

# FOR LEASE

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248 E Harding Way | Stockton, CA



NORTHGATE

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## HIGHLIGHTS

- Located on busy signalized intersection
- Rare retail along Harding with on site parking
- Close proximity to St. Joseph's Medical & the Stockton medical Corridor
- Centrally located in Stockton between the Downtown and North Stockton Retail Corridor
- Spaces are occupied by month to month tenants
- Building can be available for purchase (great owner/user opportunity)

## PROPERTY OVERVIEW

ADDRESS	248 E Harding Way, Stockton, CA 95204		
NNN	\$0.46 NNN		
AVAILABLE SPACES	#	Space Details	Lease Price
Available with notice.	228	700 sq ft - Salon space, end cap	\$1.80 NNN, \$1,582/mo all in
	240	840 sq ft	\$1.30 NNN, \$1,478/mo all in
	248	1,900 sq ft - Appliance store, end cap	\$1.10 NNN, \$2,964/mo all in
BUILDING SIZE	± 4,136 sq ft		
LOT SIZE	± 0.17 acres (7,500 sq ft)		
APN	139-020-280-000		

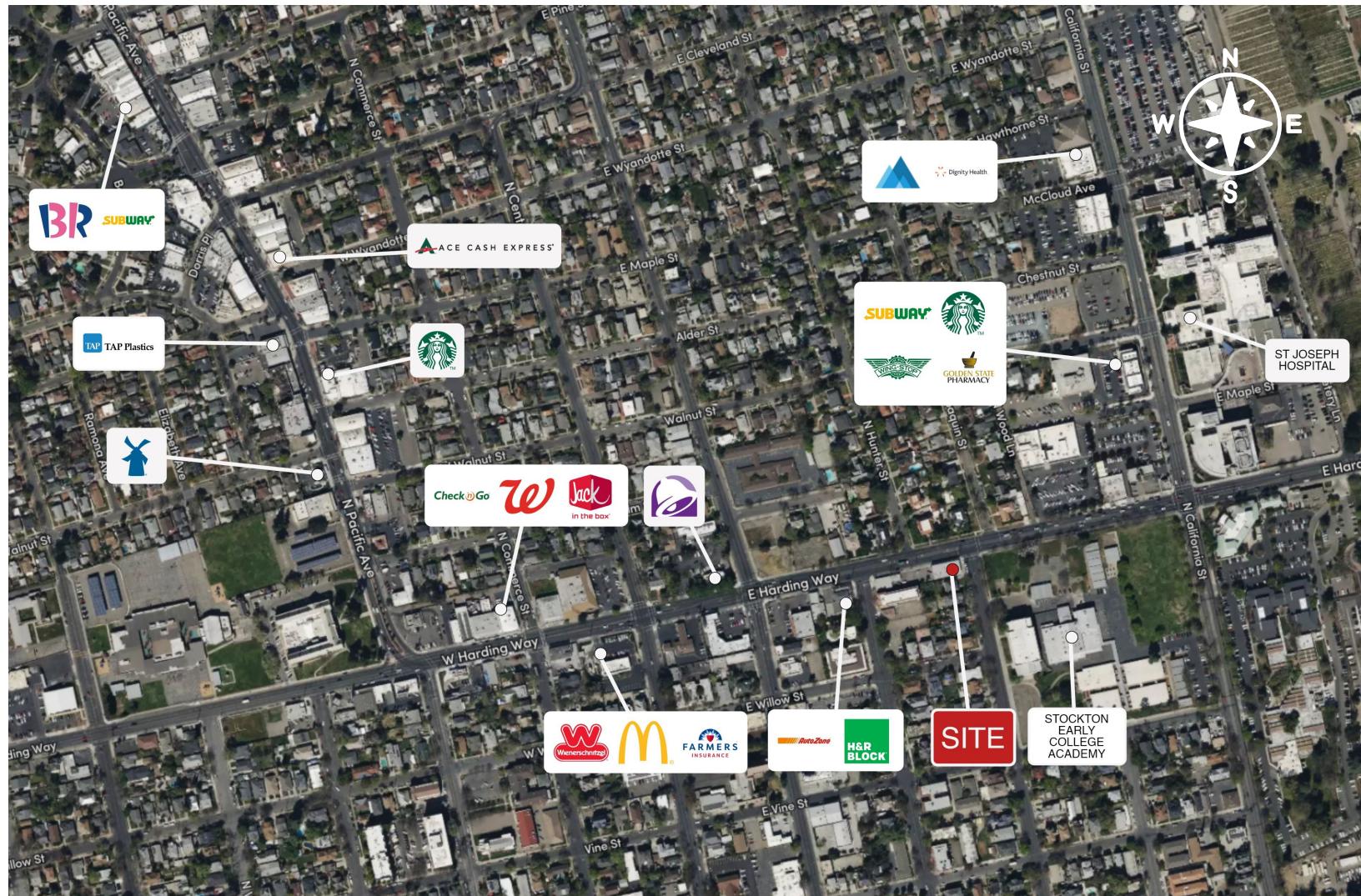
AERIAL VIEW

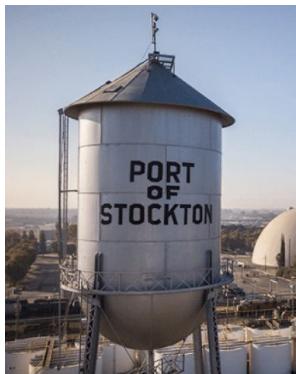


## AERIAL VIEW



## MARKET OVERVIEW



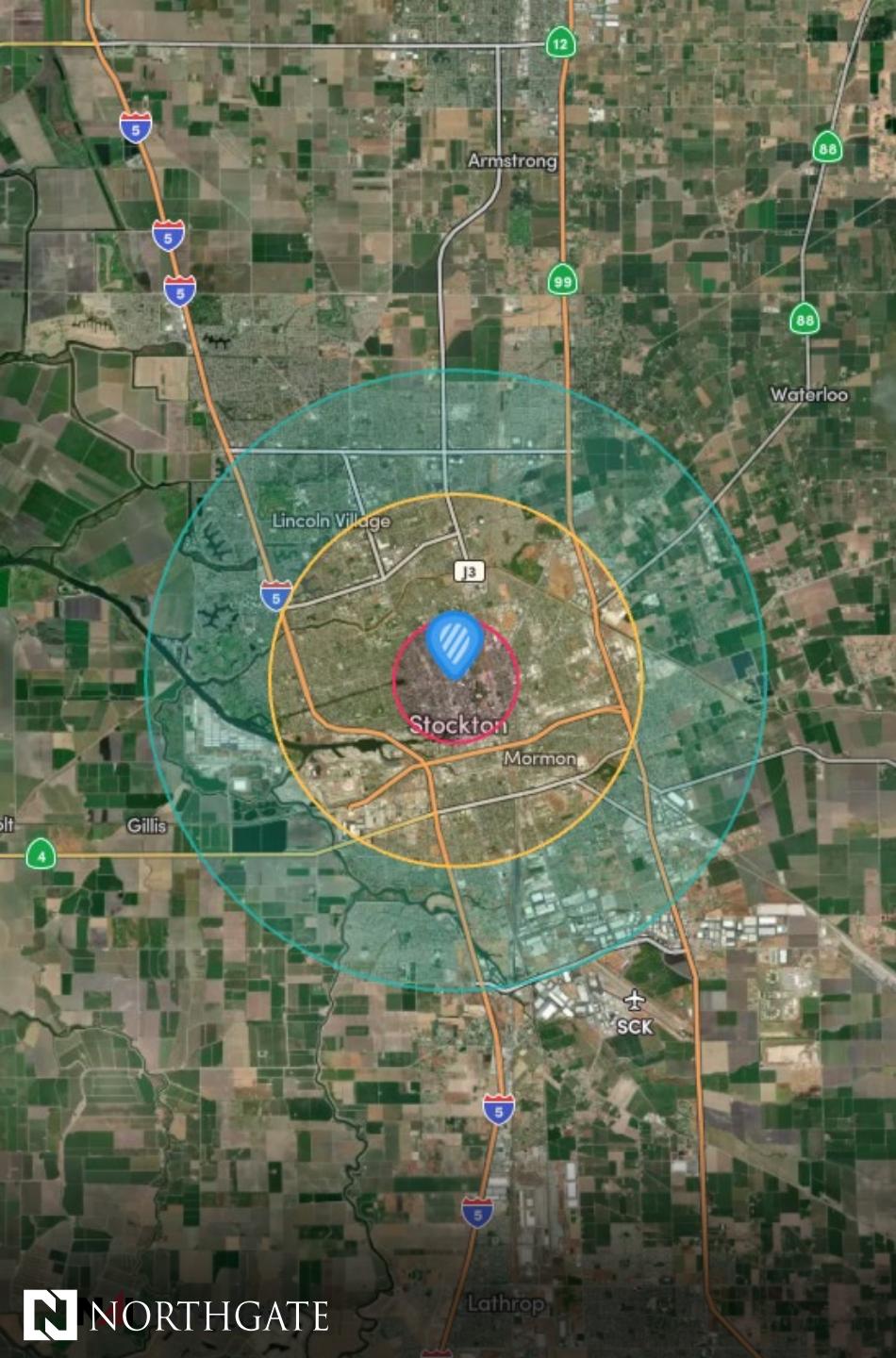


Stockton California is in the heart of the Central Valley and is the most populous city in San Joaquin County. With a population of 320,000+, it is the 11<sup>th</sup> most populous city in California and 58<sup>th</sup> most populous in the United States. Stockton has a rich history, diverse population, and a strategic location making it a prime hub for economic development. Its central location along with its proximity to the freeway system and lower land costs have encouraged many businesses to base their regional operations in the city.

The History of Stockton is diverse and is deeply rooted in transportation and agriculture which are still heavily prevalent sectors in the city today. The Gold Rush era in 1849 kickstarted the city due to its strategic location along the San Joaquin River and its inland port.

Stockton's economy has historically been dominated by agriculture due to the San Joaquin Valley having extremely fertile land. However, Stockton has since diversified to include many other sectors such as healthcare, manufacturing, and logistics. Much of the reason for the expansion of the economic base is due to the vast array of logistics options in and around the city. The Port of Stockton is a major deepwater port and facilitates an abundance of trade coming in from the San Francisco Bay. The city also has Interstate 5 and State Route 99 passing through the city along with connections to the nation's railways.

Stockton's offerings go beyond economic opportunities and include areas such as profound cultural diversity and educational opportunities. In 2020, Stockton was named America's most diverse city by *U.S News & World Report* and many of these cultures are showcased in the plethora of festivals hosted in the city. The city boasts a Hispanic community of over 40% of the population as well as thriving Asian community with around 20% of the population. The median age is also 33 making it lower than the national average and reflecting the young and hardworking workforce in the area. University of the Pacific has been in Stockton since 1924 and is California's first established university and first private university in the Central Valley. The campus features the iconic Burns Tower, rose gardens, and detailed architecture, making it a standout location in the City of Stockton. Stockton's diversity and pipeline of talent coming from University of the Pacific and surrounding community colleges are some of the many attributes that make the city unique.



## DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	20,624	157,604	325,915
Projected Growth	2.03%	2.78%	2.90%
Median Age	37	34	34
Households	8,029	49,795	100,358
White Population	5,865	34,758	72,240
Black Population	2,968	18,117	35,982
Asian Population	1,281	21,062	59,920
Native Am Population	538	3,736	6,551
Pacific Isle Population	43	830	2,255
Mixed Population	3,544	23,863	47,580
Other Population	6,356	55,115	101,164
Hispanic Population	54.8%	57.8%	52.2%
Average HH Income	\$69,100	\$79,100	\$89,500
Median HH Income	\$50,600	\$61,700	\$70,800
High School Graduates	21.6%	19.9%	18.8%
College Graduates	16.1%	13.3%	14.7%
Total Businesses	99	510	746
Total Employees	8,255	63,704	132,991



# NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



## CHRIS SANTANA

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