

HIGH VISIBILITY FREESTANDING BUILDING! FOR LEASE

4975 WEST LANE, STOCKTON, CA

LISTING DATA

LOCATION: 4975 West Lane, Stockton, CA

BUILDING SIZE: 3,744± SF on .5± acres

COMMENTS:

- Freestanding building located along one of Stockton's busiest thoroughfares
- Great access, exposure and visibility from West Lane
- Flexible building layout allows for retail in the front with warehouse in rear of building with roll up door
- Nearby national retailers include: Walmart, Auto Zone, Dollar Tree, Starbucks, Popeyes and Pep Boys!



ECONOMIC DATA

LEASE RATE: CALL FOR LEASE RATE

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	27,140	163,408	308,077
Average HH Income:	\$50,748	\$52,177	\$59,194

TRAFFIC COUNTS:

West Lane: 37,000± Cars ADT (2019)



CONTACT

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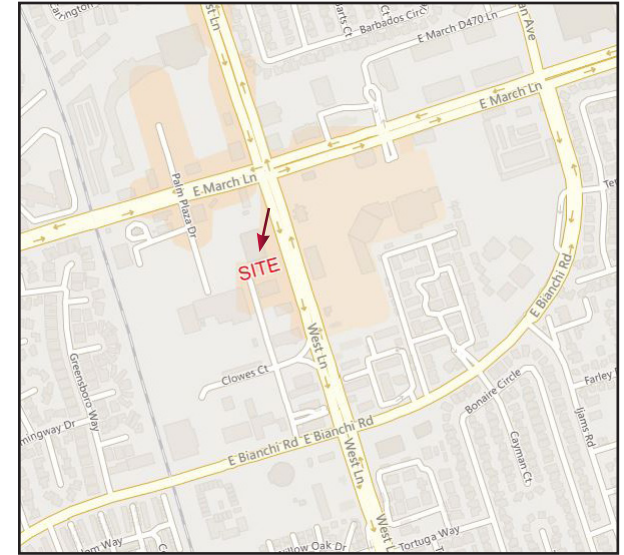
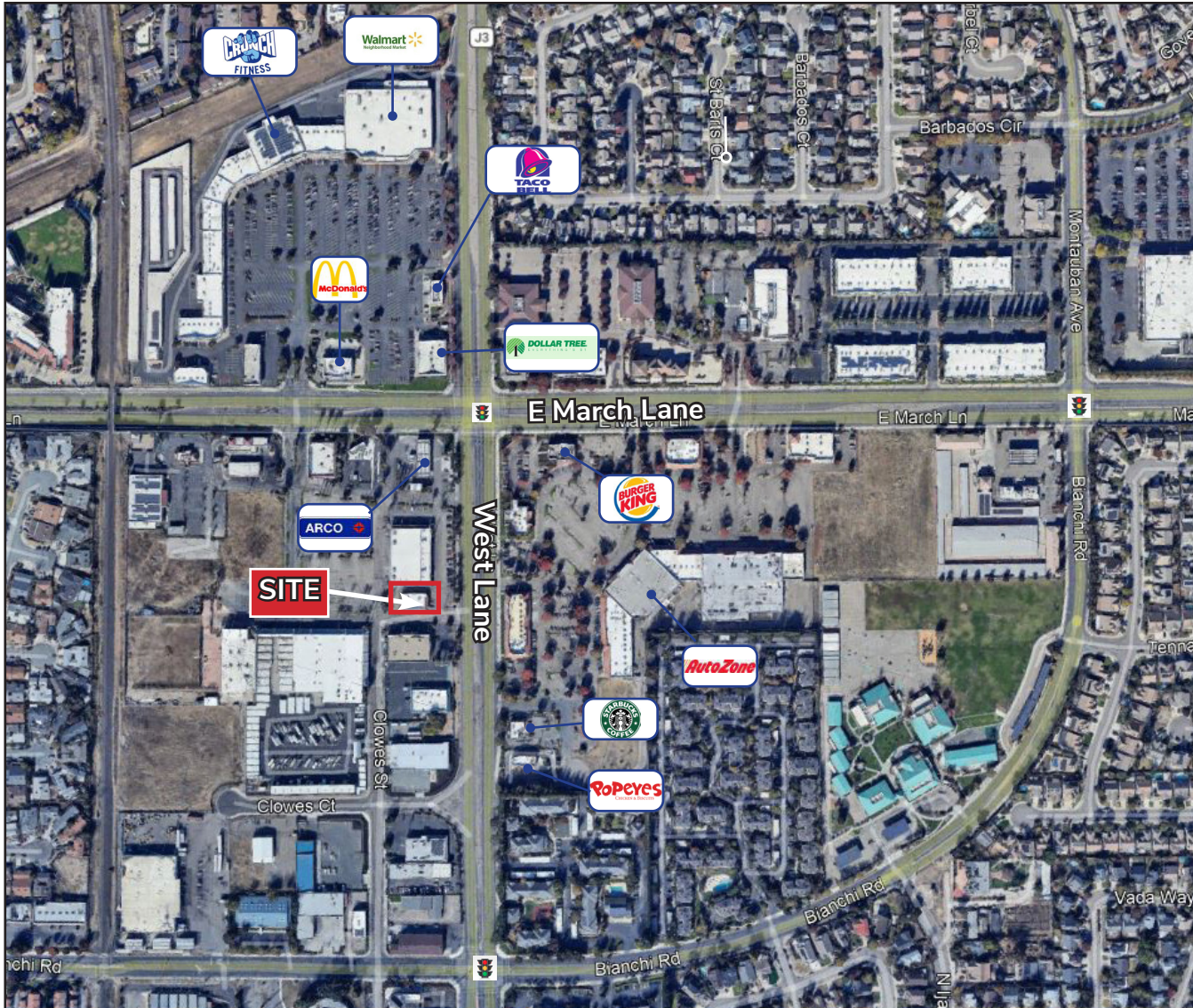
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