



PROPERTY DETAILS:

Property Location:

Stockton Square Shopping Center is located in the "Little Saigon" area of Sacramento on Stockton Blvd. along the two-mile stretch between Fruitridge and Florin Roads. There are several hundred restaurants and small businesses in this area. The center can be accessed from either Stockton Blvd. or 65th Street.

Lease Rate:

- \$1.65/SF/Month; NNN (\$0.46/SF)

Space Available:

- ±7,200 SF - Available January 2023

Property Features:

- ±100,787 SF Shopping Center consisting of 4 stand alone buildings
- Anchored by Asian Pearl Restaurant
- Parking Ratio: 4.5/1,000
- Easy access to Highway 99

Demographics (2010):

	1-Mile	3-Mile	5-Mile
Population:	25,441	182,978	379,399
Avg HH Income:	\$47,717	\$48,727	\$60,332
Daytime Employment:	3,698	52,048	148,615

Traffic Counts:

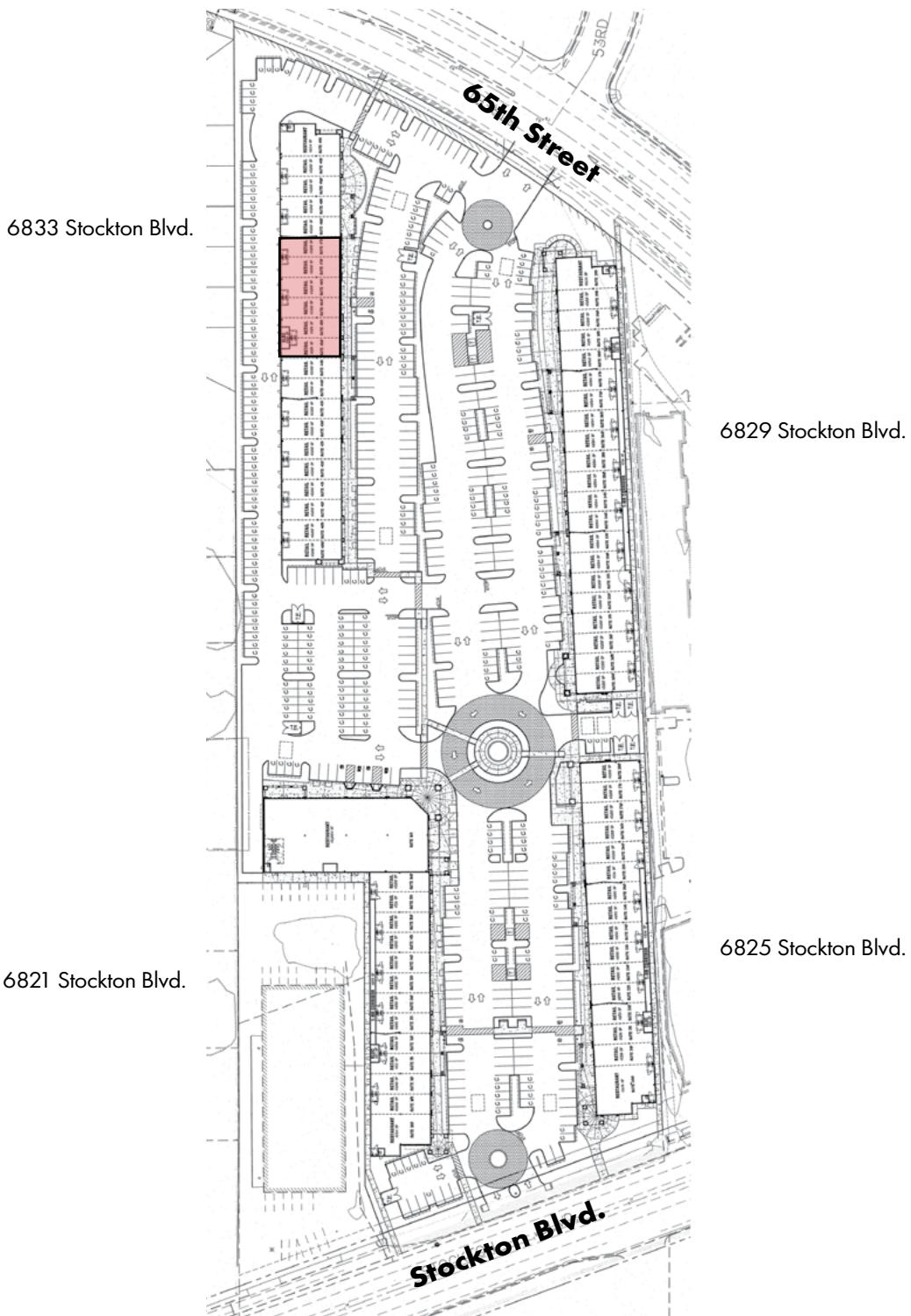
Stockton Blvd: North of 65th St.: 27,649 ADT,
South of Elder Creek: 26,650 ADT

TRI Commercial Real Estate Services
3400 Douglas Blvd Suite 190,
Roseville, CA 95661

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Stockton Square Shopping Center

Site Plan



Exclusive Agents:

Caroline Sun Lafler, VP
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Stockton Square Shopping Center

Pictures

6821 Stockton Blvd.



6825 Stockton Blvd.



6829 Stockton Blvd.



6833 Stockton Blvd.



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Stockton Square Shopping Center

Aerial



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