

# RETAIL FOR LEASE

## WESTON RANCH-NEIGHBORHOOD SHOPPING CENTER

520 CAROLYN WESTON BLVD | STOCKTON, CA



### LISTING DATA

**AVAILABLE SF:** 3,288± SF (Divisible to 1,300± SF)  
1,201± SF ( Restaurant Space - Available August 1, 2025)  
1,000± SF

### COMMENTS:

- Shop space located in Weston Ranch, the dominant neighborhood shopping center in South Stockton!
- Anchored by successful Food 4 Less, the dominant grocery store in trade area! Other national retailers include: Dollar Tree, Auto Zone, Wingstop and T-Mobile.
- Prime location with great access and large parking area with easy access to Interstate 5
- The shopping center is located in the Weston Ranch residential subdivision which consists of 6,500± homes. Greatly benefited from influx of residents from Bay Area seeking new and affordable housing, good schools, and a quality way of life, This trade area is poised for solid long term residential growth
- Ideal for restaurants, financial institution, medical clinic, urgent care and general retail

### ECONOMIC DATA

**LEASE RATE:** CALL FOR LEASE RATE

### CONTACT

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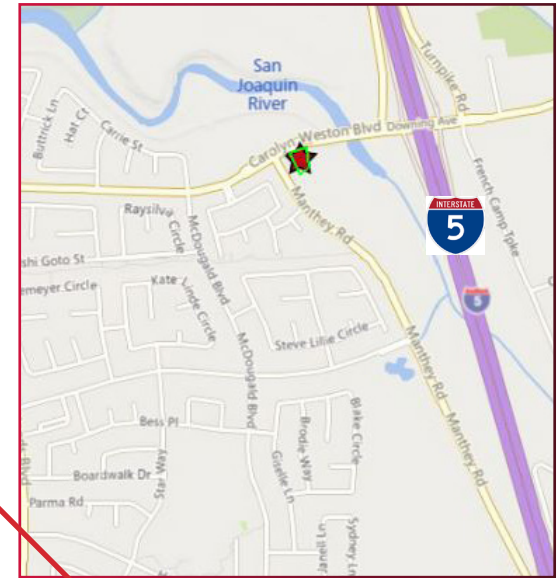
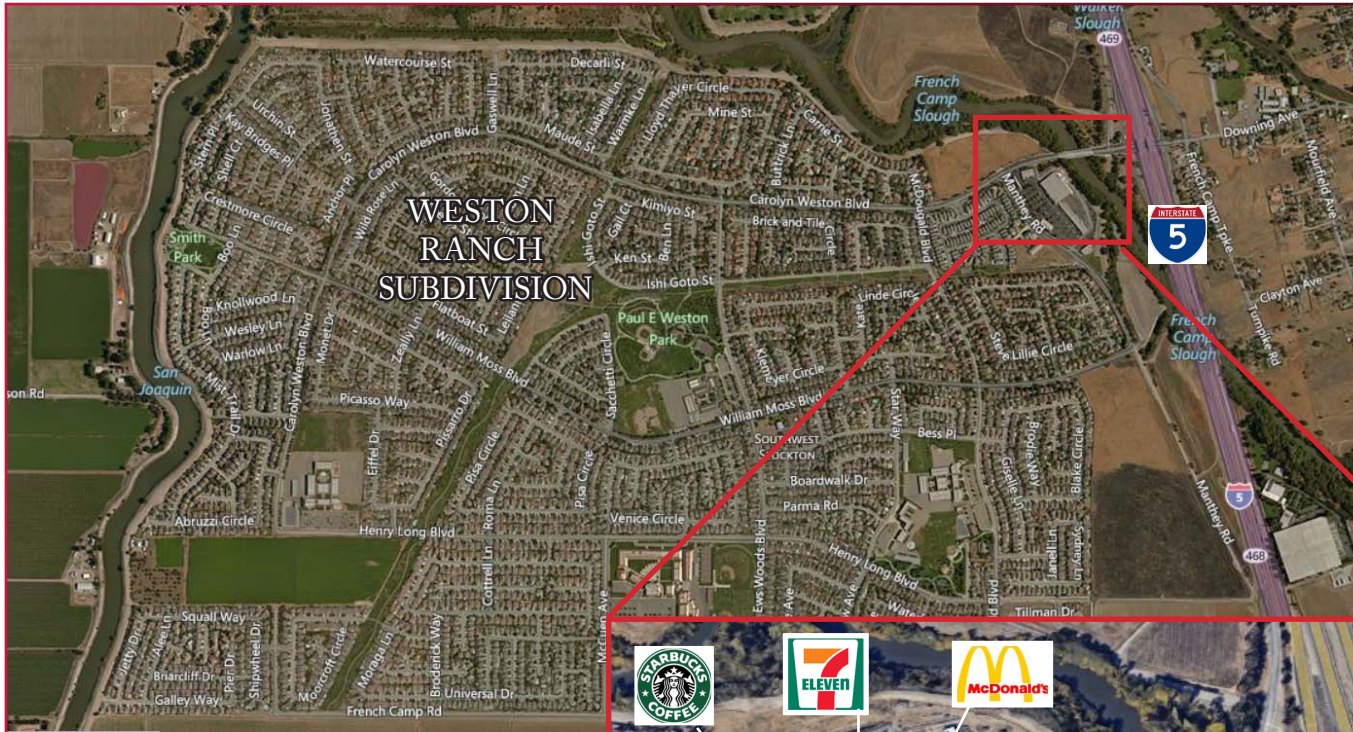
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