



1120 WATERLOO RD, STOCKTON, CA 95205

Retail Space Available



# FOR LEASE

## OFFERING MEMORANDUM



## ◎ SITE DESCRIPTION

IKON Properties is pleased to present a premier retail leasing opportunity at Waterloo Central Center, located at 1120 Waterloo Rd in Stockton, California. This ±71,000 SF neighborhood shopping center offers a dynamic mix of tenants and flexible suite configurations, making it an ideal location for a variety of retail businesses

Strategically situated on the northeast corner of Waterloo Rd and East Roosevelt St, the center boasts over 860 feet of prime frontage, ensuring high visibility and easy access for customers. The property benefits from a strong tenant mix, including national anchor Harbor Freight Tools drawing consistent foot traffic to the center.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



# PROPERTY HIGHLIGHTS

- Prime location ensures high visibility, accessibility & steady flow of traffic
- Diverse Tenant mix with great shopping center synergy
- Excellent On Site Parking
- Strong Local Demographics with dense population and high traffic counts
- Situated close to the 4 & 99 freeway for easy access
- Recent Renovations and prominent pylon signage

**PROPERTY TYPE**  
Strip Center

**AVAILABLE SPACE**  
5 Spaces

**RATE**  
\$1.00 - \$1.60 NNN

**STORIES**  
1

**YEAR BUILT**  
1960

**ZONING**  
CG

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# PROXIMITY

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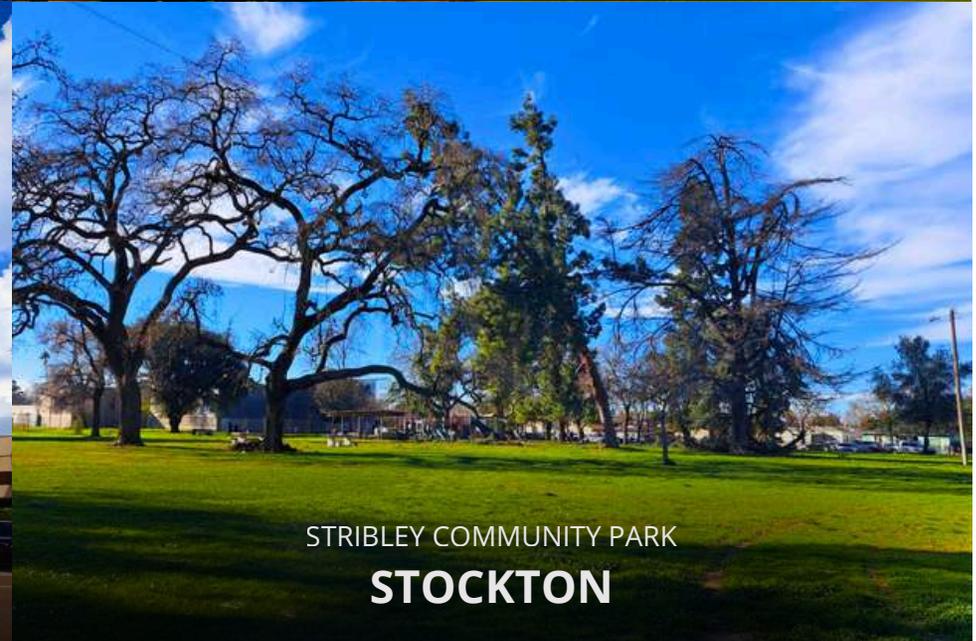
STOCKTON METROPOLITAN AIRPORT  
**AIRPORT**



UNIVERSITY OF THE PACIFIC  
**UNIVERSITY COLLEGE**



DIGNITY HEALTH - ST. JOSEPH'S  
**MEDICAL CENTER**



STRIBLEY COMMUNITY PARK  
**STOCKTON**

## LOCATION OVERVIEW

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### ABOUT STOCKTON

Stockton, California is a vibrant city located in the heart of California's Central Valley, known for its rich agricultural heritage and diverse population. Situated along the San Joaquin River, Stockton serves as an important inland port, contributing significantly to regional commerce and trade. The city boasts a range of cultural and recreational attractions, including the Haggin Museum, Stockton Arena, and a revitalized downtown waterfront. Stockton is also home to several higher education institutions, such as the University of the Pacific, which adds to its youthful and dynamic atmosphere. Despite facing economic challenges in the past, Stockton continues to grow and evolve, with ongoing efforts to revitalize neighborhoods and attract new business development.

### WHY STOCKTON?

Investing in Stockton presents a compelling opportunity due to its strategic location, growing population, and relatively affordable real estate compared to other California markets. Positioned along major transportation corridors including I-5, Highway 99, and the Port of Stockton, the city offers excellent logistics and distribution advantages for businesses. Additionally, Stockton is part of the Northern California Megaregion, benefiting from economic spillover from the Bay Area while maintaining a lower cost of living. With a focus on urban revitalization, infrastructure improvements, and economic development initiatives by city leadership, Stockton is poised for long-term growth, making it an attractive destination for both commercial and residential investment.

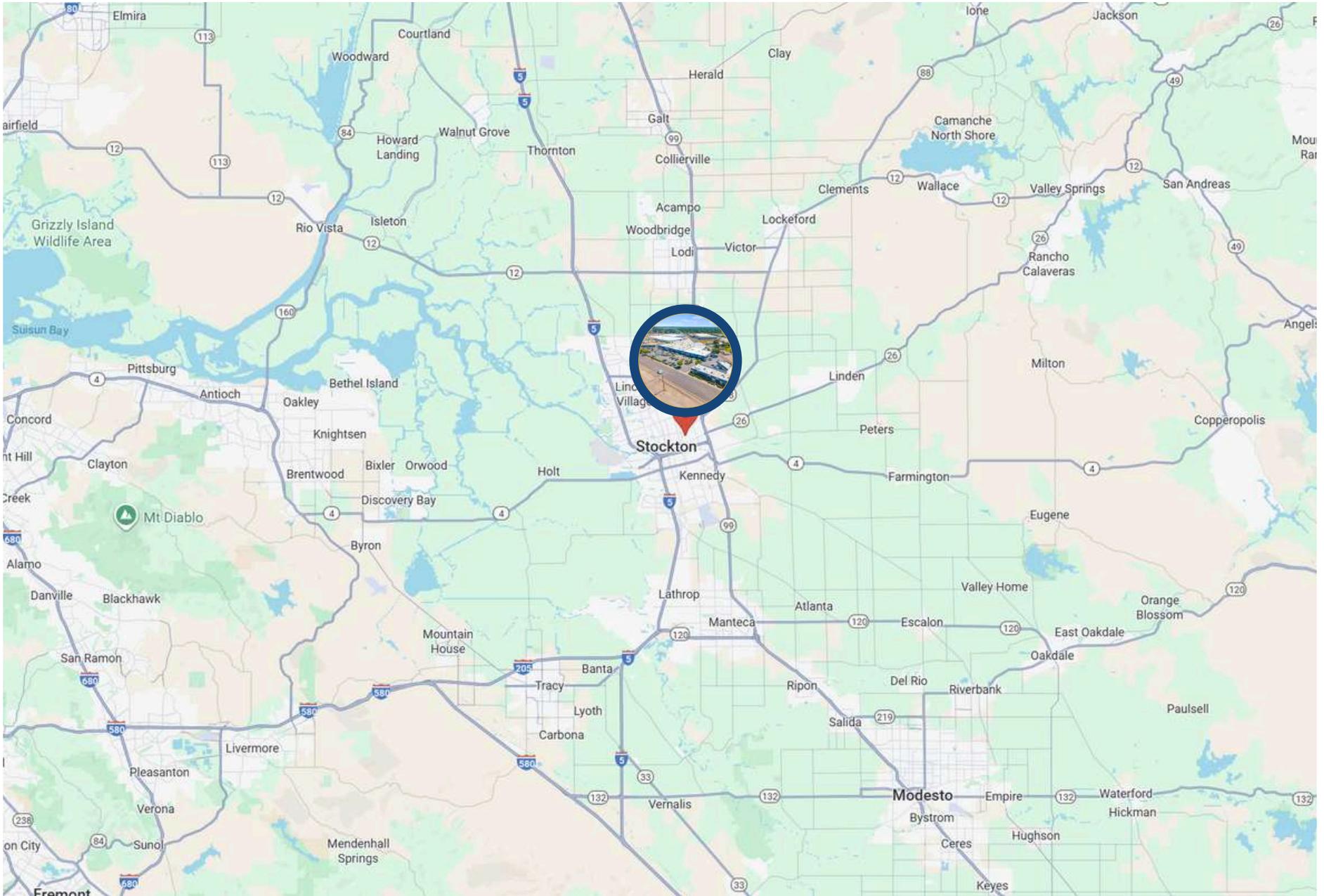
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# RETAIL MAP



# LOCATION MAP



# SITE PLAN



# TENANT ROSTER

Tenant	Suite#	Tenant	Suite#
Maria Lucas Najera Cruz	1108-1	➤ AVAILABLE (approx. 7,635 SF)	1120-5B
Visual Images	1108-2	➤ AVAILABLE (approx. 12,844 SF)	1120-6
Carniceria Tierra Caliente	1108-3	Yeye's Auto Insurance & Tax Agency	1140-1
Techno CA LLC	1108-4	La Esperanza Money Services	1140-2
AG Hydroponics	1108-5B	Sherman's Chinese Deli	1140-3
Lavender Nails	1108-6	Pizza Guys	1140-4
Luis Virgen	1108-7	➤ AVAILABLE (approx. 2,000 SF)	1140-5
Soccer City	1120-1A	➤ AVAILABLE (approx. 1,000 SF)	1140-7
Drippy Cutzz LLC	1120-1B		
Melisia Blomberg	1120-2A		
➤ AVAILABLE (approx. 2,600 SF)	1120-2B		
Harbor Freight Tools #11	1120-3		
Mayra's Furniture	1120-5		

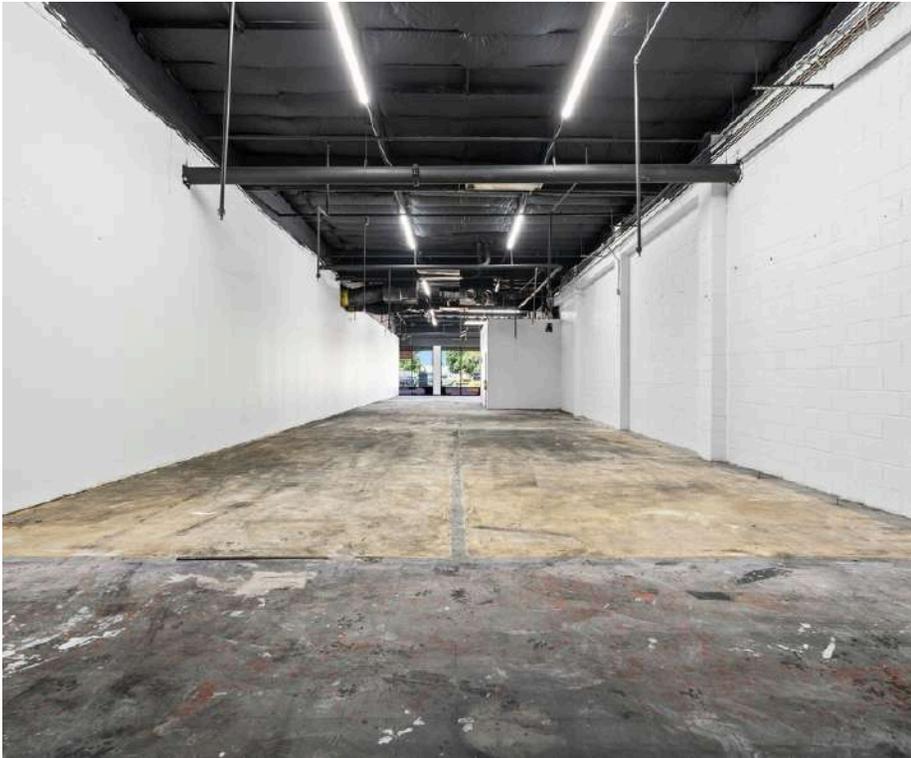
# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	18,019	152,468	303,472
2029 Population	18,957	160,711	319,740
Pop Growth 2024-2029	5.21%	5.41%	5.36%
Average Age	33.60	35.00	35.70
2024 Total Households	5,156	46,247	92,795
HH Growth 2024-2029	5.26%	5.58%	5.46%
Median Household Income	\$52,529	\$49,990	\$61,249
Avg Household Size	3.30	3.10	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$231,658	\$313,045	\$345,850
Median Year Built	1954	1963	1973



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