



UNIVERSITY PARK

PRIME RETAIL PAD
LOCATIONS AVAILABLE
FOR LEASE OR BUILD TO
SUIT



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University Park is a historically significant, park-like campus located in midtown Stockton. Currently being developed and managed by Grupe Huber Company, the 102-acre site is transforming into a high-quality mixed-use community featuring retail, office space, and a wide range of medical and educational facilities.

At its core, University Park is deeply committed to serving as an educational hub for the broader community, supporting programs from preschool to higher education, including the CSU Stanislaus–Stockton Center.

The retail portion of University Park is available in several locations at the project
Existing space can accommodate spaces ranging in size from 1,500± sf - 4,000± sf
Planned pads can accommodate building sizes from 10,000± - 20,000± sf

The site's close proximity to both St. Joseph's Medical Center and Dameron Hospital makes it an ideal location for retail and commercial related businesses.

3,000 students and over 1,000 employees within University Park!



UNIVERSITY PARK



Prime Central Stockton Location

Strategically positioned in the heart of the city

Excellent Accessibility

Quick and convenient access to Highway 99 and Interstate 5

Proximity to Healthcare

Directly adjacent to St. Joseph's Medical Center

On-Site Educational Institutions on Campus

CSU Stanislaus – Stockton Campus.

SUSD K–8 School - Pittman

SUSD Health Careers Academy Charter High School

KIPP K–8 School

Pedestrian-Friendly Environment

A safe, walkable, and park-like campus setting

Nearby Retail & Dining

Convenient access to shopping, services, and restaurants.

Accessible Public Transit

Public transportation stops located on site

Safety

24/7 onsite security. Professionally managed by the Grupe Huber Company

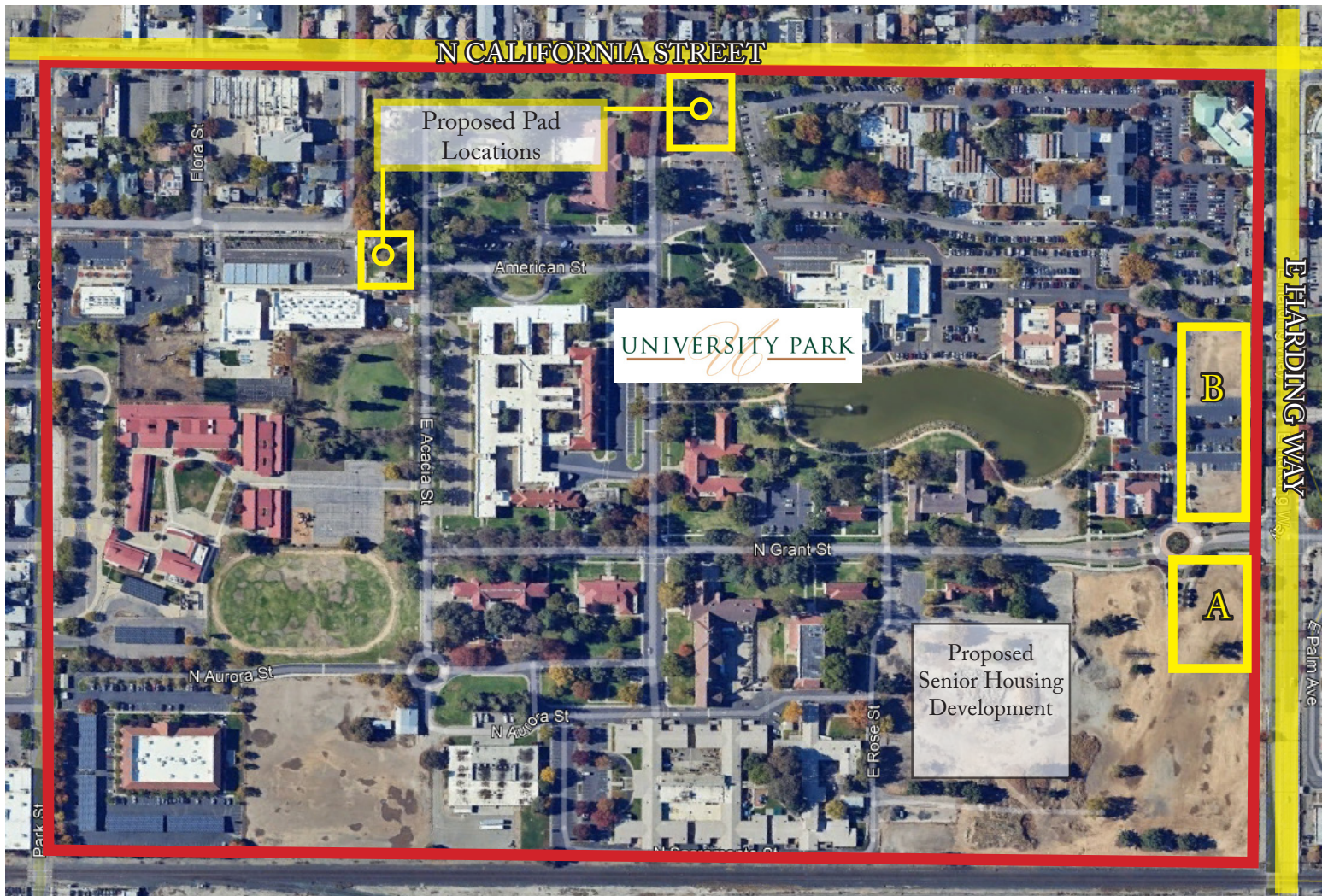
PROPERTY OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,349	156,187	319,174
AVERAGE HH INCOME	\$54,427	\$67,283	\$82,345
TOTAL EMPLOYEES	10,791	37,545	82,723

TRAFFIC COUNTS:

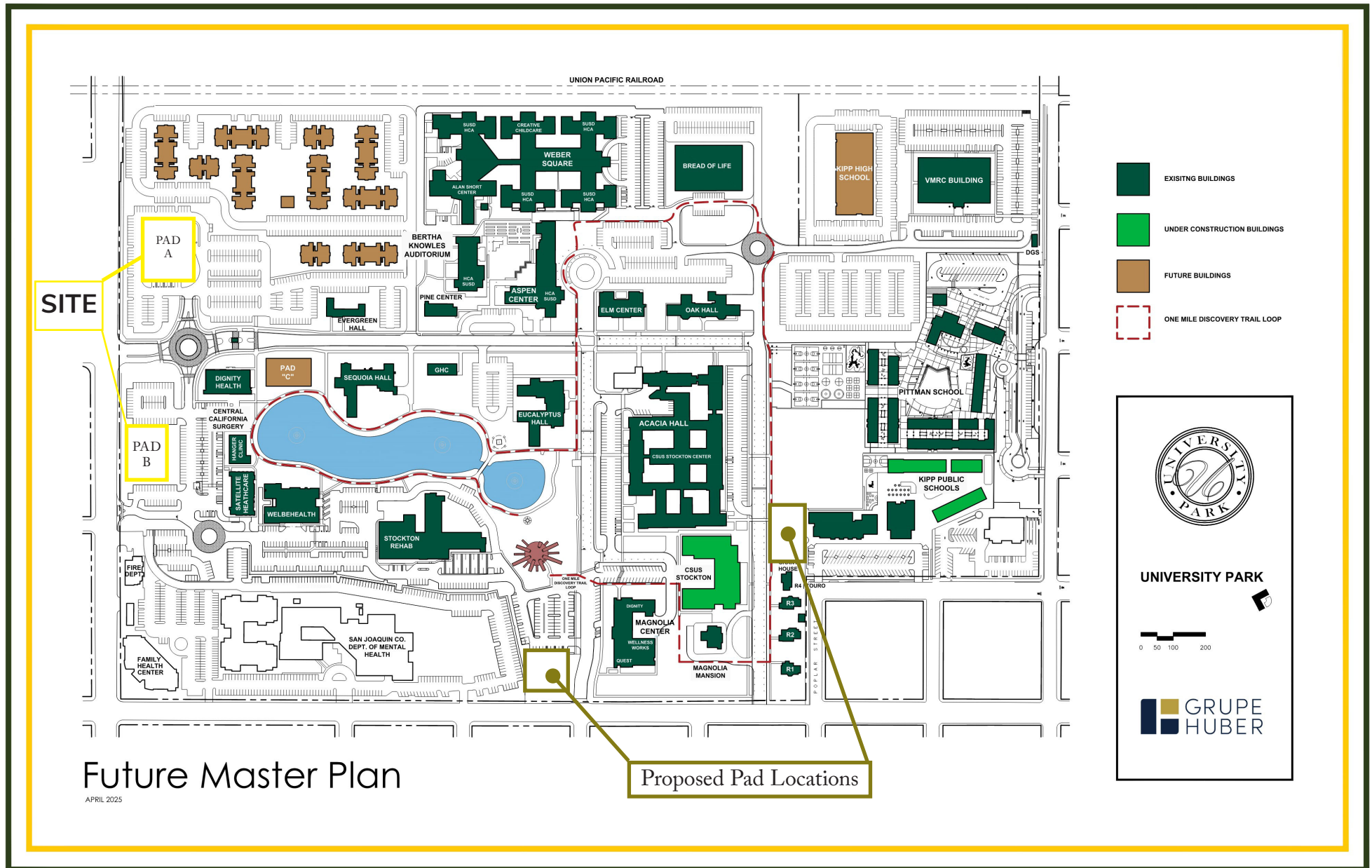
HARDING WAY	18,000 carrs ADT
CALIFORNIA STREET	16,600 cars ADT



- PAD A:
Pad users up to 20,000± SF

- PAD B:
Multi tenant building for users up to 10,000± SF with drive thru potential





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