

# FOR SALE

2363 PACIFIC AVENUE  
STOCKTON, CA 95207

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**SALE PRICE: \$1,140,000**



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## PROPERTY OVERVIEW

TOTAL BUILDING SF:	5,300 ± 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)

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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

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