



**MARKETPLACE AT
WESTON RANCH**

STOCKTON | CA

531 CAROLYN WESTON BOULEVARD | STOCKTON, CA 95206

EXECUTIVE SUMMARY

MARKETPLACE AT WESTON RANCH STOCKTON | CA

PROPERTY OVERVIEW

Build-to-suit or ground lease pads available in neighborhood shopping center now under construction. Conveniently located at the intersection of Carolyn Weston Boulevard and Manthey Road, the Marketplace at Weston Ranch has combined traffic counts of $\pm 31,600$ cars per day. McDonald's, Starbucks, Quick Quack Car Wash, and 7-Eleven are the latest tenants and the center's close proximity to I-5 provide opportunities for retail or QSR with possible drive thru.

[Click to view video](#)

PROPERTY AVAILABILITY

Lot 4: ± 1.65 acres ($\pm 16,000$ SF buildable space)

OFFERING SUMMARY

Lease Rate: Contact broker

Zoning: Neighborhood Shopping Center

Address: 531 Carolyn Weston Boulevard
Stockton, CA 95206



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DANNY ARROYO

Director of Investment Sales
916.717.7975
danny@capitalrivers.com
DRE #02157228

VICTOR-MANUEL SALDANA

Director of Sales & Leasing
916.514.5225 x116
victor@capitalrivers.com
DRE #02160998

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



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AVAILABILITY & STATUS

MARKETPLACE AT WESTON RANCH STOCKTON | CA



LOT	SIZE	TENANT	STATUS
1	±6.56 Acres	N/A	Not Included
2	±0.52 Acres	Chipotle	Not Available
3	±27,521 SF	Starbucks	Not Available
4	±1.65 Acres		Available
5	±38,254 SF	7-Eleven	Not Available
6	±1.56 Acres	McDonald's	Not Available
7	±1.014 Acres	Quick Quack	Not Available

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SITE PLAN & LOCAL AREA

MARKETPLACE AT WESTON RANCH STOCKTON | CA



WESTON RANCH CENTER

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WESTON RANCH NEIGHBORHOOD

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WESTON RANCH CENTER



LOCAL AREA HIGHLIGHTS

- Immediate access to I-5 with traffic counts of $\pm 138,000$ ADT.
- Weston Ranch neighborhood population is $\pm 21,261$ with $\pm 5,102$ households.
- Intersection of Carolyn Weston Boulevard & Manthey Road has traffic counts of $\pm 31,600$ ADT.

Carolyn Weston Blvd

AUGUST KNOTT
JR. SCHOOL

GREAT VALLEY
ELEMENTARY SCHOOL

WESTON RANCH
HIGH SCHOOL

GEORGE Y. KOMURE
ELEMENTARY SCHOOL

NEW VISION
HIGH SCHOOL

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STOCKTON OVERVIEW

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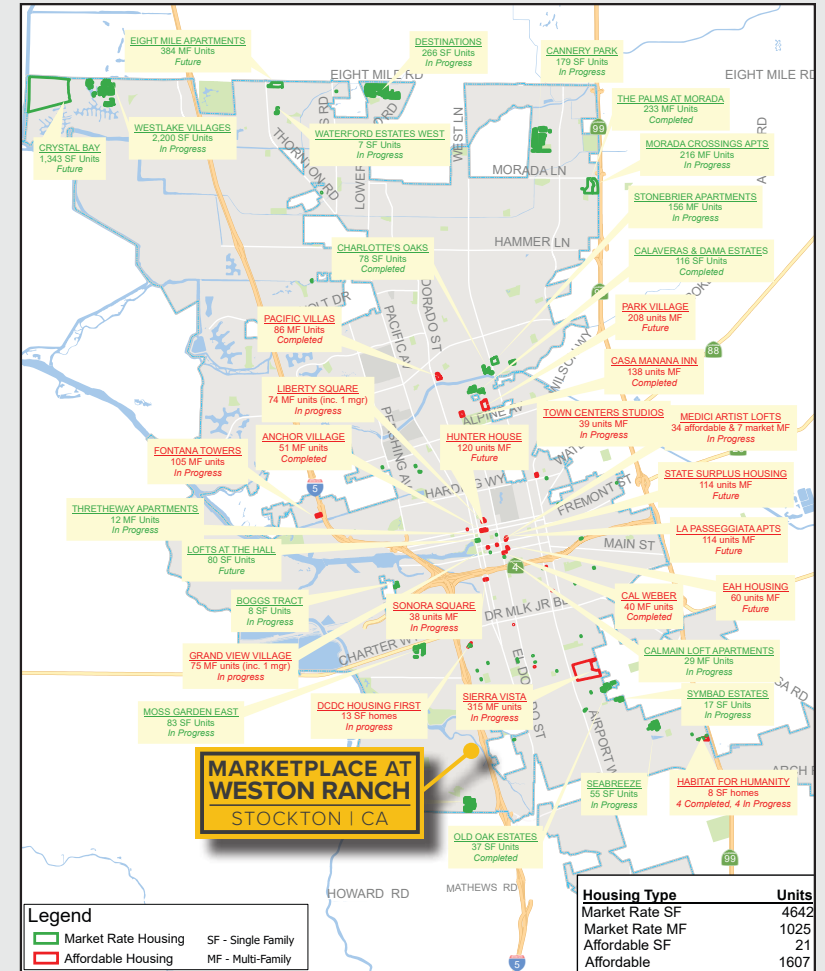
CITY OF STOCKTON

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

The city is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, as well as a variety of private and vocational schools.

According to the City of Stockton, there are currently 7,295 new housing units approved, in progress or completed since March 2021.

Source: City of Stockton and visitstockton.org



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PROPOSED SIGN LOCATIONS

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PROPERTY RENDERINGS

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REGIONAL AREA

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LOCATION	DISTANCE	POPULATION
Stockton	4.4 miles	320,804
Lathrop	7.8 miles	28,701
Manteca	11 miles	83,498

STOCKTON

LATHROP

MANTECA

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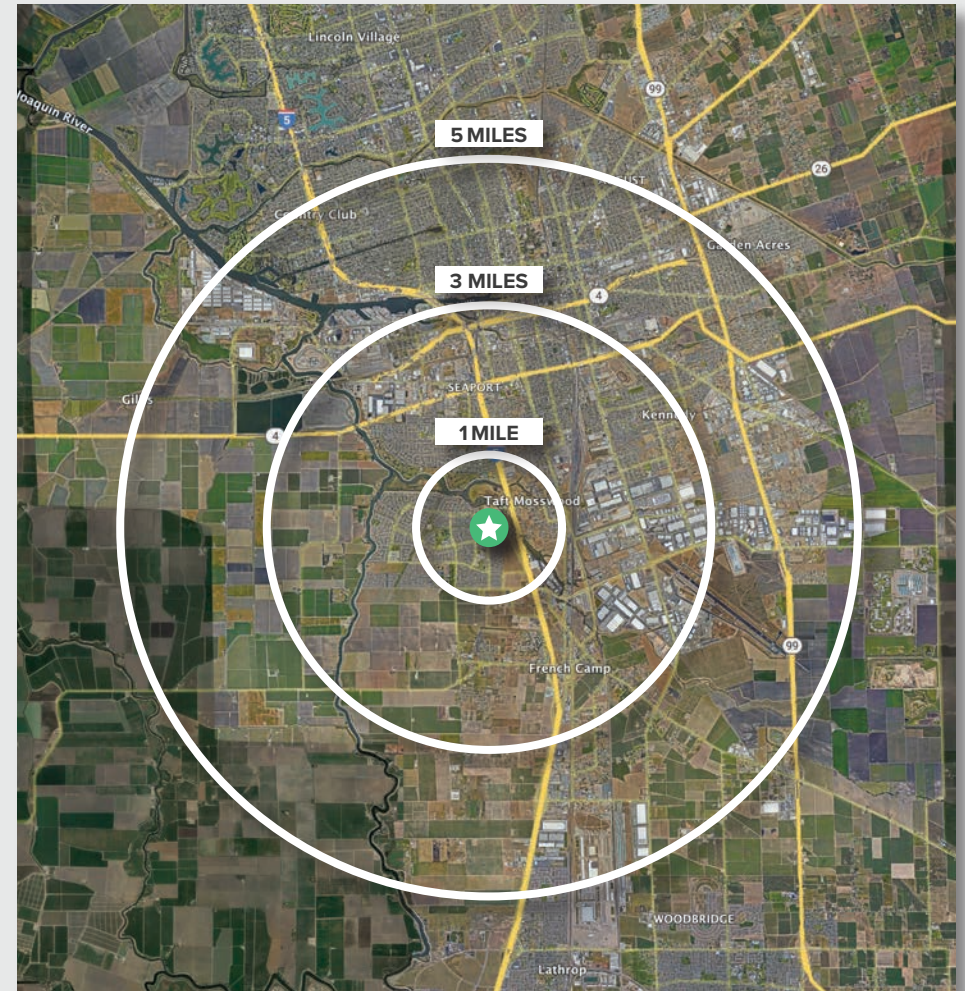


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REGIONAL DEMOGRAPHICS

MARKETPLACE AT WESTON RANCH STOCKTON | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	19,230	78,820	170,011
2028 Projected Population	20,406	82,757	171,199
2020 Census Population	18,706	77,403	170,451
2010 Census Population	17,469	70,717	156,547
2023 Median Age	31.8	31.4	32.4
HOUSEHOLDS			
2023 Estimated Households	4,891	20,004	48,841
2028 Projected Households	5,209	21,102	49,007
2020 Census Households	4,690	19,073	48,561
2010 Census Households	4,413	17,736	45,617
INCOME			
2023 Estimated Average Household Income	\$98,151	\$85,113	\$87,405
2023 Estimated Median Household Income	\$86,446	\$70,189	\$68,012
2023 Estimated Per Capita Income	\$25,254	\$22,426	\$25,667
BUSINESS			
2023 Estimated Total Businesses	222	1,669	4,502
2023 Estimated Total Employees	1,463	24,294	61,138



Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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