

FOR LEASE | ±2,532 SF

Drive-Thru Fast Food

4343 N Wilson Way | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

Ian Keane Director | (916) 518-9719 | ikeane@theeconiccompany.com | DRE Lic #02165320

www.theeconiccompany.com

PROPERTY INFORMATION

Drive-Thru Fast Food

4343 N Wilson Way | Stockton, CA



ASKING PRICE

Contact Broker

ZONING

General Commercial (GC)

AVAILABLE SPACE

QSR Space - ±2,532 SF

TRAFFIC COUNTS

N Wilson Way | 21,181 VPD

Newton Road | 13,933 VPD

E McAllen Road | 17,895 VPD

AREA CO-TENANTS

Stockton 99 Speedway, California Custom Cabinets, Big E Self Storage, Pace Supply, Cherokee Freight, Bobcat, Gilles Trucking, Silver Fern Construction + more

PROPERTY HIGHLIGHTS

- Fully entitled and constructed QSR with drive through opportunity available now
- New retail development located at signalized intersection of N Wilson Way/ E McAllen Rd-Newton Rd near Highway 99
- Chevron Extra Mile Convenient Store and Starbucks coffee now open
- Location benefits from surrounding industrial businesses + nearby freeway exit
- Within 1 mile of the site, consumer expenditure for food in 2025 was approximately \$23 million
- Within 2 miles of the site, the trade area consists of approximately 47,000 residents with a daytime employee population of 14,120 people



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SITE PLAN

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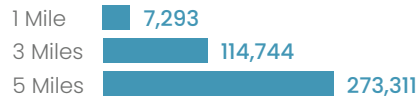
AREA DEMOGRAPHICS

Drive-Thru Fast Food

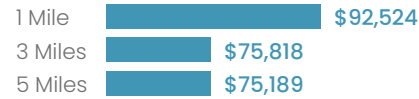
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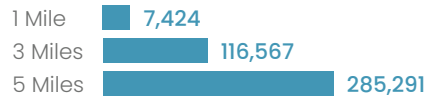
TOTAL POPULATION



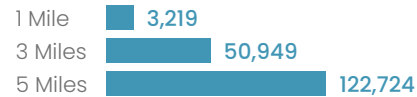
MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION



2026 EMPLOYED POP 16+ BY OCCUPATION



Source: 2026 Esri.



2026-2031 ANNUAL RATE



AVG. HOUSEHOLD INCOME



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