

FOR LEASE

RETAIL

228 E Harding Way, Stockton, CA 95204

Signalized Corner with High Traffic | 700-836 SF Salon & Inline Space Available



EXCLUSIVELY LISTED BY



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HIGHLIGHTS

- High-visibility corner location at signalized intersection with combined traffic counts exceeding 33,000+ ADT
- Two available spaces:
 - Turnkey salon end cap (±700 SF) with existing improvements
 - ±836 SF inline space ideal for retail or service users
- On-site parking — rare for this corridor
- Positioned near St. Joseph's Medical Center and Stockton's medical corridor, driving consistent daytime traffic
- Centrally located between Downtown Stockton and North Stockton retail corridors, capturing diverse customer base
- Surrounded by dense residential neighborhoods
- Flexible layout supports beauty, medical, retail, or service-oriented uses
- Potential owner-user or investment opportunity (building may be available for purchase)

PROPERTY OVERVIEW

ADDRESS	228 E Harding Way, Stockton, CA 95204	
PROPERTY TYPE	Retail	
LEASE PRICE	Suite 240 (Inline) Suite 228 (Salon/End Cap)	\$1,639/mo all-in \$1,582/mo all-in
LEASE TYPE	\$0.46 NNN	
AVAILABLE SPACE	Suite 240 (Inline) Suite 228 (Salon/End Cap)	836 sq ft 700 sq ft
PARCEL SIZE	0.172 acres	
ZONING	General Commercial (GC)	
TRAFFIC	E Harding Way N El Dorado St	± 19,135 ADT ± 14,084 ADT

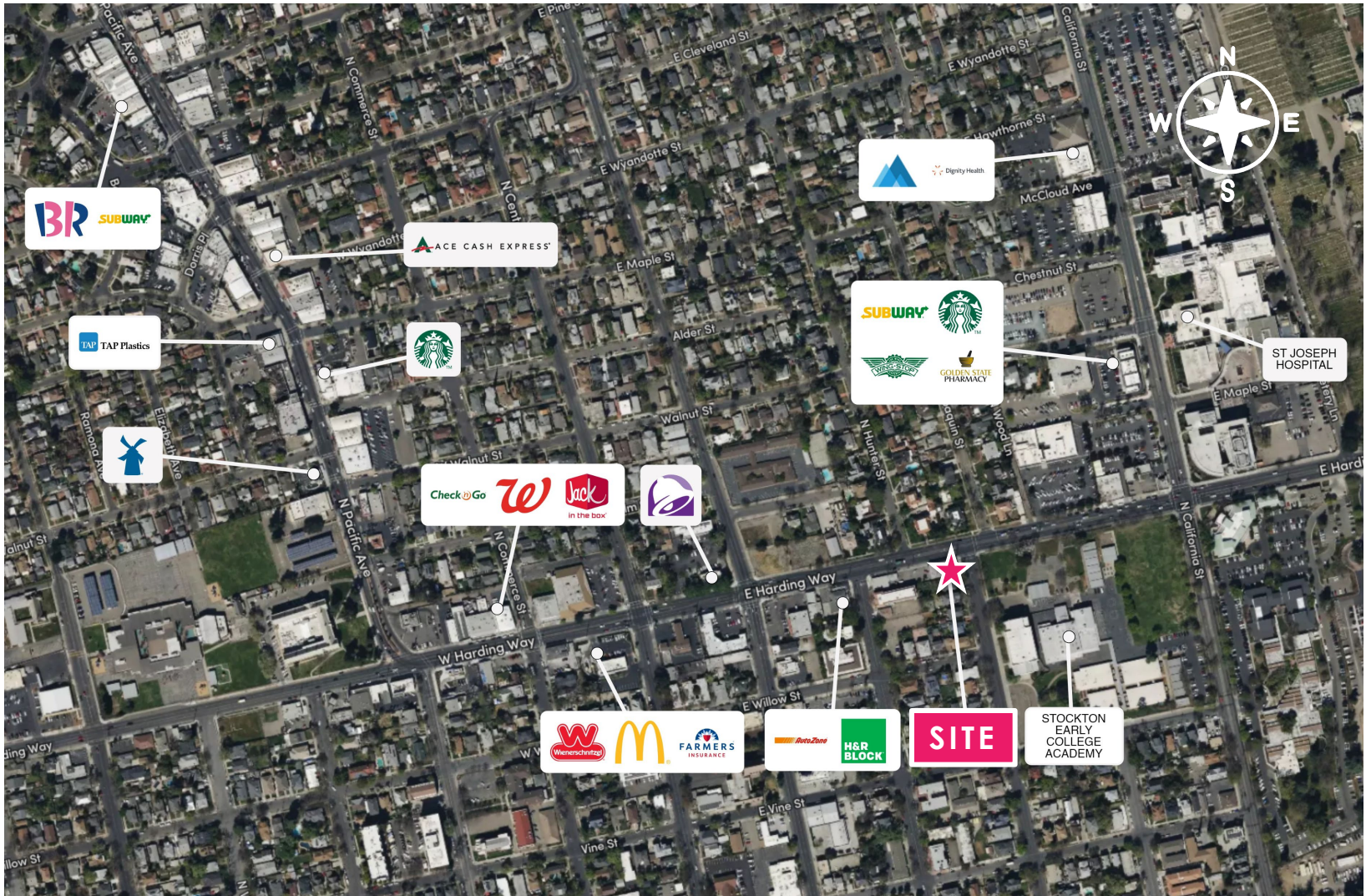
AERIAL VIEW





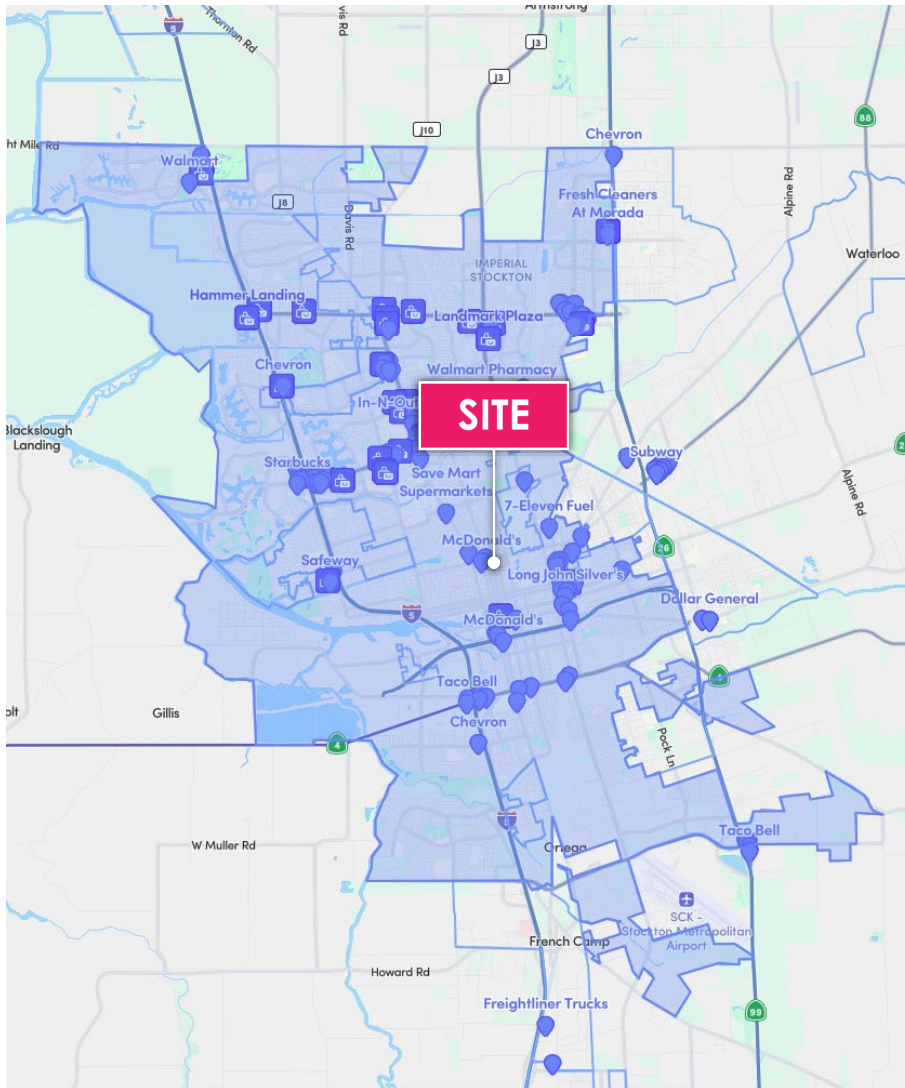
MARKET OVERVIEW



MARKET OVERVIEW



-  Retail
-  Shopping Center



Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

Waterfront & Outdoor Lifestyle

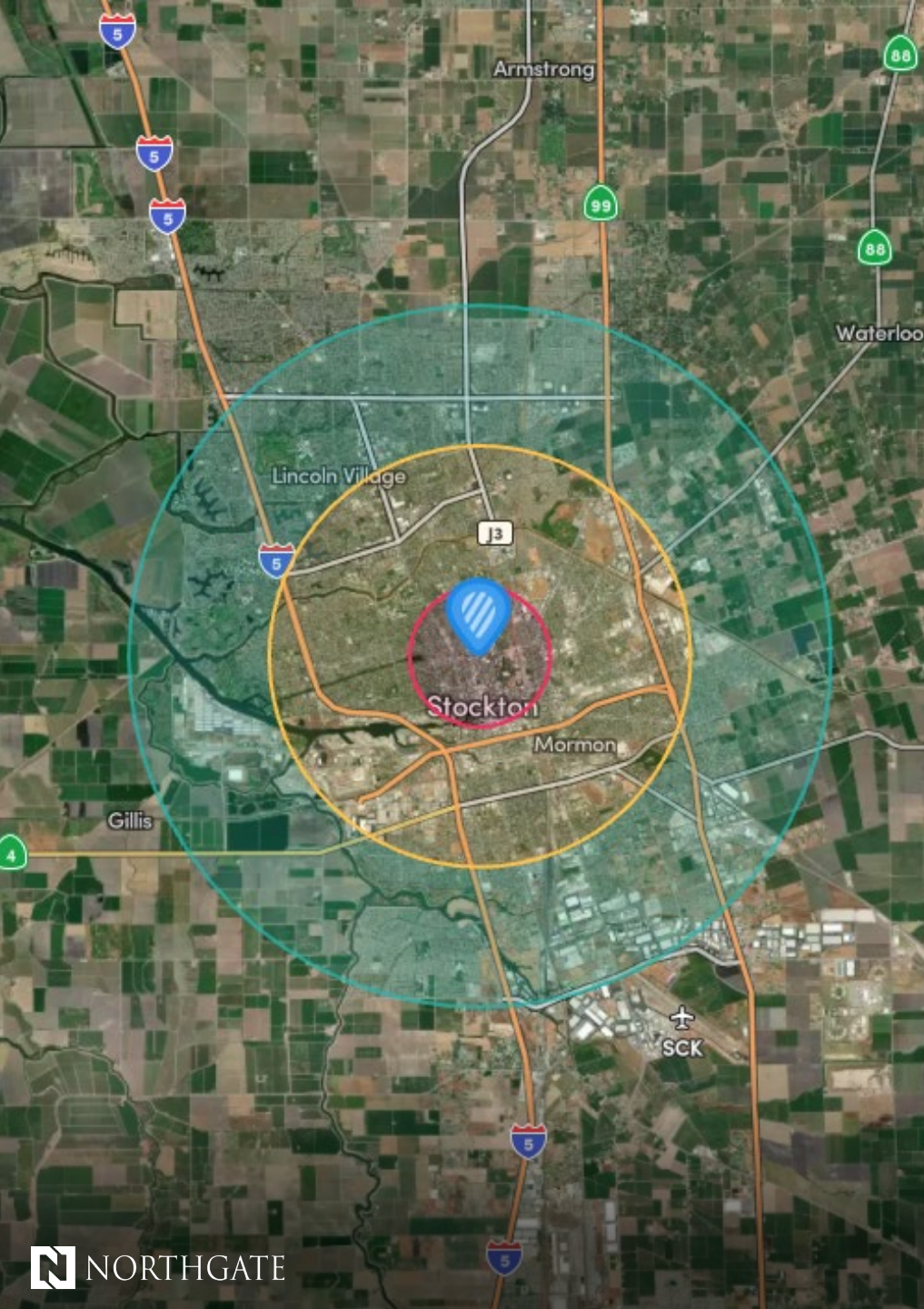
With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	20,663	155,887	313,916
Projected Population (5 Yr)	21,065	160,090	322,867
Average Age	38	36	36
Households	8,037	49,263	96,333
White Population	5,832	34,322	68,675
Black Population	3,031	17,877	34,820
Am Indian Population	544	3,665	6,388
Asian Population	1,282	20,702	57,142
Other Population	6,362	54,562	98,659
Hispanic Population	54.72%	58.05%	52.77%
Average HH Income	\$68.1k	\$78.9k	\$88.4k
High School Graduates	4,437	30,940	59,447
College Graduates	3,386	19,093	45,677
Total Employees	8,880	68,833	140,524



Investment Sales | Leasing | Asset Management | Property Management



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