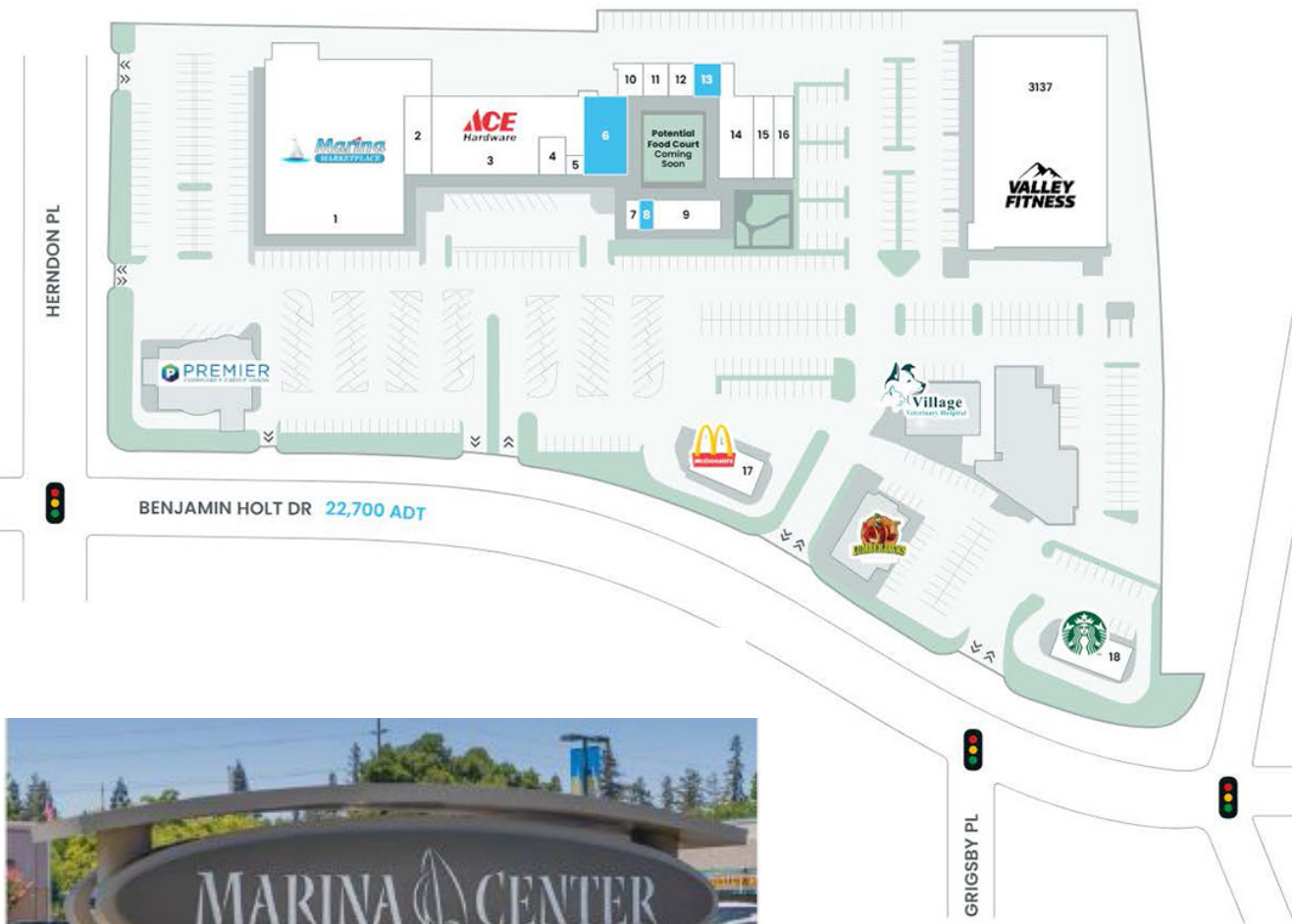




SITE PLAN



1	Marina Marketplace	28,700 SF
2	Temperance Liquors	2,400 Sf
3	Ace Hardware	8,868 SF
4	Sequin Nails and Spa	1,404 SF
5	OCCUPIED / AVAILABLE	480 SF
6	AVAILABLE	2,936 SF
7	OCCUPIED / AVAILABLE	1,150 SF
8	AVAILABLE	900 SF
9	Eddie's Pizza Cafe	4,074 SF
10	Spa 4 Paws	1,080 SF
11	209 Eyebrows (Coming Soon)	460 SF
12	SJC Office of Education	1,453 SF
13	AVAILABLE	1,040 SF
14	OCCUPIED / AVAILABLE	3,200 SF
15	Hummus Republic	2,000 SF
16	Mandarin Villa Express	1,200 SF
17	McDonald's	4,356 SF
18	Starbucks	1,920 SF



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.

MARINA CENTER



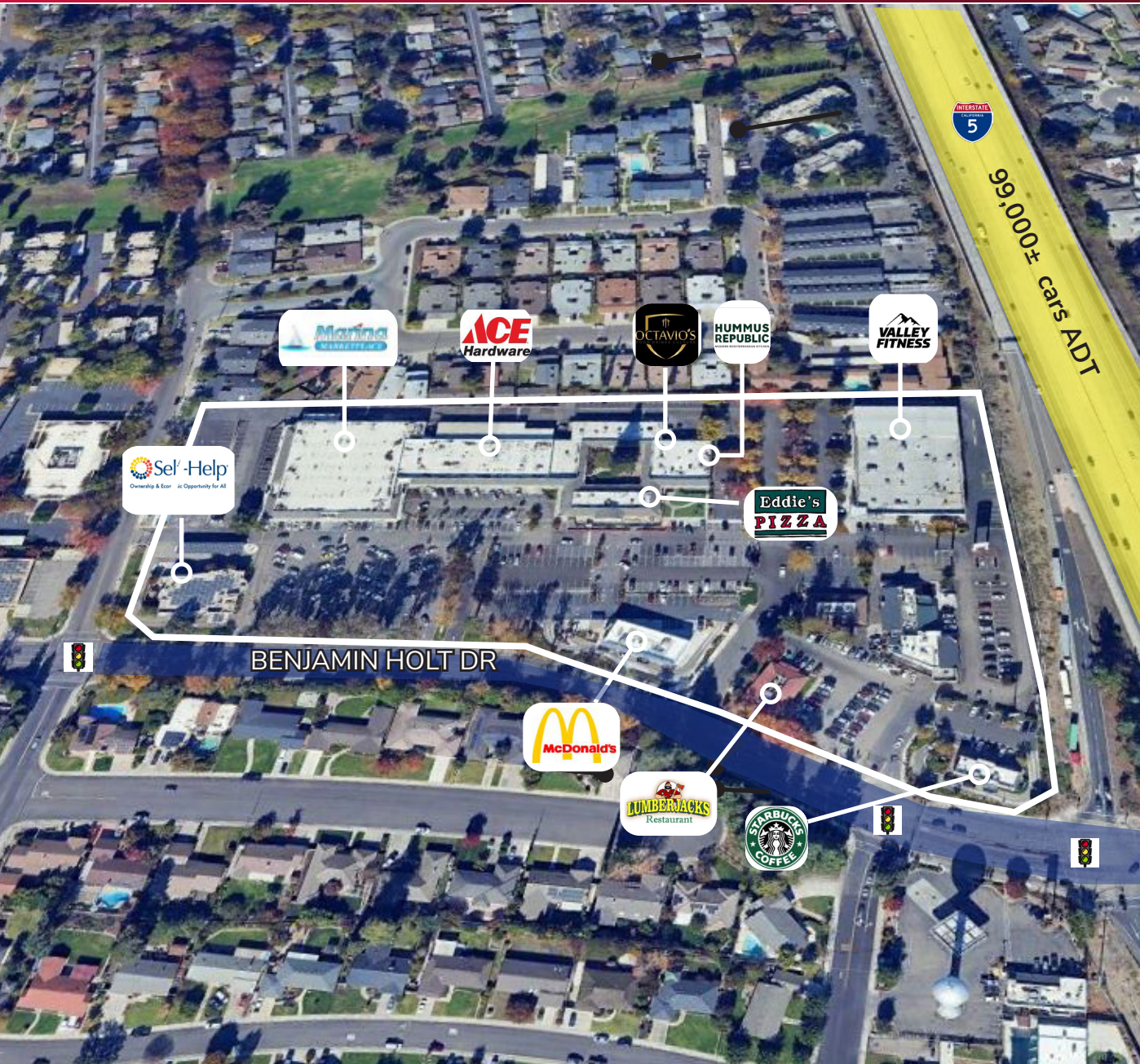
Marina Center is one of Stockton's most established community shopping centers located at the junction of West Benjamin Holt Drive and Interstate 5. The project was recently refreshed in 2024, enhancing the already strong shopping experience for local and regional customers. Marina Center offers a 360° residential trade area and exposure to over 100,000 cars a day along the Interstate 5. Anchored by popular local Marina Market and ACE Hardware, the center serves an established residential customer base and benefits from its centralized location and freeway access.



MARINA CENTER



NATIONAL CO-TENANTS



DEMOGRAPHICS: 1 MILE 2 MILES 3 MILES

POPULATION:	15,871	58,478	123,035
AVERAGE HH INCOME:	\$97,945	\$115,284	\$109,308

TRAFFIC COUNTS:

BENJAMIN HOLT DR:	18,354 cars ADT
INTERSTATE 5:	99,000 cars ADT

TRADE AREA MAP

