

HIGH-TRAFFIC RETAIL SPACE OFF HWY 4

**SUBJECT
PROPERTY**

333 S EL DORADO ST

Stockton, CA 95203

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime ±2,013 SF retail space with an open layout located just off Highway 4, offering excellent visibility and easy access. Positioned in a high-traffic corridor with strong daily exposure, this property benefits from immediate proximity to McDonald's and the well-known Mariani's clothing store, driving consistent vehicle and foot traffic.

The property features on street and private off-street parking, roll-up doors, and secured windows for added functionality and security. An ideal location for retailers or service users seeking maximum exposure in a well-established Stockton trade area.

PROPERTY HIGHLIGHTS

- ±2,013 SF retail space with an open, flexible layout.
- High-traffic location just off Highway 4 (Crosstown Freeway) with excellent visibility. Positioned in a strong retail corridor with heavy daily vehicle exposure.
- Adjacent to McDonald's and the well-known Mariani's clothing store, driving consistent foot and car traffic.
- On street and private off-street parking available, roll-up doors and secured windows for added security.

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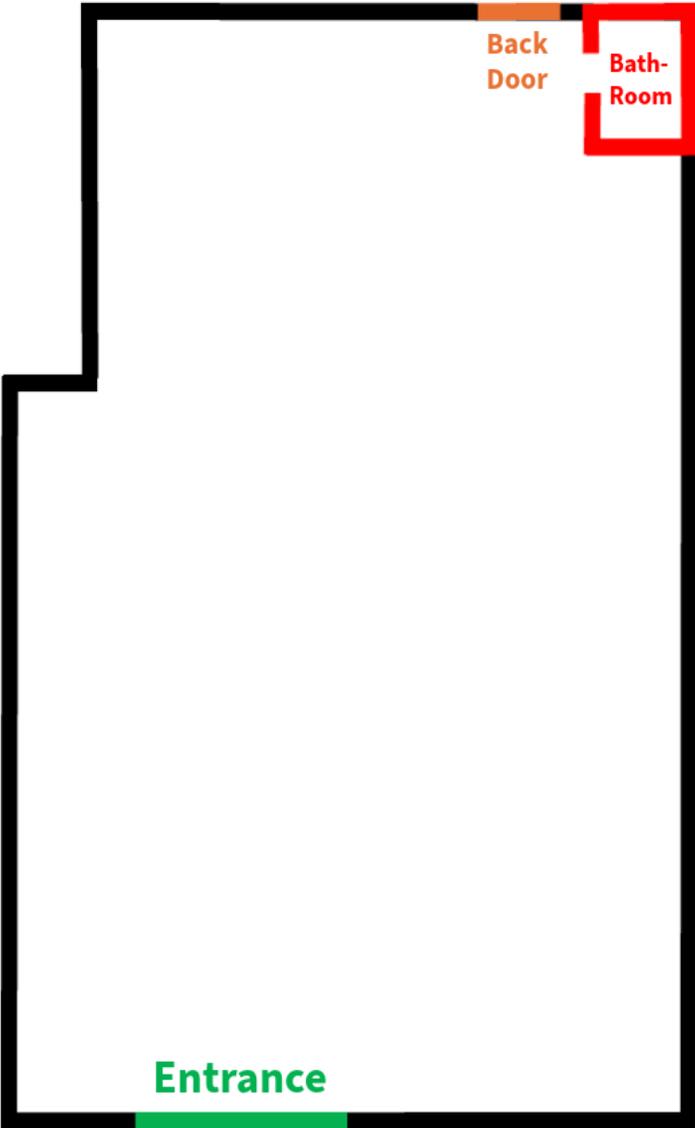
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OFFERING SUMMARY

Lease Rate:	\$1.35 per month (MG)
Available SF:	±2,013 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	589	1,580	6,817
Total Population	1,687	4,839	20,853
Average HH Income	\$42,893	\$43,723	\$51,911

FLOOR PLANS



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,687	4,839	20,853
Average Age	40	38	36
Average Age (Male)	41	38	36
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	589	1,580	6,817
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$42,893	\$43,723	\$51,911
Average House Value	\$330,318	\$379,499	\$382,358

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	54.1%	63.3%	64.4%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	340	927	3,647
% White	20.2%	19.2%	17.5%
Total Population - Black	186	544	2,880
% Black	11.0%	11.2%	13.8%
Total Population - Asian	314	596	1,897
% Asian	18.6%	12.3%	9.1%
Total Population - Hawaiian	3	16	79
% Hawaiian	0.2%	0.3%	0.4%
Total Population - American Indian	61	134	608
% American Indian	3.6%	2.8%	2.9%
Total Population - Other	602	2,097	9,074
% Other	35.7%	43.3%	43.5%

Demographics data derived from AlphaMap

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