

COMMERCIAL SPACE FOR LEASE

COUNTRY CLUB BOULEVARD RETAIL SPACE

±1,368 SF · WARM SHELL · T.I. ALLOWANCE AVAILABLE



1917 COUNTRY CLUB BOULEVARD STOCKTON, CALIFORNIA

\$1.25/SF/MONTH | MODIFIED GROSS

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LEASE OPPORTUNITY DISCLAIMER

This Lease Brochure has been prepared solely to provide prospective tenants with general information regarding the available premises. It is not an offer to lease, a reservation of the space, or a substitute for a prospective tenant's independent investigation and professional review.

Important: Availability, rental rates, lease structure, concessions, improvement obligations, operating expenses, and all other terms are subject to change, withdrawal, and Landlord approval without notice.

NO REPRESENTATION OR WARRANTY

Information from First Commercial Real Estate, the Landlord, ownership, vendors, public sources, and other third parties is provided without representation or warranty as to accuracy, completeness, condition, dimensions, zoning, code compliance, permitted use, or suitability for any tenant's business.

INDEPENDENT TENANT REVIEW REQUIRED

Each prospective tenant should independently verify the premises, measurements, utilities, HVAC, access, parking, signage, accessibility, zoning, permitted use, insurance requirements, operating costs, construction needs, and all governmental approvals required for its intended occupancy.

CONSULT QUALIFIED PROFESSIONALS

Prospective tenants should consult their own attorney, accountant, architect, engineer, contractor, insurance professional, and governmental agencies regarding lease terms, costs, improvements, permits, licensing, compliance, and business suitability.

USE OF LEASE MATERIALS

All information in this Lease Brochure is preliminary and is provided for marketing and discussion purposes only. Square footage, dimensions, site plans, floor plans, property features, parking, access, tenant mix, demographics, and other descriptions are approximate and should be independently verified by the prospective tenant.

No statement in this brochure creates an agency, fiduciary, advisory, or contractual obligation beyond any written brokerage agreement that may separately exist. Oral or written discussions, proposals, letters of intent, and draft documents are non-binding unless expressly stated otherwise in a fully executed agreement.

The premises may be leased only through a final written lease executed and delivered by both Landlord and Tenant. Landlord may accept, reject, modify, or withdraw any proposal and may lease the premises to another party at any time before execution of a lease.

Images, maps, and visual materials. Photos, aerials, maps, floor plans, graphics, and other visuals may come from ownership, vendors, public sources, or third parties and may be digitally enhanced, edited, AI-assisted, or not to scale. They are illustrative only and should not be relied upon to determine exact condition, boundaries, dimensions, suite configuration, visibility, signage, access, traffic, parking, or surrounding uses.

LEASE ECONOMICS AND COSTS

Quoted rent, lease type, estimated expenses, concessions, improvement allowances, security deposits, increases, and other economic terms are subject to negotiation, Landlord approval, documentation, and change without notice.

Each prospective tenant must independently determine all occupancy costs, including rent, utilities, insurance, maintenance, repairs, taxes or operating expenses allocated under the lease, permit and licensing costs, construction costs, and costs associated with making the premises suitable for the tenant's use.

PROSPECTIVE TENANT RESPONSIBILITY

EACH PROSPECTIVE TENANT SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE before signing a lease or making expenditures in reliance on the availability or suitability of the premises.

Professional review: Lease provisions and legal matters should be reviewed with an attorney; tax and accounting matters with a qualified tax professional; and insurance obligations with an insurance professional.

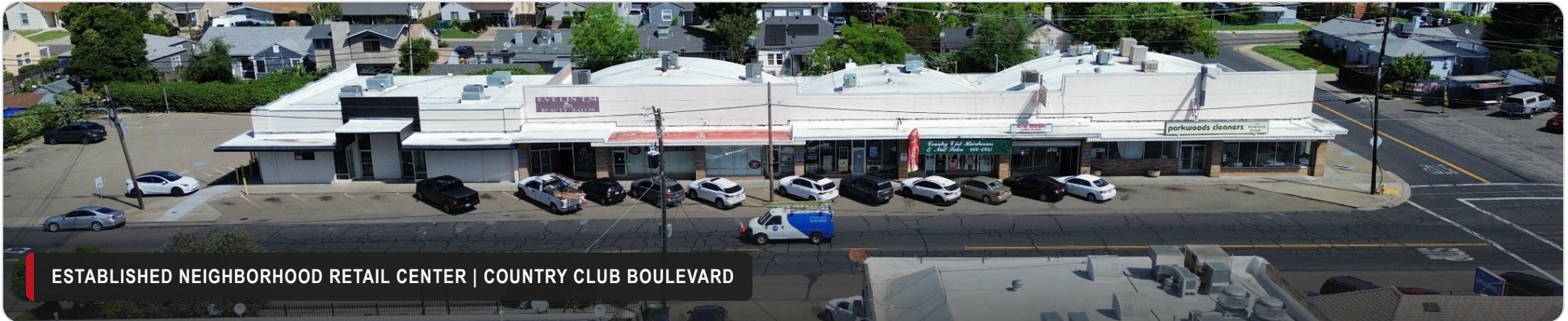
Use, condition, and compliance: The tenant should confirm that its proposed use is permitted and should investigate zoning, conditional-use requirements, building and fire codes, ADA and accessibility obligations, environmental matters, utilities, HVAC, structural and nonstructural conditions, and all required permits and licenses.

First Commercial Real Estate does not determine whether the premises are suitable for a particular business, whether governmental approvals will be issued, or whether projected revenues, costs, or operating results will be achieved.

The property is marketed on an equal-opportunity basis and without discrimination prohibited by applicable law.

RECIPIENT ACKNOWLEDGMENT. By accepting this Lease Brochure, the recipient acknowledges that the materials are confidential, preliminary, and intended solely to evaluate a possible lease of the premises. Neither the Landlord, property owner, nor First Commercial Real Estate is responsible for omissions, errors, estimates, future changes, or a recipient's reliance on the materials. A binding obligation will arise only from a final written lease executed and delivered by Landlord and Tenant. Visual materials may include third-party, digitally enhanced, or AI-assisted content and are provided for presentation purposes only.

PROPERTY & LEASE OVERVIEW


ESTABLISHED NEIGHBORHOOD RETAIL CENTER | COUNTRY CLUB BOULEVARD

AVAILABLE SPACE

±1,368 SF

LEASE RATE

\$1.25/SF/Mo

LEASE STRUCTURE

Modified Gross

CORNER LOCATION

Country Club & Mission

ZONING

C-N
COUNTRY CLUB BOULEVARD RETAIL CORRIDOR

A VISIBLE NEIGHBORHOOD RETAIL OPPORTUNITY

The available ±1,368-square-foot space is positioned within an established neighborhood retail center at the prominent corner of Country Club Boulevard and Mission Road. The center is under new management and is being actively positioned for quality neighborhood-serving retail, beauty, wellness, fitness, instructional and service users. The space will be delivered as a warm shell, with a T.I. allowance available subject to negotiated lease terms and Lessor approval.

✓ CORNER POSITION

Visibility and access from Country Club Boulevard and Mission Road

✓ CONVENIENT ACCESS

Located in central Stockton, minutes from I-5.

✓ NEW MANAGEMENT

Active management focused on leasing and tenant support

✓ BUILT-IN DEMAND

Surrounded by established Stockton neighborhoods and near UOP

RETAIL

BEAUTY & WELLNESS

FITNESS

INSTRUCTIONAL

NEIGHBORHOOD SERVICES

DELIVERY & IMPROVEMENTS

WARM SHELL DELIVERY

The Lessor will deliver the approximately 1,368-square-foot space as a warm shell, with a T.I. allowance available subject to negotiated lease terms and Lessor approval.

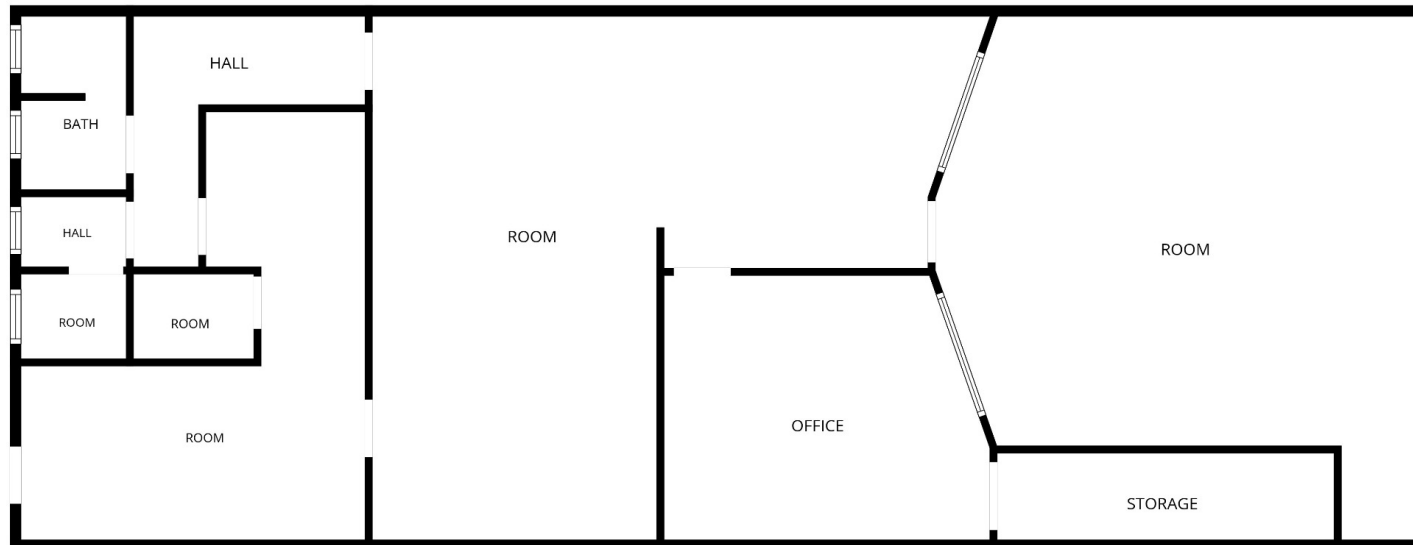
- Delivered as a warm shell
- Street-facing storefront with easy access and good parking
- T.I. allowance available, subject to lease terms and approval
- C-N, Neighborhood Commercial zone

TENANT SYNERGY

COMPLEMENTARY TENANT MIX

- Hair salons and beauty-oriented services
- Ballet, dance and instructional uses
- Gym, fitness and wellness users
- Neighborhood-serving personal services

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

±1,368 SF

Approximate available area

57' X 24'

Approximate dimensions

WARM SHELL

Planned delivery condition

T.I. ALLOWANCE

Available subject to lease terms

NEW MANAGEMENT

Center under new management

AERIAL OVERVIEW

Available Retail Space
±1,368 SF · \$1.25/SF/Month · Modified Gross

COUNTRY CLUB BOULEVARD & MISSION ROAD

01 CORNER POSITION

Located at the intersection of Country Club Boulevard and Mission Road.

02 REGIONAL ACCESS

Only a few minutes from Interstate 5 and convenient to central Stockton.

03 NEARBY DEMAND

Surrounded by residential neighborhoods and near the University of the Pacific.

04 NEW MANAGEMENT

The center is under new management with an active focus on leasing, tenant improvements and tenant support.

DEMOGRAPHIC PROFILE



3-MILE TRADE AREA

A STRONG LOCAL CONSUMER BASE

The property serves a concentrated Stockton trade area supported by established residential neighborhoods, household spending and convenient access to Interstate 5 and the University of the Pacific.

POPULATION

135,042

HOUSEHOLDS

47,071

AVG. HH INCOME

\$91,703

CONSUMER SPENDING

\$1.4B

IMMEDIATE TRADE AREA

1 MILE

01

2025 POPULATION

22,233

2025 HOUSEHOLDS

7,903

MEDIAN HH INCOME

\$71,253

CONSUMER SPENDING

\$236.4M

2025–2030 ANNUAL POPULATION GROWTH

0.8%

PRIMARY TRADE AREA

2 MILES

02

2025 POPULATION

66,625

2025 HOUSEHOLDS

24,602

MEDIAN HH INCOME

\$70,765

CONSUMER SPENDING

\$719.1M

2025–2030 ANNUAL POPULATION GROWTH

0.8%

EXPANDED TRADE AREA

3 MILES

03

2025 POPULATION

135,042

2025 HOUSEHOLDS

47,071

MEDIAN HH INCOME

\$70,055

CONSUMER SPENDING

\$1.4B

2025–2030 ANNUAL POPULATION GROWTH

0.8%

2025 demographic estimates are presented for 1-, 2- and 3-mile radii. Detailed population, household and income data continue on the following page.

DEMOGRAPHIC DETAIL



DETAILED TRADE AREA DATA

POPULATION, HOUSEHOLDS AND INCOME AT A GLANCE

The 3-mile radius contains 135,042 residents, 47,071 households, average household income of \$91,703 and approximately \$1.4 billion in specified consumer spending.

POPULATION				HOUSEHOLDS & CONSUMER PROFILE				HOUSEHOLD INCOME			
METRIC	1 MILE	2 MILES	3 MILES	METRIC	1 MILE	2 MILES	3 MILES	METRIC	1 MILE	2 MILES	3 MILES
2025 Population	22,233	66,625	135,042	2020 Households	7,521	23,059	44,280	Avg. Household Income	\$90,799	\$91,361	\$91,703
2030 Population Projection	23,119	69,435	140,740	2025 Households	7,903	24,602	47,071	Median Household Income	\$71,253	\$70,765	\$70,055
Annual Growth 2020–2025	0.7%	1.0%	1.0%	2030 Household Projection	8,239	25,726	49,184	< \$25,000	1,295	4,811	9,245
Annual Growth 2025–2030	0.8%	0.8%	0.8%	Annual Growth 2020–2025	1.0%	1.2%	1.2%	\$25,000–\$50,000	1,401	3,933	7,815
Median Age	35.5	36.5	36.1	Annual Growth 2025–2030	0.9%	0.9%	0.9%	\$50,000–\$75,000	1,484	4,345	8,111
Bachelor's Degree or Higher	17%	20%	18%	Owner Occupied Households	4,472	11,451	21,699	\$75,000–\$100,000	1,207	3,662	6,796
U.S. Armed Forces	10	37	52	Renter Occupied Households	3,767	14,275	27,485	\$100,000–\$125,000	806	2,391	4,584
GROWTH & CONSUMER HIGHLIGHTS				Avg. Household Size	2.7	2.6	2.7	\$125,000–\$150,000	586	1,768	3,190
PROJECTED 3-MILE GROWTH +5,698 Residents by 2030				Avg. Household Vehicles	2	2	2	\$150,000–\$200,000	574	1,665	3,261
MEDIAN AGE 36.1 Within 3 miles				Specified Consumer Spending	\$236.4M	\$719.1M	\$1.4B	\$200,000+	551	2,028	4,072
BACHELOR'S DEGREE+ 18% Within 3 miles											
AVG. HOUSEHOLD SIZE 2.7 Within 3 miles											
AVG. HOUSEHOLD VEHICLES 2 Across all radii											
CONSUMER SPENDING \$1.4B Within 3 miles											

Source data supplied for marketing purposes. Prospective tenants should independently verify all demographic information and suitability for their intended use.

COMMERCIAL SPACE FOR LEASE

1917 COUNTRY CLUB BOULEVARD

STOCKTON, CALIFORNIA 95204

±1,368 SF · \$1.25/SF/Month
Modified Gross · Term Negotiable



FIRST COMMERCIAL REAL ESTATE & ADVISORY SERVICES

RETAIL LEASING & ADVISORY TEAM

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The information contained herein is deemed reliable but is not guaranteed. Prospective tenants should independently verify all information and consult their own professional advisors.