

OFFERING MEMORANDUM



1616 E MARCH LN

Stockton, CA 95210

FIRST COMMERCIAL
PROPERTY SERVICES

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

An exceptional opportunity awaits at 1616 E March Lane in Stockton, CA—a prominent location that has previously housed notable grocery retailers such as S-Mart Foods and Cocos Food International Market. This expansive, high-visibility space encompasses approximately 49,330 square feet on a 4.05-acre lot, making it ideal for an owner-user aiming to establish or expand their grocery business. Built in 1990, the property features a layout and ample parking designed to support large-scale operations, while its flexible General Commercial zoning offers versatility for a modern grocery store setup.

LOCATION DESCRIPTION

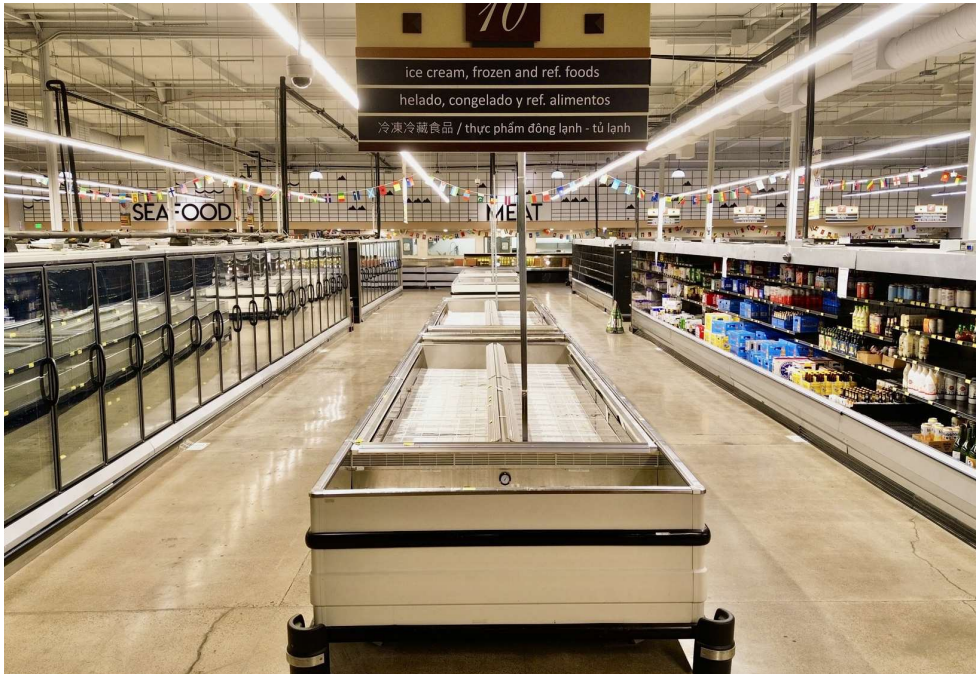
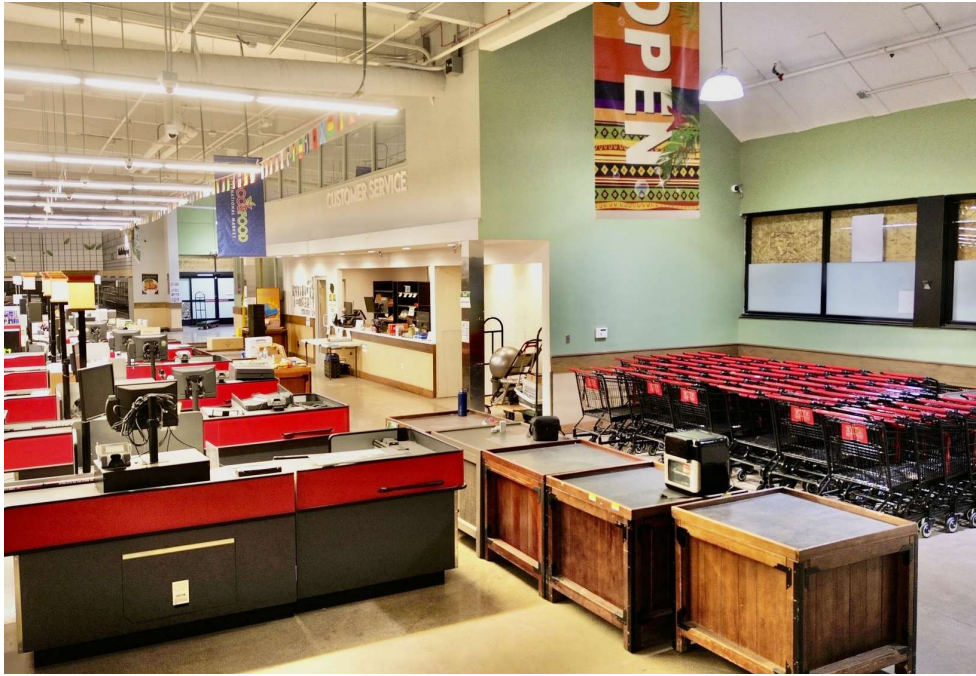
Strategically located on Stockton's busy East March Lane within The Village at Weber Ranch Shopping Center, this site offers unparalleled exposure in a high-traffic retail corridor. This location's accessibility, alongside neighboring popular retailers and proximity to major highways, ensures broad customer reach and a constant flow of foot traffic, making it an ideal spot for a grocery store to thrive and serve the surrounding community.

OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	176,346 SF
Building Size:	49,330 SF
Year Built:	1990

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	8,183	24,907	101,785
Total Population	28,608	80,735	322,373
Average HH Income	\$89,499	\$83,457	\$93,712

COMPLETE HIGHLIGHTS

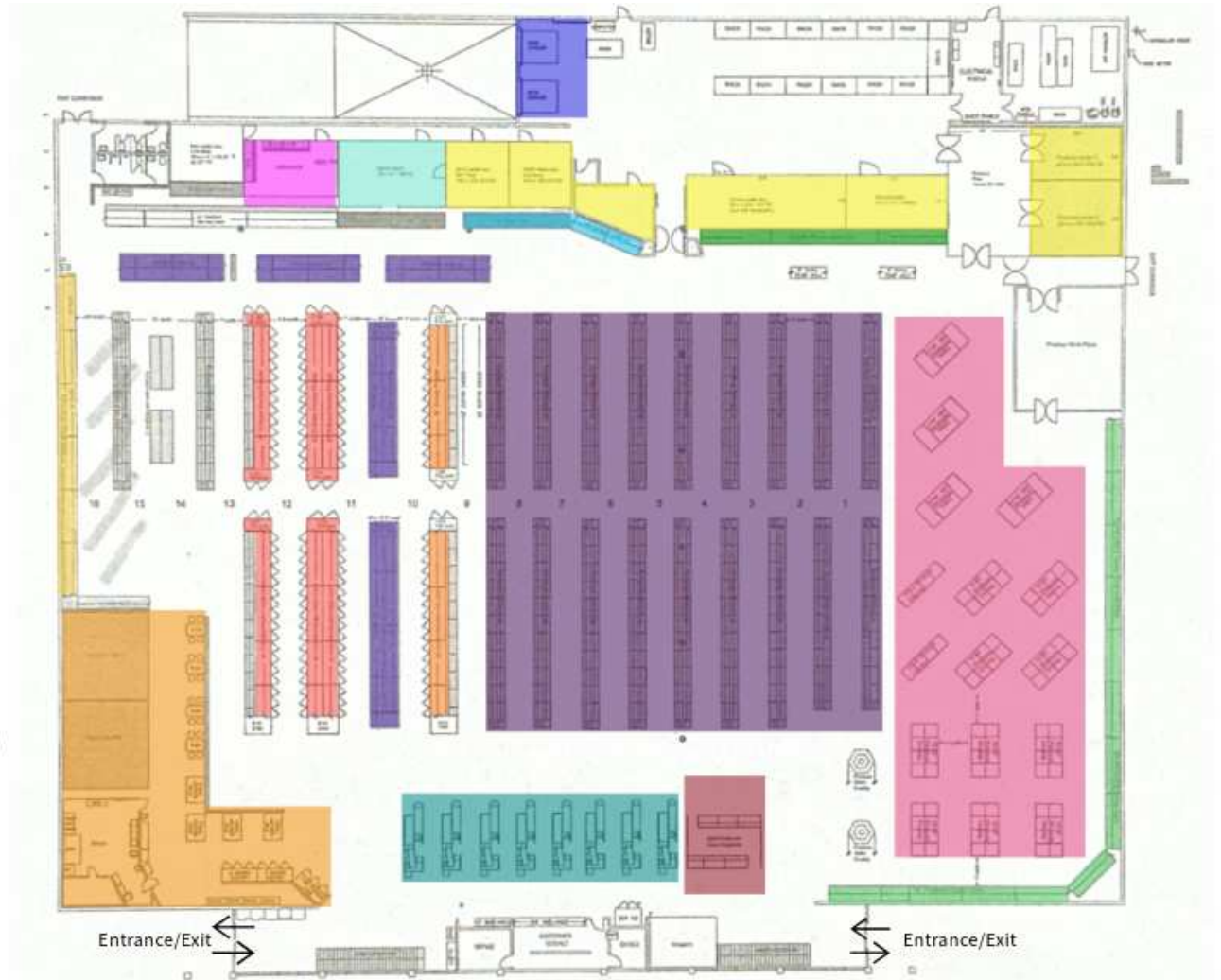


PROPERTY HIGHLIGHTS

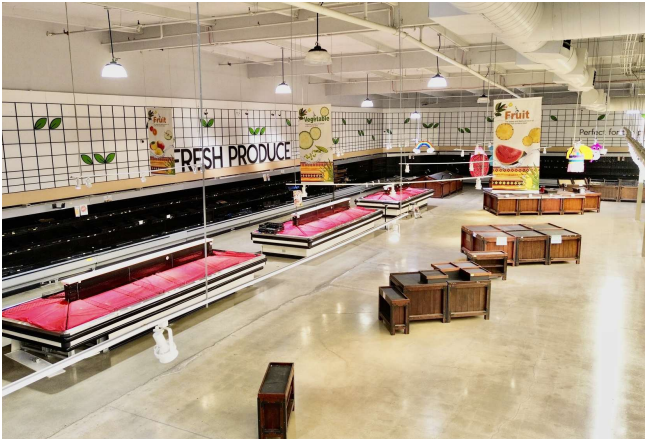
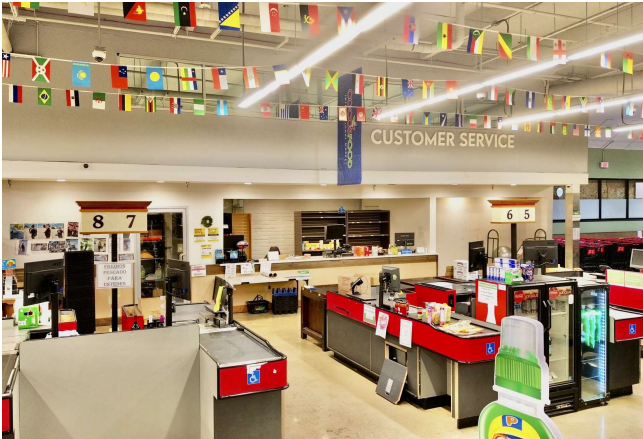
- **Ample Parking:** Generous parking capacity designed to accommodate high customer volume, ensuring easy and convenient access.
- **Recently Updated HVAC and Ductwork:** A modern HVAC system and ductwork ensure efficient and dependable climate control throughout the space.
- **Specialized Freezers and Coolers:** Outfitted with a wide variety of free-standing coolers, free-standing aisle coolers, and open refrigerators.
- **Fresh Produce Section:** Features produce fridges and open display areas for fruits and vegetables.
- **Meat and Poultry Sections:** Includes specialized meat fridges and freezer storage for fresh meats and poultry.
- **Well-Organized Aisle Section:** Designed to optimize the shopping experience with clearly defined aisles.
- **Multiple Cash Registers:** Includes several cash registers to minimize wait times during checkout.
- **Self-Checkout Stations:** Convenient self-checkout options available for a faster and flexible shopping experience.
- **Comfortable Break-Room Space:** Dedicated area exclusively for employees to rest and recharge.
- **Modern Wheelchair-Accessible Bathrooms:** Updated bathrooms for both employees and customers, featuring wheelchair-accessible facilities for inclusivity and comfort.
- **Warehouse Space with Dock Doors and Roll-Up Door:** Spacious warehouse area equipped with two dock doors and one roll-up door for smooth loading and unloading.
- **Suites with Culinary Potential:** Features include kitchen setups in select suites, including one designed for frying foods—perfect for deli counters, prepared foods, or in-store culinary demonstrations.

FLOOR PLANS

- - Free standing coolers
- - Seafood section
- - Meat section
- - Freezer/fridge storage section
- - Meat/poultry fridge section
- - Free standing isle coolers
- - Dairy fridge stand section
- - Beer and wine open refrigerator section
- - Cash registers
- - Food court
- - Self check out section
- - Produce fridge section
- - Dock area (2 dock doors and 1 roll up door)
- - Open drink fridge section
- - Aisle section
- - Fresh produce section



ADDITIONAL PHOTOS



LOCATION INFORMATION

**SUBJECT
PROPERTY**



WEST LN

E MARCH LN



RETAILER MAP



AERIAL MAP





LOCATION DESCRIPTION

Stockton, California, boasts a vibrant blend of urban amenities and natural beauty, making it a city with several compelling features. Nestled in the heart of California's Central Valley, Stockton offers residents and visitors the following below:

CITY HIGHLIGHTS

- **Waterfront Charm:** One of Stockton's standout features is its picturesque waterfront along the San Joaquin Delta. The city's network of waterways, including the Stockton Deep Water Channel, provides opportunities for boating, kayaking, and waterfront dining.
- **Rich Cultural Diversity:** Stockton is known for its diverse population, which has contributed to a rich cultural tapestry. This diversity is celebrated through various festivals, events, and a wide range of international cuisine.
- **Historical Significance:** Stockton has a deep historical legacy, with numerous landmarks and sites, such as the historic Bob Hope Theatre, the Haggin Museum, and the historic downtown district, offering a glimpse into the city's past.
- **Education and Research:** The city is home to several educational institutions, including the University of the Pacific, a prestigious private university. These institutions contribute to the intellectual and cultural vibrancy of Stockton.
- **Agricultural Hub:** Located in the fertile Central Valley, Stockton plays a vital role in California's agricultural industry. The city's Farmers' Market is a hub for fresh, locally grown produce.
- **Recreational Opportunities:** Stockton offers a variety of recreational opportunities, with numerous parks, golf courses, and sports facilities. Residents can enjoy outdoor activities year-round due to the city's pleasant climate.
- **Affordable Living:** Compared to some of California's larger cities, Stockton generally offers a more affordable cost of living, including housing, which can make it an attractive place to live.
- **Community Engagement:** Stockton has a strong sense of community, with active neighborhood associations, civic groups, and community events that bring residents together.
- **Proximity to Major Cities:** Located within driving distance of San Francisco, Sacramento, and the Sierra Nevada Mountains, Stockton provides easy access to a wide range of attractions and destinations.
- **Economic Opportunities:** The city's strategic location along major transportation routes and its proximity to major ports contribute to its economic vitality. Stockton serves as a hub for trade and commerce in the region.



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