



FOR LEASE

Thornton Plaza

9303-9305 Thornton Road | Stockton, CA 95209

NAIPence Capital

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LEASE INFORMATION

Lease Price Contact Broker

Space Available: 9305 G: ±2,400 SF

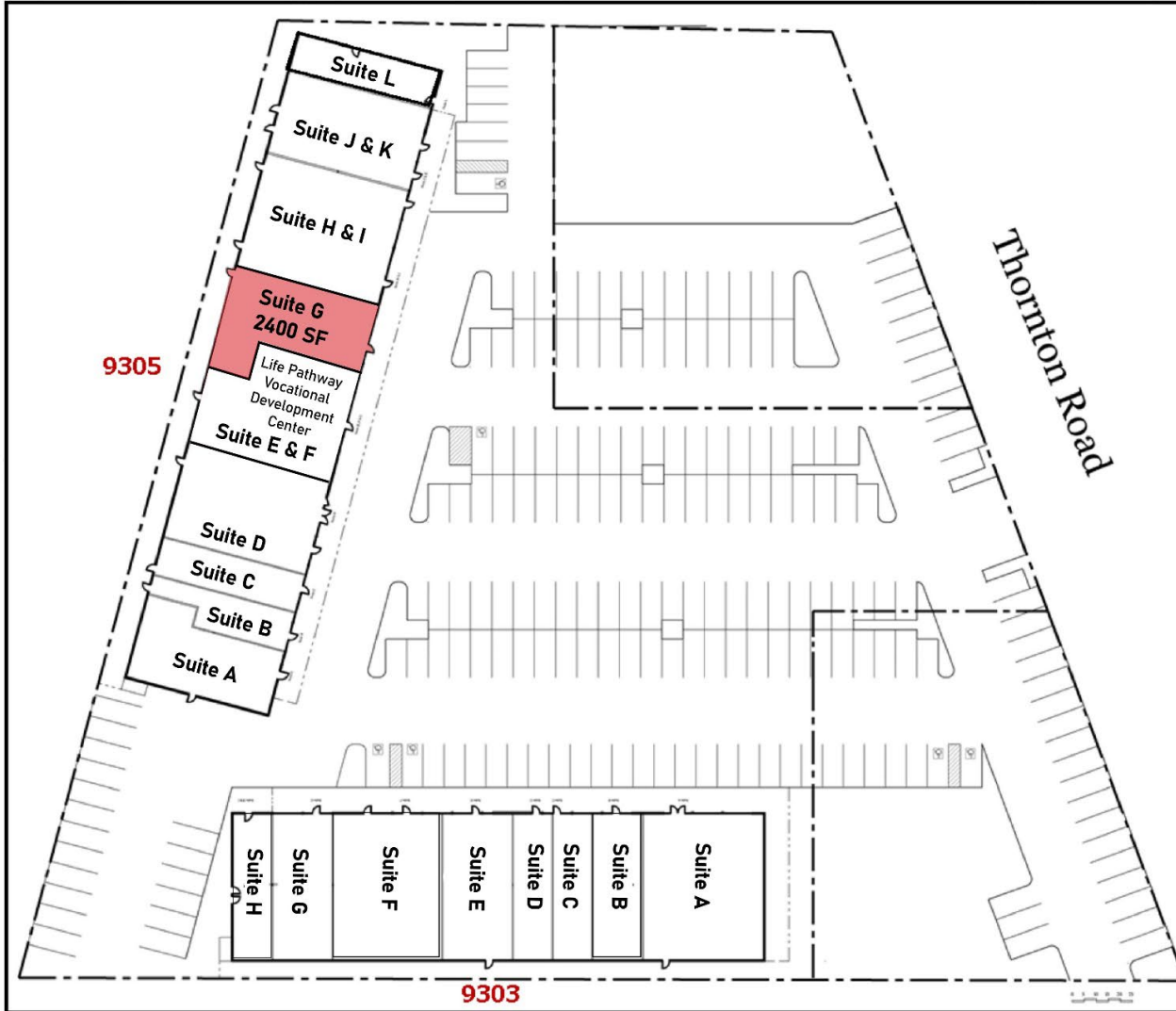
Lease Type: NNN

Traffic Counts: Thornton Road - ±12,200 ADT
Wagner Heights Road - ±8,900 ADT

HIGHLIGHTS

- 9305 G is centrally located in the Center and perfect for multiple retail or office uses. Space is equipped with restroom.
- Highly trafficked area within the retail hub of Stockton with up to ±12,200 ADT
- Surrounded by dense residential with an average household income of \$80,099 within a 3-mile radius of shopping center
- Visible monument signage and multiple center upgrades
- Co-tenants include Dairy Queen, Dante's Pizza, Herbst Liquors, Best Lumpia, Bear Creek Veterinary Hospital, Back 9 Golf +more

SITE PLAN



AVAILABLE SUITES

9305 G- 2,400 Sq Ft

MARKET VIEW - North



TENANTS

Suite	Tenant	SF
9303A	Herbst Liquors, Inc.	
9303B	Blessings Hair Studio	
9303C	Donut Appetit	
9303D	Clearwater Pools	
9303E	Laundromat Cleaners	
9303F	Back 9 Golf Shop	
9303G	Forever Star Massage	
9305A	A&C Captains Anchor, Inc.	
9305B	Vape Shop	
9305C	Linda's Hair & Nails	
9305D	Valley Gaming & Billiards	
9305E	Life Pathway Vocational Development	
9305G	AVAILABLE	2,400
9305H	Dante's California Style Pizza	
9305J	Best Lumpia Restaurant	





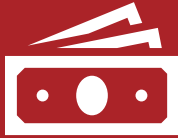
POPULATION

	1 mi	3 mi	5 mi
2021 Estimated Population:	22,730	121,687	230,055
2026 Projected Population:	23,516	127,192	242,030
2020 Census Population:	22,303	118,481	228,260
2026 Projected Growth:	10.7%	0.9%	1.0%



HOUSEHOLDS

	1 mi	3 mi	5 mi
2021 Estimated Households:	7,264	40,594	75,305
2026 Projected Households:	7,328	41,430	75,305
2020 Census Households:	7,173	39,733	74,342
2026 Projected Growth:	0.2%	0.4%	0.5%



INCOME

	1 mi	3 mi	5 mi
2021 Estimated Average HHI	\$105,233	\$93,451	\$93,148
2021 Estimated Median HHI	\$81,786	\$71,674	\$72,407
2021 Estimated Per Capita	\$33,868	\$31,306	\$30,677



RACE & ETHNICITY

	1 mi	3 mi	5 mi
2021 Estimated White	37.2%	31.5%	30.1%
2021 Estimated Black/African American	10.4%	12.0%	10.5%
2021 Estimated Asian/Pacific Islander	24.0%	26.4%	28.5%
2021 Estimated American Indian/Native Alaskan	1.1%	1.3%	1.3%
2021 Estimated Hispanic	30.8%	32.5%	33.5%
2021 Estimated Other Races	27.3%	28.8%	29.6%



BUSINESSES

	1 mi	3 mi	5 mi
2021 Estimated Total Businesses:	335	2,556	5,516
2021 Estimated Total Employees:	2,199	22,329	53,804

DEMOGRAPHICS



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