

# PERSHING PLAZA

5654 PERSHING AVENUE | STOCKTON, CA

## LISTING DATA:

2,750± SF  
FORMER 2ND GENERATION RESTAURANT

## COMMENTS:

- Former second generation pizza and wings restaurant
- High identity location with ample parking
- Walking distance to multiple office projects creating strong daytime population
- Strong residential surrounding the site-ideal for neighborhood retail uses
- Easy access to North Stockton via the high traffic Pershing thoroughfare



## CONTACT:

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## ECONOMIC DATA:

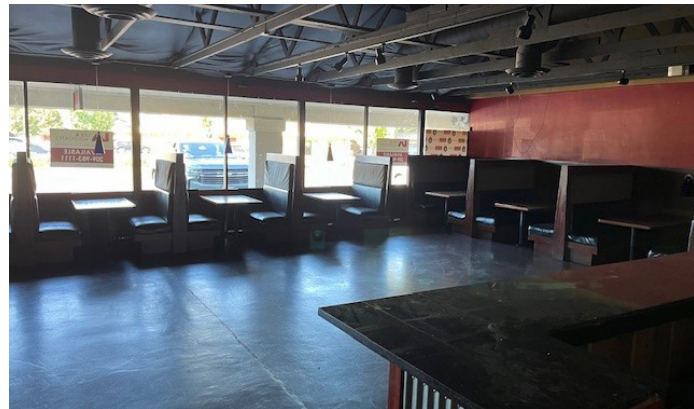
LEASE RATE: \$1.85 PSF / PER MONTH / NNN

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## INTERIOR PHOTOS



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**DEMOGRAPHICS:**

1 MILE    2 MILES    3 MILES

Population:	20,546	83,765	190,318
Income:	\$93,020	\$86,734	\$92,055

**TRAFFIC COUNT:**

Pershing Avenue: 24,100 Cars ADT (2019)