

506 E. Weber Avenue
Stockton, CA 95202



BURNS GROUP
HISTORIC STOCKTON



RETAIL UNIT FOR LEASE \$1,850/mo

±1,294 SF

Great visibility on busy
Weber Avenue!

Ideal for retail businesses
of all types

Large storefront windows

Usable layout with
retail area in front

and storage/office in the back

Beautiful CalWeber 40 apartment
complex overhead

BURNS GROUP, INC.

(209) 564-0172

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Stockton, CA 95202



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PROPERTY HIGHLIGHTS

- Ground floor retail space on busy Weber Avenue
- ±1,294 SF
- \$1,850/mo + utilities
- Desirable layout with retail area in front and storage/office in the rear
- Large storefront windows for visibility
- Ideal for all types of retail
 - Clothing/hats/accessories
 - Telephone/Internet sales
 - Aesthetician & beauty services
 - Creative studio space
- Other retail stores in the CalWeber 40 property include two hair salons, bakery, barbershop, print shop, clothing store, and event center. Forty fully-leased apartments above.
- Heart of downtown Stockton's business district
- Easy access from I-5 or 99, via the Crosstown Freeway



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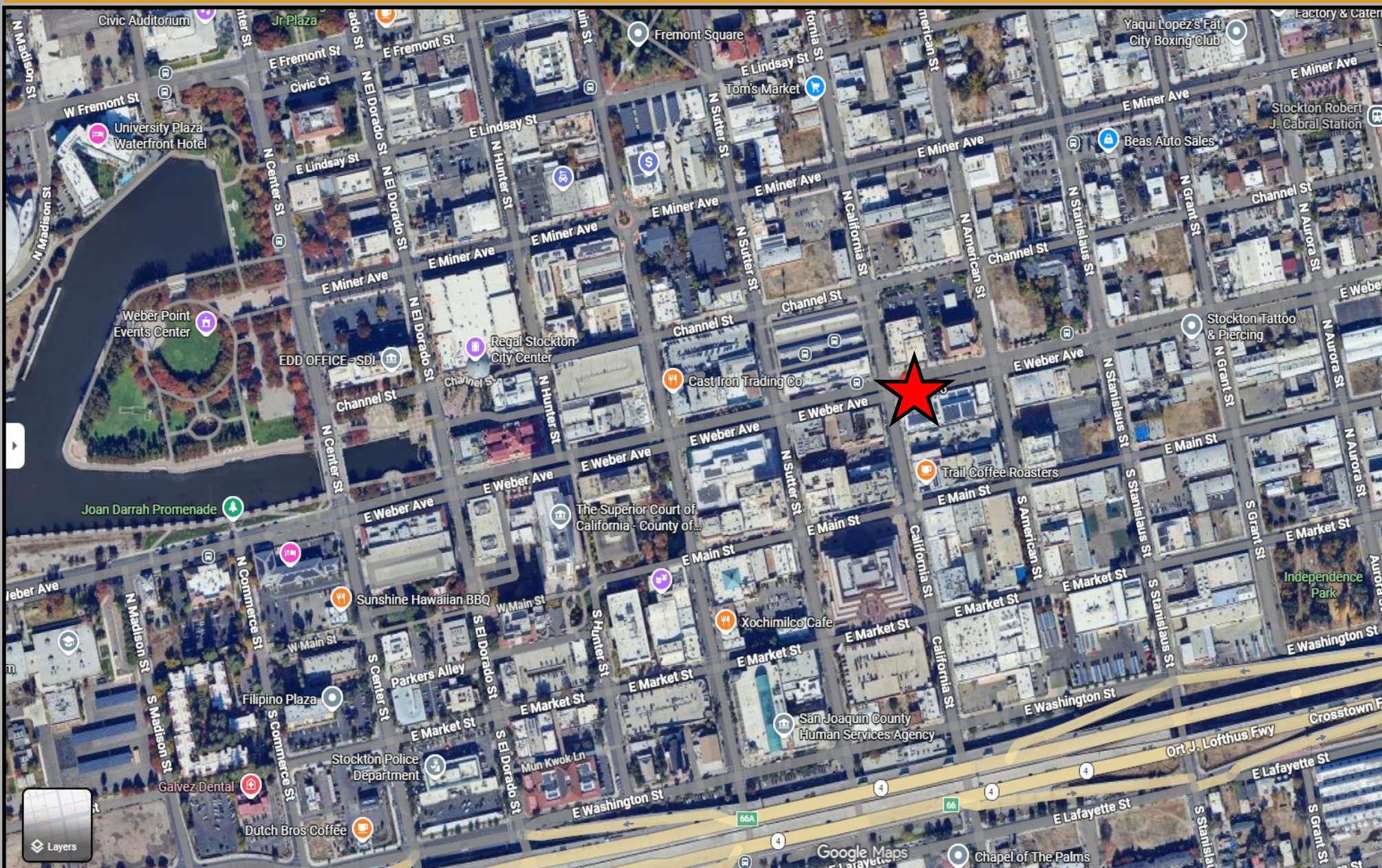
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