

FOR SALE OR LEASE



NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394



4512 Feather River Dr. Suite A
STOCKTON, CA

NAINorthgate
LEASING TEAM



4512 Feather River Drive is a commercial condominium located on the highly trafficked Feather River Drive and West March Lane

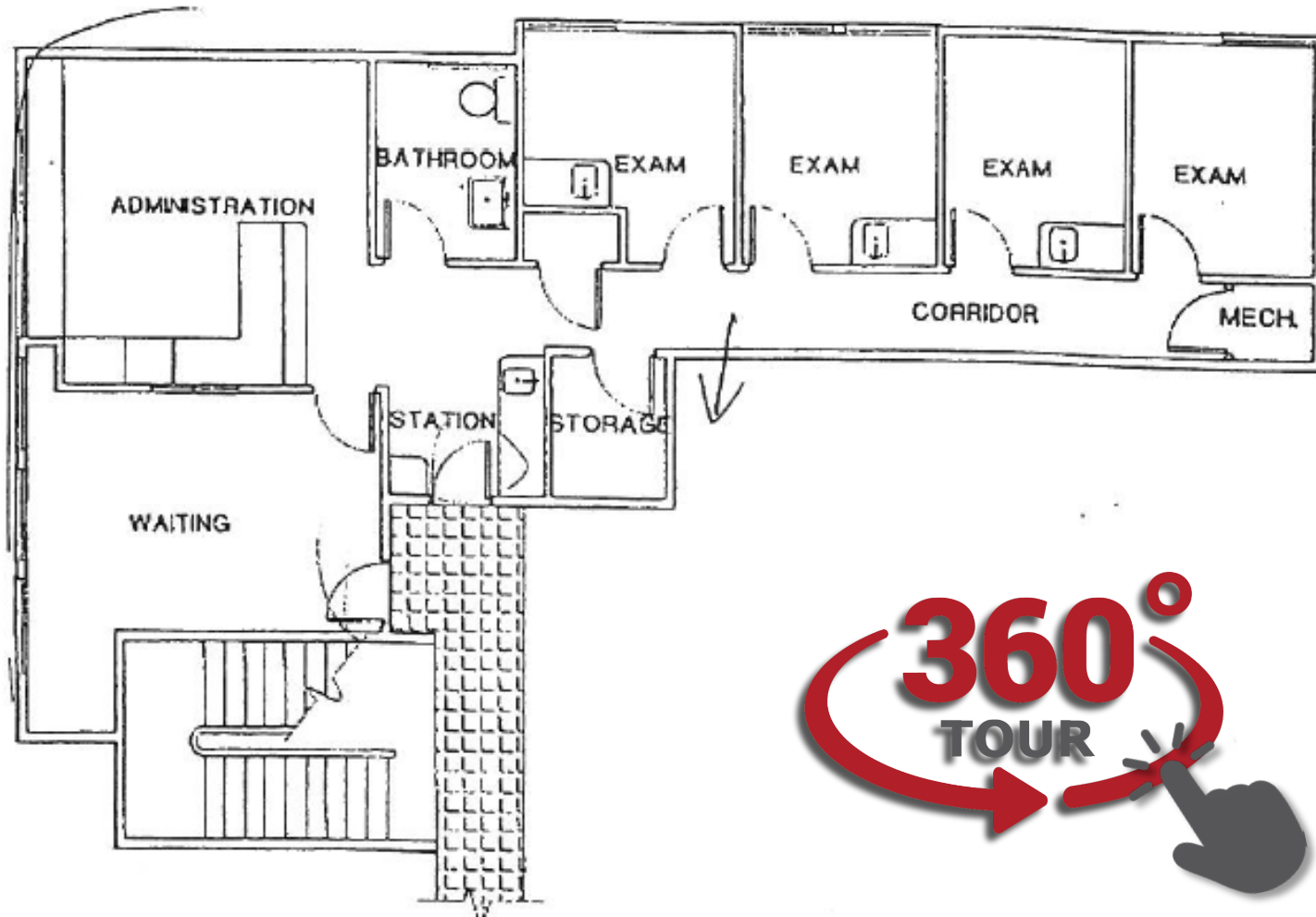
- First floor commercial condominium
- Ample onsite & street parking
- Surrounded by dense commercial & residential areas with an average household income of \$94k within a 1-mile radius of the property
- Easy ingress/egress to W March Ln.
- CN Zoning allows for a variety of retail and office uses

PLEASE DO NOT DISTURB CURRENT TENANT

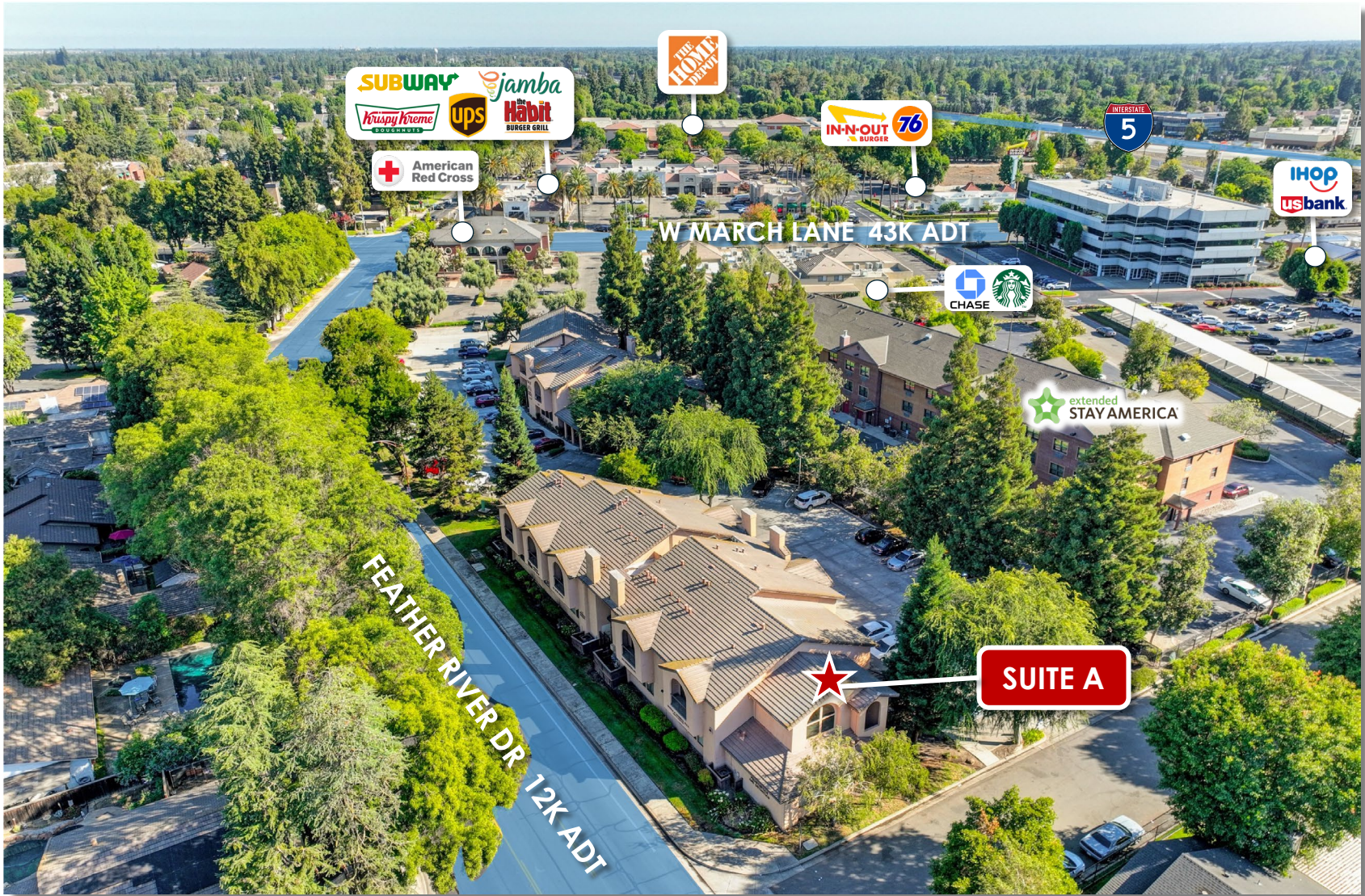


PROPERTY TYPE:	Commercial Condominium
SALE/LEASE PRICE:	Contact Broker
LEASE TYPE:	NNN
APN:	118-030-070-000
ZONING:	Commercial, Neighborhood (CN)

ADDRESS:	4512 Feather River Dr. Stockton, CA
SPACE AVAILABLE:	±1,100 sq ft
TRAFFIC:	Feather River Dr: 12k ADT W March Lane: 43k ADT Interstate 5: 105k ADT











STOCKTON, CALIFORNIA

- **LARGE POPULATION:** Stockton is one of the largest cities in California, with a population of over 300,000 residents. A larger population provides a larger customer base for retail businesses, increasing the potential customer pool.
- **ECONOMIC GROWTH:** Stockton has experienced significant economic growth in recent years. The city has diversified its economy beyond agriculture and has seen growth in sectors like healthcare, education, logistics, and distribution. This growth translates into increased job opportunities, higher disposable incomes, and a stronger consumer market.
- **CENTRAL LOCATION:** Stockton's central location within California makes it well-connected to major metropolitan areas. It is situated within a few hours' drive of San Francisco, Sacramento, and Silicon Valley. This proximity allows for easy access to a wide customer base from neighboring regions.
- **TRANSPORTATION INFRASTRUCTURE:** Stockton benefits from robust transportation infrastructure. It is intersected by major highways like Interstate 5 and State Route 99, facilitating the movement of goods and people. The city is also served by an airport and has access to the Port of Stockton, a deep-water inland port that enables international trade

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	20,307	164,713	312,731
Projected Growth	2.36%	2.55%	3.21%
Median Age	36	36	35
Households	7,546	57,300	98,705
Projected Growth	2.24%	2.46%	3.06%
White Population	6,027	45,799	74,207
Black Population	3,617	22,170	36,158
Asian Population	2,951	29,708	65,658
Native Am Population	317	3,037	5,843
Pacific Isle Population	157	1,357	2,367
Mixed Population	2,647	24,724	45,016
Other Population	4,591	37,919	83,483
Hispanic Population	41.8%	43.3%	46.6%
Average HH Income	\$92.9k	\$96k	\$95k
Median HH Income	\$72.7k	\$72.9	\$75.2
High School Graduates	16.9%	18.5%	18.3%
College Graduates	21.7%	19.2%	17.2%
Total Businesses	243	557	716
Total Employees	22,582	163,573	312,731

DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS



NICKOLAS SALDIVAR III
Leasing & Investments Partner
T 916.672.4112
nick.saldivar@ngcip.com
LIC# 01766394
DRE# 01910787



ADVISORY SERVICES

Asset Management



Acquisitions & Dispositions



Appraisal & Valuation



Corporate Services



1031 Exchange Acquisitions (CA to FL)



Comprehensive Investment Strategy Advisory