



FOR LEASE

High Visibility Office/Retail Space

526 W Benjamin Holt Drive
Stockton, CA

Gabrielle Brown | Leasing Associate
(209) 253-7626
gabrielle.brown@ngcip.com
License # 02100248

Nick Saldivar | Investments Partner
(916) 672-4112
nick.saldivar@ngcip.com
License # 01766394

N NORTHGATE
www.ngcip.com | Broker # 01910787
T (209) 477-4400 | F (209) 476-7344

Demographics

526 W Benjamin Holt Drive

Office/Retail Space

Stockton, California

Lease Price: Contact Broker

Suites Available: Suite C - 1,200 Sq Ft

Zoning: Commercial, Large-Scale (CL)

Traffic Counts: W Ben Holt Dr @ Site ± 14,000 ADT
Pacific Avenue & W Ben Holt ± 38,000 ADT

PROPERTY HIGHLIGHTS:

- Inline office/retail space available in highly visible center
- Highly trafficked area - within the retail hub of Stockton
- Surrounded by dense residential just east of the location
- Visible monument signage
- Area co-tenants include: Lincoln Center, Weberstown Mall, Sherwood Mall, Grocery Outlet, CVS Pharmacy, Bank of Stockton, Safeway +more

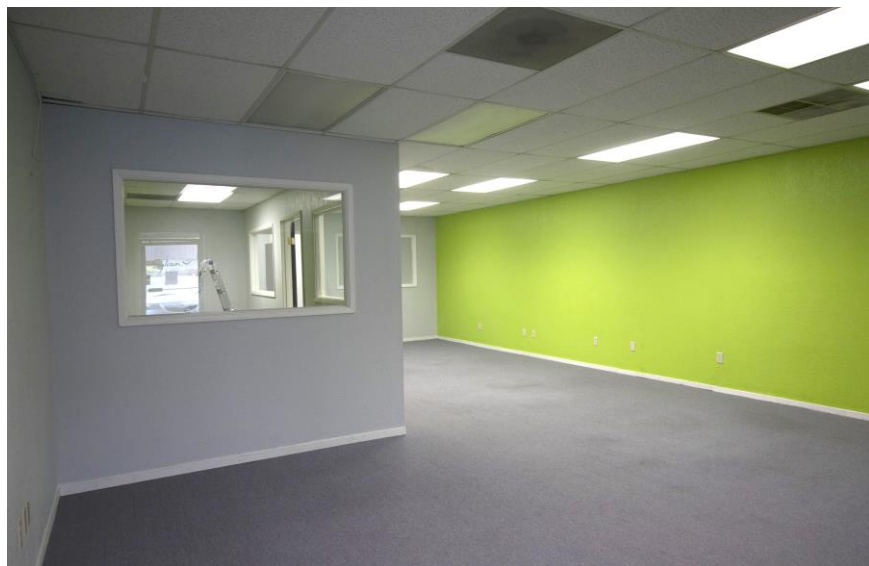


Suite C - Interior

526 W Benjamin Holt Drive

Office/Retail Space

Stockton, California



Demographics

526 W Benjamin Holt Drive

Office/Retail Space

Stockton, California



Demographics

526 W Benjamin Holt Drive

Office/Retail Space

Stockton, California



Demographics

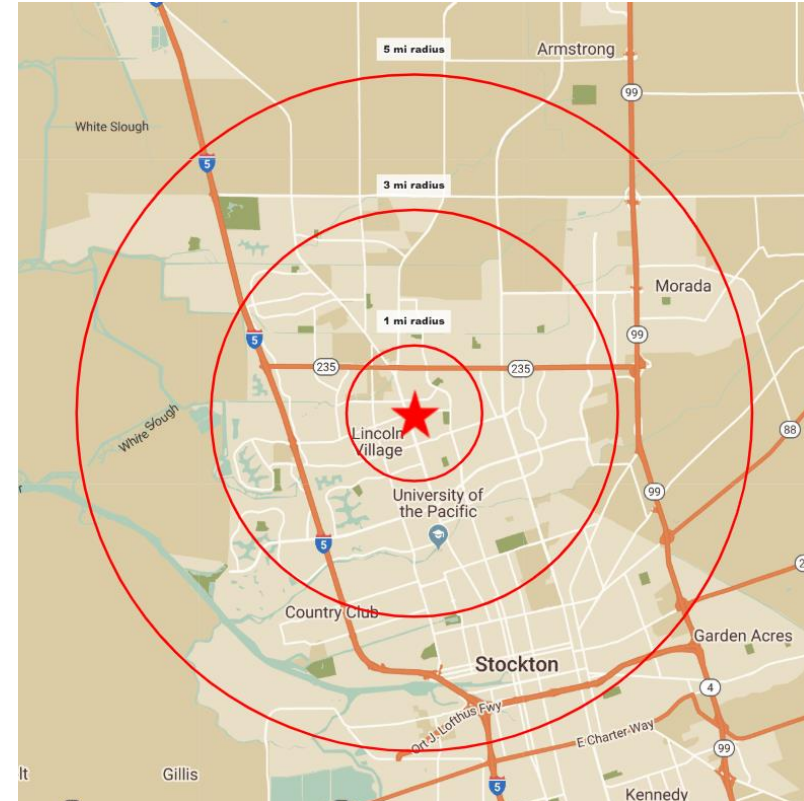
526 W Benjamin Holt Drive

Office/Retail Space

Stockton, California

	1 mi Radius	3 mi Radius	5 mi Radius
POPULATION			
2018 Estimated Population	22,096	177,207	276,712
2023 Projected Population	23,735	190,135	297,712
2010 Census Population	20,889	166,083	258,648
Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.5%
2018 Median Age	35	34.4	34.3
HOUSEHOLDS			
2018 Estimated Households	8,173	59,314	91,887
2023 Projected Households	8,494	61,616	95,763
2010 Census Households	7,704	55,577	58,703
Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2017	0.1%	0.7%	1.1%
RACE AND ETHNICITY			
2018 Estimated White	43.7%	38.4%	39.7%
2018 Estimated Black or African American	13.0%	12.3%	11.1%
2018 Estimated Asian or Pacific Islander	17.4%	26.1%	23.8%
2018 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.1%
2018 Estimated Other Races	24.8%	22.2%	24.2%
2018 Estimated Hispanic	37.4%	32.5%	36.8%
INCOME			
2018 Estimated Average Household Income	\$61,501	\$80,703	\$81,115
2018 Estimated Median Household Income	\$45,939	\$59,125	\$60,352
2018 Estimated Per Capita Income	\$22,867	\$27,183	\$27,100
BUSINESS			
2018 Estimated Total Businesses	1,121	5,422	9,347
2018 Estimated Total Employees	9,882	46,513	93,781

RADIUS MAP



© 2019 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.