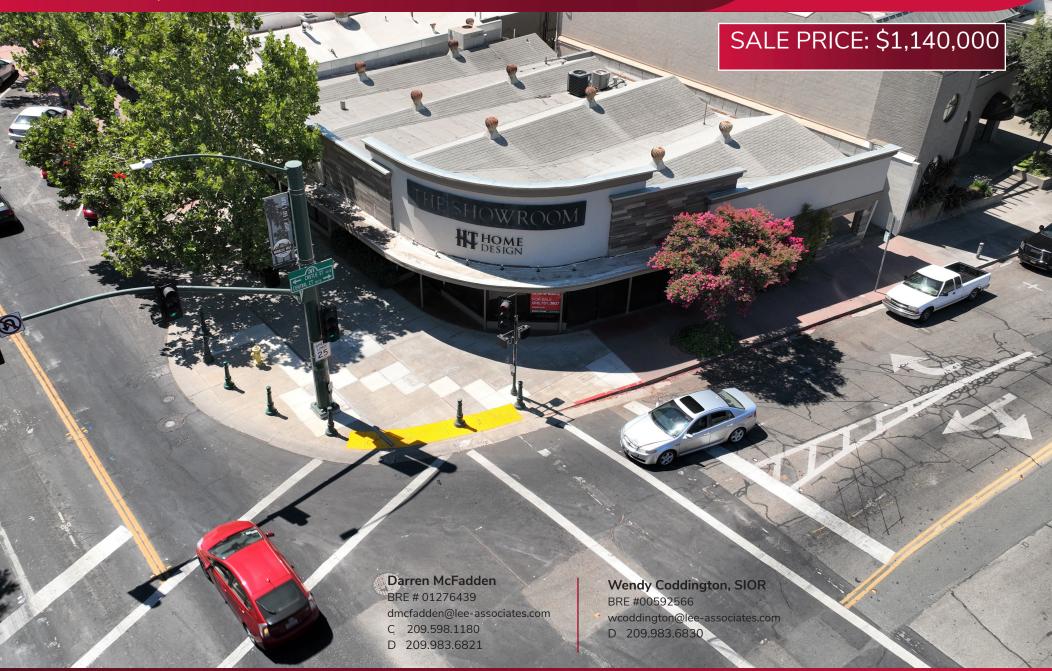
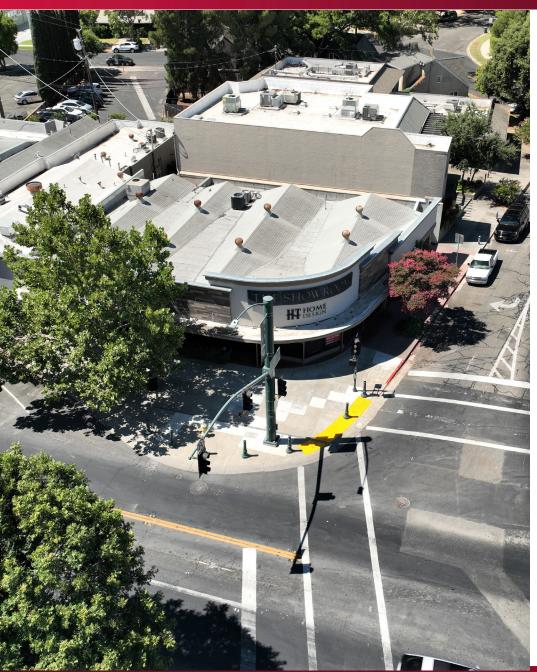
2363 PACIFIC AVENUE STOCKTON, CA 95207





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PROPERTY OVERVIEW

TOTAL BUILDING SF: $5,300 \pm SF$

LAND SIZE: .12± ACRES **APN:** 113-354-23

ZONING: CG - GENERAL COMMERCIAL

(CITY OF STOCKTON)

ADDITIONAL FEATURES

- Hard corner location along the Miracle Mile
- Extensive / attractive glass storefront
- Open floorplan including kitchen/breakroom and 2 restrooms
- Located at the corner of Pacific Avenue and Central Court (signalized)

Darren McFadden

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,038	160,392	330,789
AVERAGE HH INCOME	\$85,397	\$74,481	\$83,377

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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