

FOR LEASE: PRIME RETAIL SPACE ON STOCKTON'S MIRACLE MILE



1700 PACIFIC AVE

Stockton, CA 95204

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- **Size:** ±6,900 SF featuring a wide open floor plan with private restrooms.
- **Signage Opportunity Available:** Maximize visibility with prominent storefront signage
- **Lease Type:** Modified Gross Lease -- Tenant pays base rent + a portion of operating expenses
- **Prime Location:** High-traffic area in Stockton's Miracle Mile with excellent visibility
- **Versatile Use:** Ideal for retail, office, salon, studio, or boutique businesses
- **Tenant Mix:** Established tenants include Fat City BBQ and Valor Training Center, with new tenants such as a Middle Eastern café and Made4Fitness (a women-only fitness and training facility) adding to the property's strong co-tenancy.
- **Parking:** Private parking lot for tenants and customers—an amenity rarely available in the Miracle Mile district

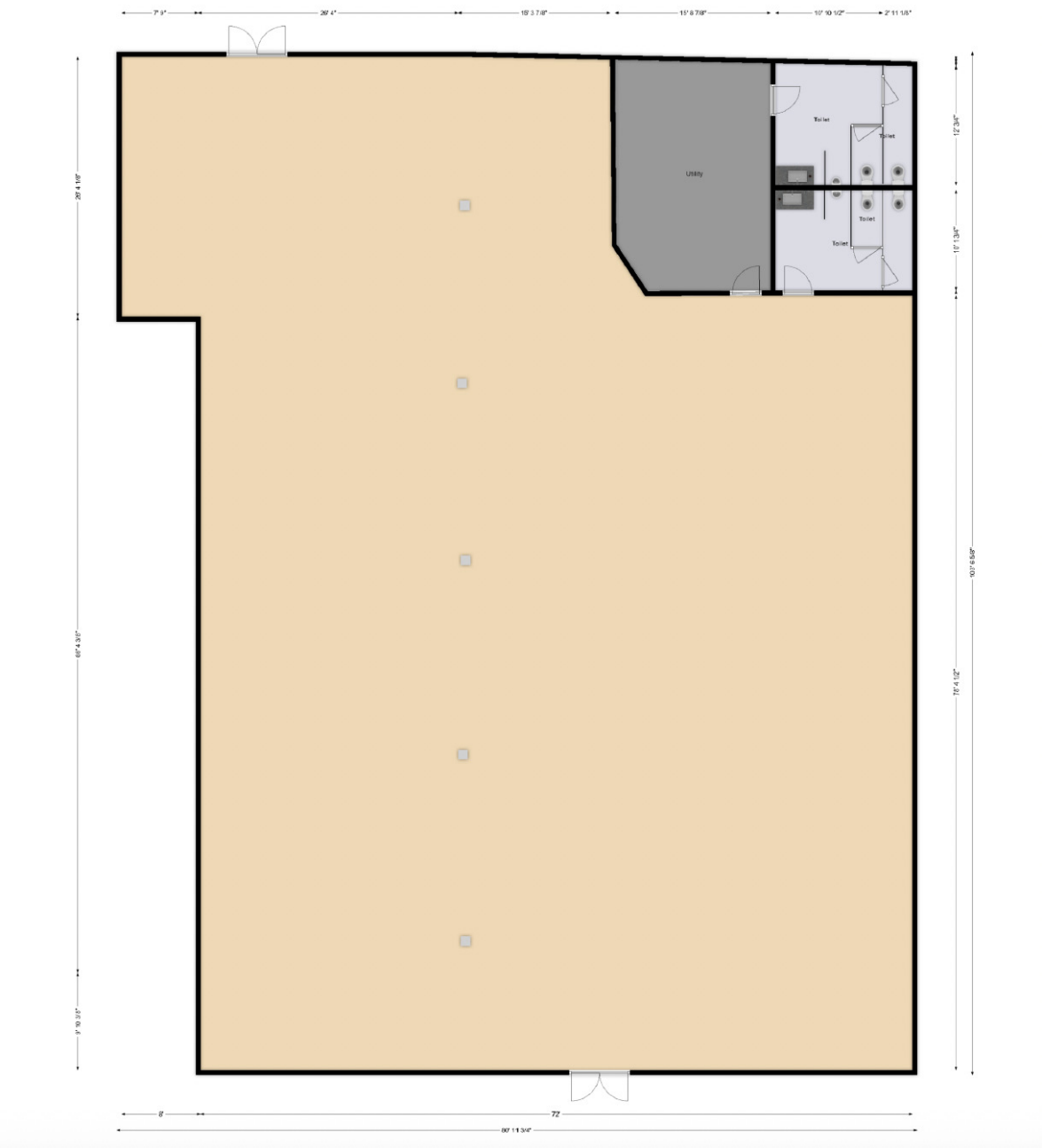
PROPERTY DESCRIPTION

Located in the heart of **Stockton's Miracle Mile District**, 1700 Pacific Ave offers an outstanding leasing opportunity in one of the city's most vibrant commercial corridors, renowned for its diverse mix of retail, dining, and professional businesses. **This property provides an estimate 6,900 SF of total leasable space, ideal for retail, office, or service-based businesses.** Positioned directly across from Dutch Bros and just a block from Starbucks, this location benefits from high foot traffic and excellent visibility. Offered on a Modified Gross Lease, tenants pay a base rent plus a portion of operating expenses, ensuring a cost-effective leasing structure.

OFFERING SUMMARY	
Lease Rate:	\$1.25 per month (MG)
Available SF:	6,900 SF

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FLOOR PLANS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,043	6,011	20,442
Average Age	41	41	39
Average Age (Male)	40	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	845	2,459	8,096
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,009	\$81,581	\$77,203
Average House Value	\$433,421	\$486,730	\$485,101

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	782	2,145	6,840
% White	38.3%	35.7%	33.5%
Total Population - Black	202	703	2,932
% Black	9.9%	11.7%	14.3%
Total Population - Asian	140	391	1,327
% Asian	6.9%	6.5%	6.5%
Total Population - Hawaiian	6	24	95
% Hawaiian	0.3%	0.4%	0.5%
Total Population - American Indian	39	137	500
% American Indian	1.9%	2.3%	2.4%
Total Population - Other	470	1,489	5,109
% Other	23.0%	24.8%	25.0%

Demographics data derived from AlphaMap

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