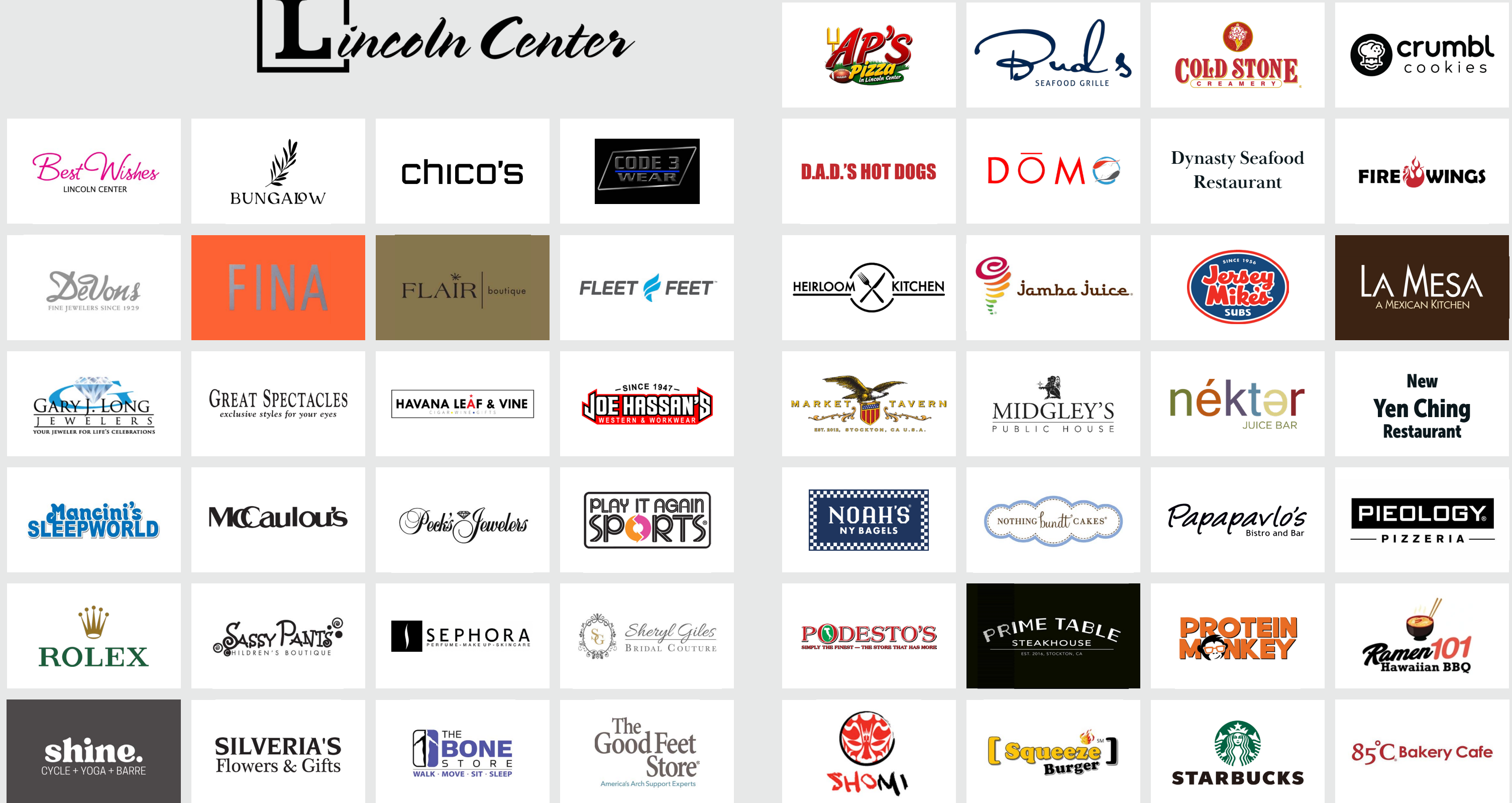
DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Total Population	20,224	180,802	284,727
Total Households	7,387	60,206	92,758
Median Age	35.2	35.2	35.4
Total Housing Units	7,692	62,508	96,915
Total Owner Occupied Housing Units	40.8%	49.8%	50.3%
Total Renter Occupied Housing Units	56.3%	47.2%	46.3%
Average Household Income	\$94,528	\$103,777	\$103,822
Median Household Income	\$70,255	\$79,341	\$79,040
Per Capita Income	\$34,671	\$34,590	\$33,944
Population by Age Total	20,225	180,803	284,728
% Population 25 yrs + by Educational Attainment	13,205	117,221	184,901
% White Collar Occupations	48.0%	50.4%	49.5%
% Blue Collar Occupations	30.3%	27.9%	29.6%

Source: esri 2025



Shop & Dine at

Lincoln Center





6455 Pacific Ave

at **L** *Lincoln Center*

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LINCOLNCENTERSHOPS.COM