

FOR LEASE

Venetian Gardens Square

1449 & 1453 W March Ln. Stockton, CA



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NAINorthgate

LEASING TEAM

PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: C-2

SHOPPING CENTER: Venetian Gardens

SUITE 1453: ± 4,600 sq ft

SUITE 1449: ± 24,650 sq ft

CONTIGUOUS SPACE: ± 29,250 sq ft

TRAFFIC: W March Ln 38K ADT

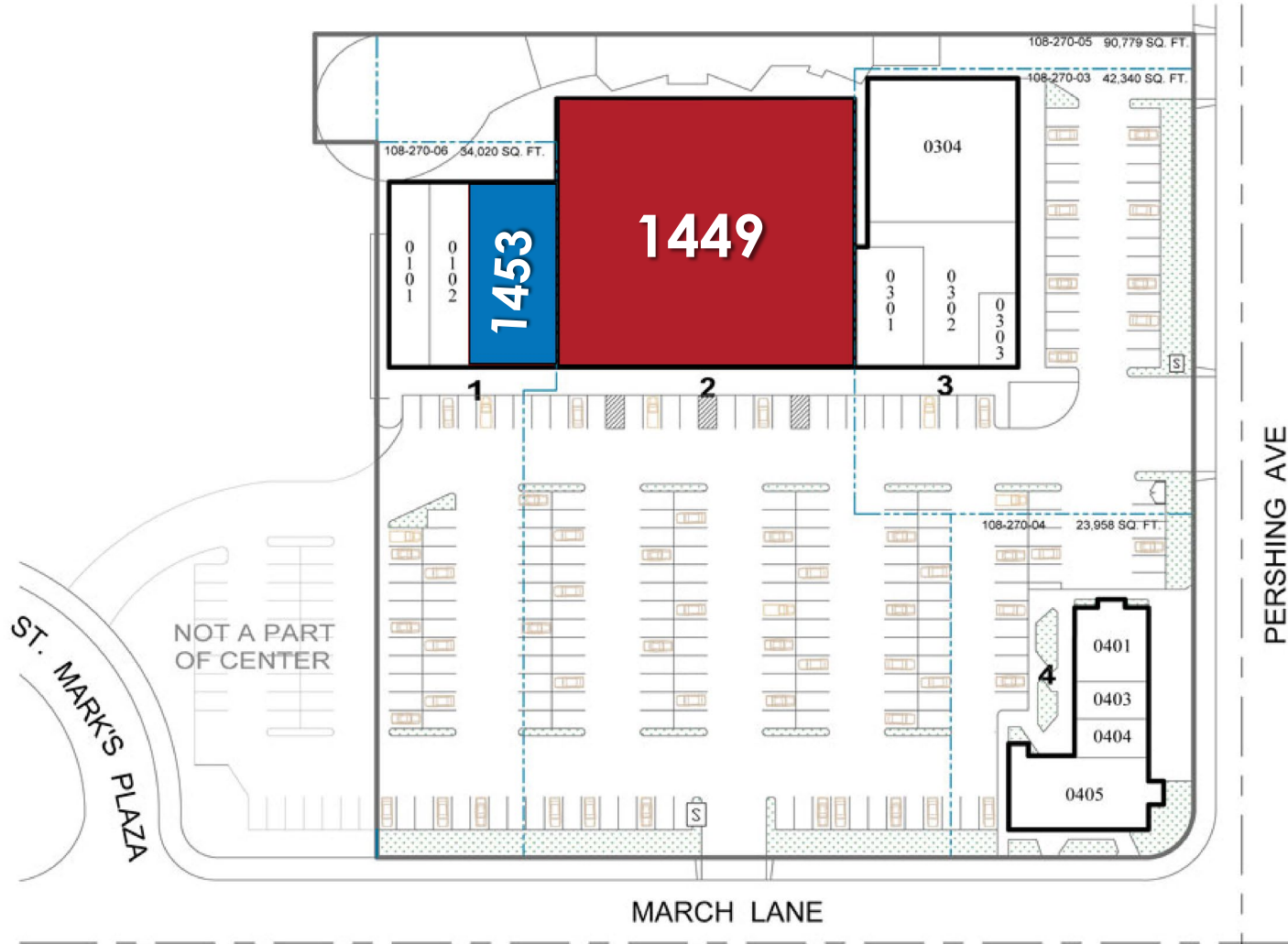
N Pershing Ave 14K ADT



Anchor and adjacent suite available for lease in the Venetian Gardens Square. This center is ideally located on the corner of two major thoroughfares in Stockton, CA providing excellent visibility and access.

- Anchor and adjacent suite monument signage available at the entrances on West March Lane and North Pershing Avenue
- Anchor and suite can be combined for ± 29,250 sq ft of contiguous space
- Excellent exposure from two of Stockton's primary thoroughfares, March Lane and Pershing Avenue
- Co-tenants include Togo's, Shop N Go Liquor, Yummy Sushi Burrito, Pizza Hut, Great Hair Cuts, Western Dental, Angkor Asian Market and more

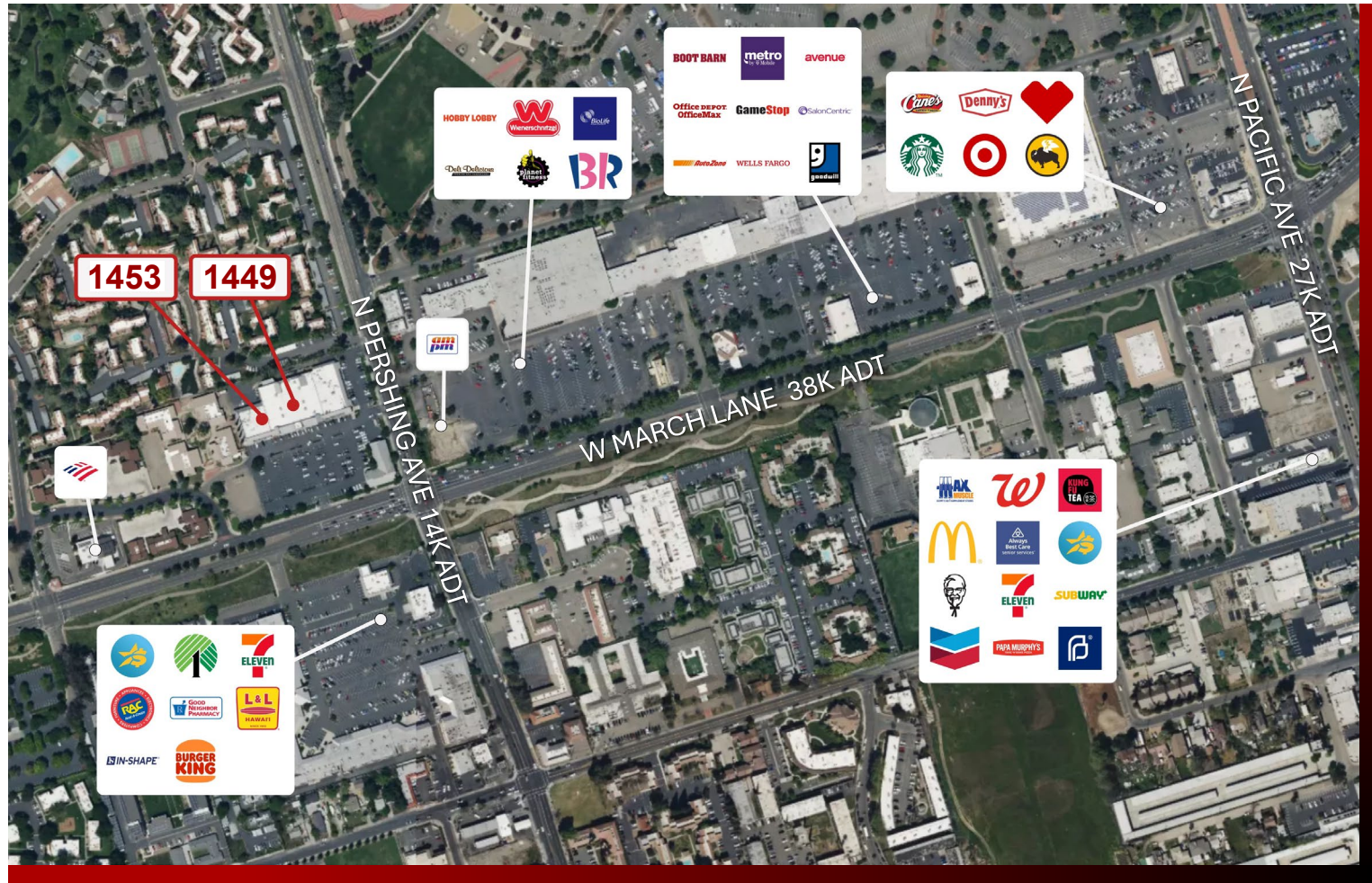
SITE PLAN



AERIAL VIEW



MARKET OVERVIEW

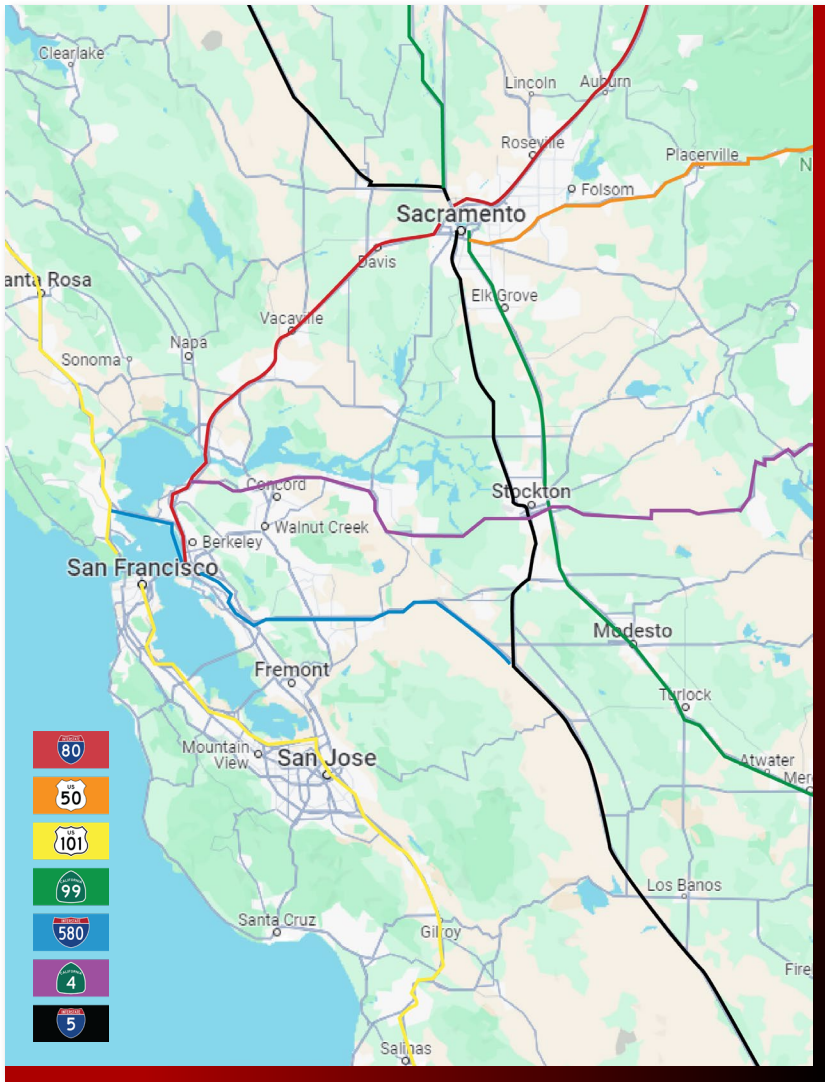




STOCKTON, CALIFORNIA

- **LARGE POPULATION:** Stockton is one of the largest cities in California, with a population of over 300,000 residents. A larger population provides a larger customer base for retail businesses, increasing the potential customer pool.
- **ECONOMIC GROWTH:** Stockton has experienced significant economic growth in recent years. The city has diversified its economy beyond agriculture and has seen growth in sectors like healthcare, education, logistics, and distribution. This growth translates into increased job opportunities, higher disposable incomes, and a stronger consumer market.
- **CENTRAL LOCATION:** Stockton's central location within California makes it well-connected to major metropolitan areas. It is situated within a few hours' drive of San Francisco, Sacramento, and Silicon Valley. This proximity allows for easy access to a wide customer base from neighboring regions.
- **TRANSPORTATION INFRASTRUCTURE:** Stockton benefits from robust transportation infrastructure. It is intersected by major highways like Interstate 5 and State Route 99, facilitating the movement of goods and people. The city is also served by an airport and has access to the Port of Stockton, a deep-water inland port that enables international trade

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	20,307	164,713	312,731
Projected Growth	2.36%	2.55%	3.21%
Median Age	36	36	35
Households	7,546	57,300	98,705
Projected Growth	2.24%	2.46%	3.06%
White Population	6,027	45,799	74,207
Black Population	3,617	22,170	36,158
Asian Population	2,951	29,708	65,658
Native Am Population	317	3,037	5,843
Pacific Isle Population	157	1,357	2,367
Mixed Population	2,647	24,724	45,016
Other Population	4,591	37,919	83,483
Hispanic Population	41.8%	43.3%	46.6%
Average HH Income	\$92.9k	\$96k	\$95k
Median HH Income	\$72.7k	\$72.9	\$75.2
High School Graduates	16.9%	18.5%	18.3%
College Graduates	21.7%	19.2%	17.2%
Total Businesses	243	557	716
Total Employees	22,582	163,573	312,731

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