

# 3404 SHADOWBROOK DR

*Rare Owner-User Opportunity-1.2 Acres in Sought After  
Brookside Business Park*

STOCKTON, CA

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3404 SHADOWBROOK DR

*FUTURE POTENTIAL*  
UP TO +13,000 SF

*Shadowbrook Drive, one of the last development sites in Stockton's highly coveted Brookside Business Park located just north of West March Lane*

#### PROPERTY OVERVIEW

This 1.2-acre parcel offers a unique opportunity for an owner-user to establish a presence in the prestigious Brookside Business Park. As the last remaining land site available for development in the area, the property provides unmatched potential to build a custom facility tailored to your business or professional needs. A small existing 3,200 SF building offers immediate functionality, while the generous lot size allows for expansion or redevelopment to suit a variety of uses, including office, medical, retail, or specialty services. Located in a highly visible, established area with excellent access to major roadways, this site is ideal for owner-occupants seeking long-term value, flexibility, and a premier location.

#### PROPERTY HIGHLIGHTS

APN 116-280-020-000

±3,200 SF Existing Building

Site provides potential future expansion of up to ±13,000 square feet

±1.2 AC Parcel Size

5/1,000 Parking Ratio

General Commercial Zoning allows for a vast variety of retail, professional and medical uses

Surrounded by Brookside's Master Planned residential community, restaurants, retail, professional and medical service providers and half a mile from an 18-hole championship golf course

→ ALLOWABLE USES

3404 SHADOWBROOK DR

# PROPERTY DETAILS

*±3,200 SF*

EXISTING BUILDING SF

*±13,000 SF*

MAXIMUM POTENTIAL BUILDING SIZE

*±1.2 AC*

LOT SIZE

*116-280-020*

PARCEL NO



# SURROUNDING AMENITIES



# COMMUNITY DEMOGRAPHICS

<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
2024 Total Population	12,739	96,443	256,538
2029 Projected Population	13,398	101,563	270,530
Projected Annual Growth (2024-2029)	1.0%	1.1%	1.1%
2023 Median Age	41.9	35.7	35.3

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
2024 Estimated Households	4,779	35,440	84,451
2029 Projected Households	5,024	37,355	89,150
2020 Census Households	4,695	34,293	81,012
Projected Annual Growth (2024-2029)	1.0%	1.1%	1.1%

<b>BUSINESS</b>	1 Mile	3 Miles	5 Miles
Total Business (2024 Est)	809	4,852	10,919
Total Employees (2021 Est)	6,742	33,946	94,276
Employee/Business (2021 Est)	8	7	9

<b>INCOME</b>	1 Mile	3 Miles	5 Miles
Median HH Income (2024 Est)	\$108,333	\$74,873	\$69,900
Median Home Value (2024 Est)	\$617,187	\$415,743	\$381,633

<b>RACE/ETHNICITY</b>	1 Mile	3 Miles	5 Miles
White (2021)	5,042	34,016	67,789
Black or African American (2021)	999	11,343	30,876
Native American (2021)	129	1,806	4,810
Est. Asian (2021)	3,272	13,249	52,075
Native Hawaiian & Pacific Islander	60	440	1,356
Two or More Races	3,236	35,588	99,631

<b>EDUCATION (AGE 25+)</b>	1 Mile	3 Miles	5 Miles
Advanced Degree	17%	10%	7%
Bachelor's Degree	22%	14%	11%
Associate Degree	6%	5%	6%
Some College, No Degree	30%	33%	31%
High School Graduate	17%	25%	27%
Some High School, No Dipolma	8%	13%	18%

DATA SOURCE: ESRI

# STOCKTON DEMOGRAPHICS

**323,203**  
POPULATION

**3.2**  
AVG HH SIZE

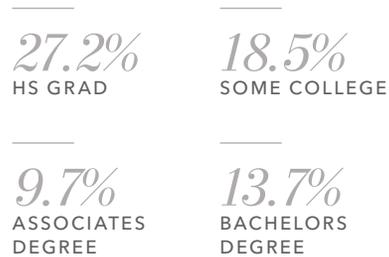
**\$98,957**  
AVG HH INCOME

**41.3**  
MEDIAN AGE

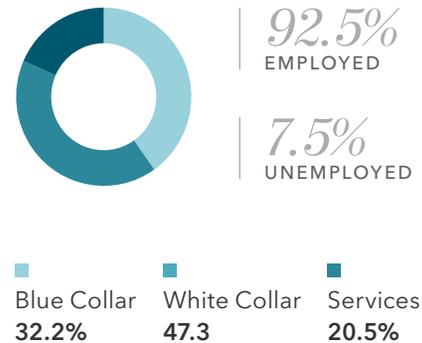
## HOME OWNERSHIP



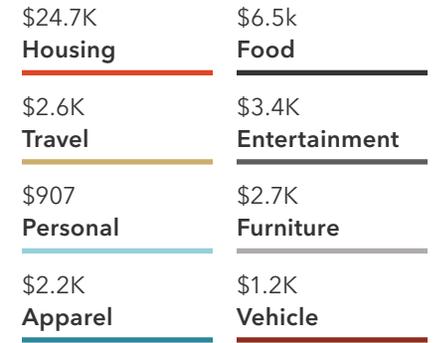
## EDUCATION



## EMPLOYMENT



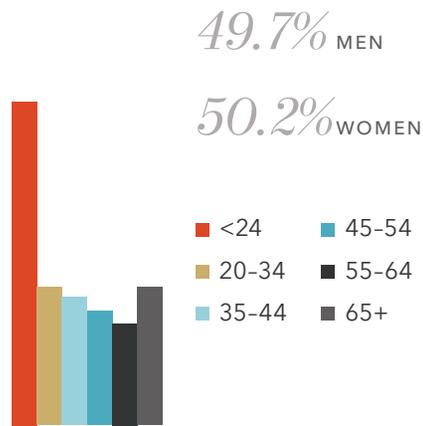
## HOUSEHOLD SPENDING



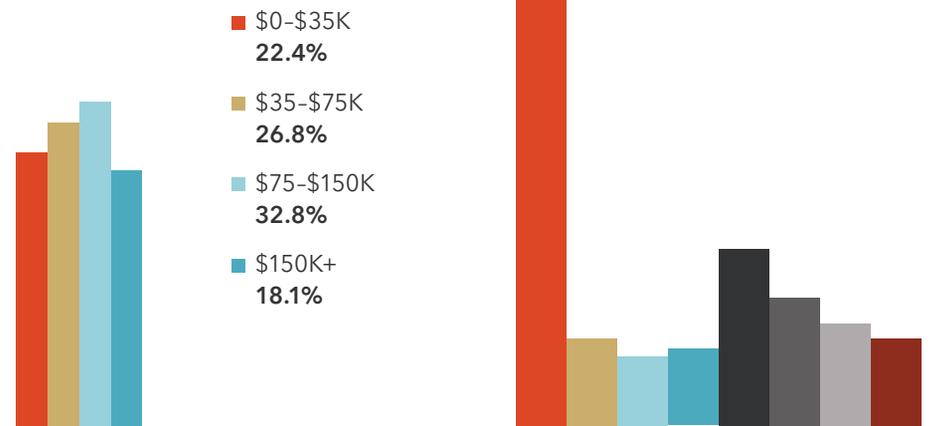
## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD



Source: ESRI