

**THORNTON VILLAGE**  
**HIGH IDENTITY RETAIL SPACE | FOR SALE**  
8807 THORNTON ROAD | UNIT S-1 | STOCKTON | CA



**CONTACT:**

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**SALE PRICE: \$735,000**

**Building Size:** 3,960± SF  
**APN:** 080-450-250  
**Zoning:** C-G / City of Stockton

## **PROPERTY FEATURES:**

- Boasts unobstructed visibility from Thornton Road, a major thoroughfare in Stockton, ensuring maximum exposure to passing traffic
- Situated adjacent to a variety of restaurants, shopping centers, professional services, and financial institutions
- Located near a significant residential population such as the master-planned community of Spanos Park, thus providing a built-in customer base
- Offers ample space for various retail or general office uses
- Strategic location and features make it an excellent choice for inventors or owner-operators looking to establish presence in a thriving area
- One (1) grade level roll up door for ease of loading
- Open showroom area with rear storage and private office



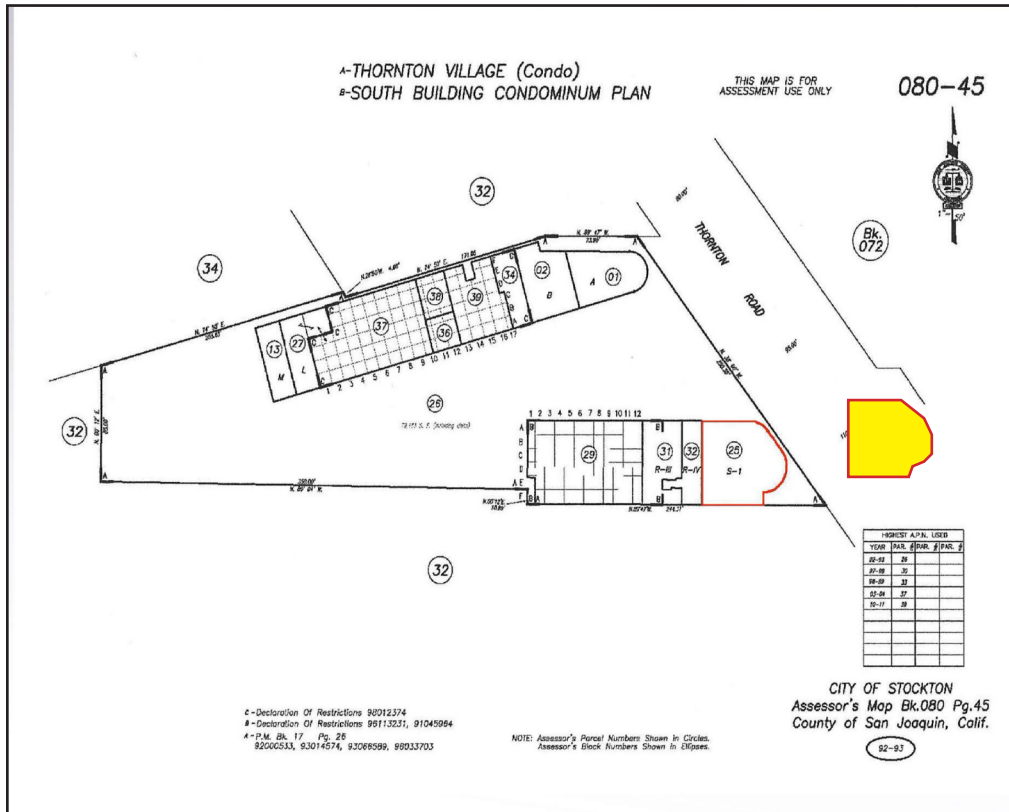
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## SITE PLAN



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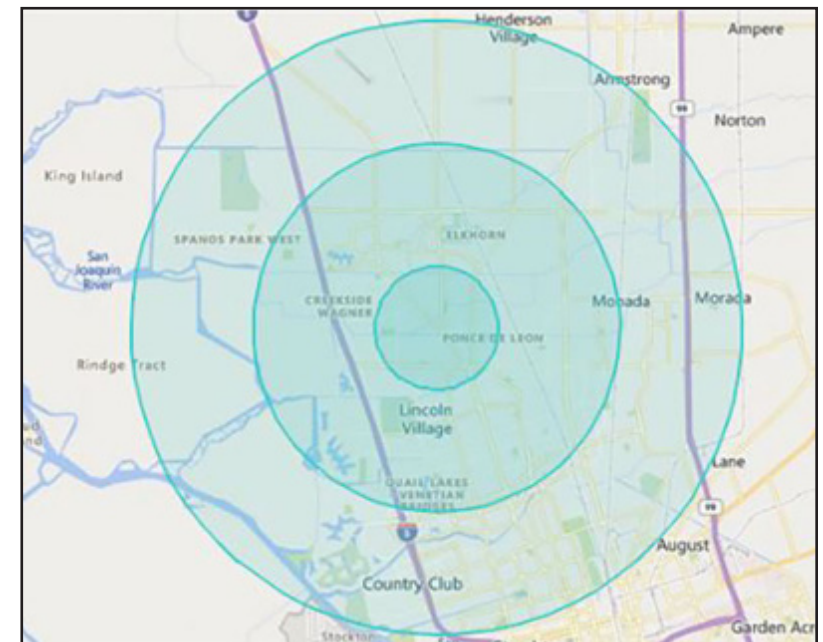


## DEMOGRAPHICS:

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	25,060	140,967	251,215
Average HH Income:	\$108,328	\$97,145	\$99,444

## TRAFFIC COUNTS:

THORNTON ROAD: 12,380± Cars ADT



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