



1120 WATERLOO RD, STOCKTON, CA 95205

Retail Space Available



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is pleased to present a premier retail leasing opportunity at Waterloo Central Center, located at 1120 Waterloo Rd in Stockton, California. This $\pm 71,000$ SF neighborhood shopping center offers a dynamic mix of tenants and flexible suite configurations, making it an ideal location for a variety of retail businesses

Strategically situated on the northeast corner of Waterloo Rd and East Roosevelt St, the center boasts over 860 feet of prime frontage, ensuring high visibility and easy access for customers. The property benefits from a strong tenant mix, including national anchor Harbor Freight Tools drawing consistent foot traffic to the center.



PROPERTY HIGHLIGHTS

- Prime location ensures high visibility, accessibility & steady flow of traffic
- Diverse Tenant mix with great shopping center synergy
- Excellent On Site Parking
- Strong Local Demographics with dense population and high traffic counts
- Situated close to the 4 & 99 freeway for easy access
- Recent Renovations and prominent pylon signage

PROPERTY TYPE
Strip Center

AVAILABLE SPACE
5 Spaces

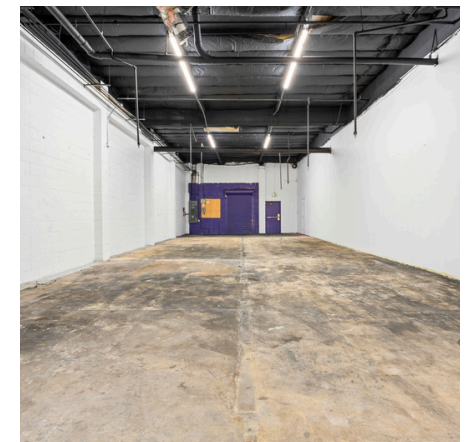
RATE
\$1.00 - \$1.60 NNN

STORIES
1

YEAR BUILT
1960

ZONING
CG

PROPERTY PHOTOS



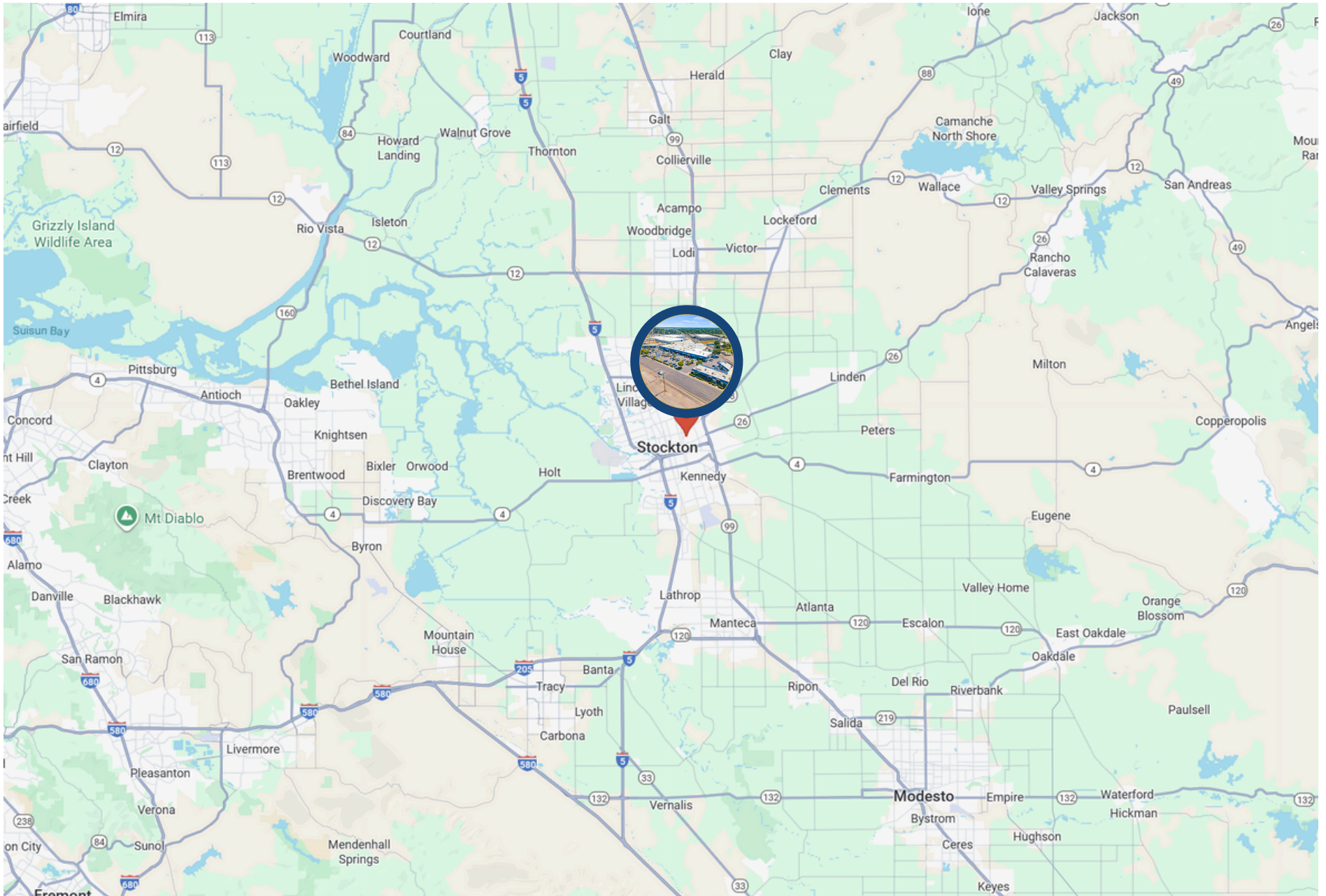
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	18,019	152,468	303,472
2029 Population	18,957	160,711	319,740
Pop Growth 2024-2029	5.21%	5.41%	5.36%
Average Age	33.60	35.00	35.70
2024 Total Households	5,156	46,247	92,795
HH Growth 2024-2029	5.26%	5.58%	5.46%
Median Household Income	\$52,529	\$49,990	\$61,249
Avg Household Size	3.30	3.10	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$231,658	\$313,045	\$345,850
Median Year Built	1954	1963	1973



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