FOR LEASE

360° TOUR

THORNTON PLAZA

9303 Thornton Rd – Suite F
STOCKTON, CA

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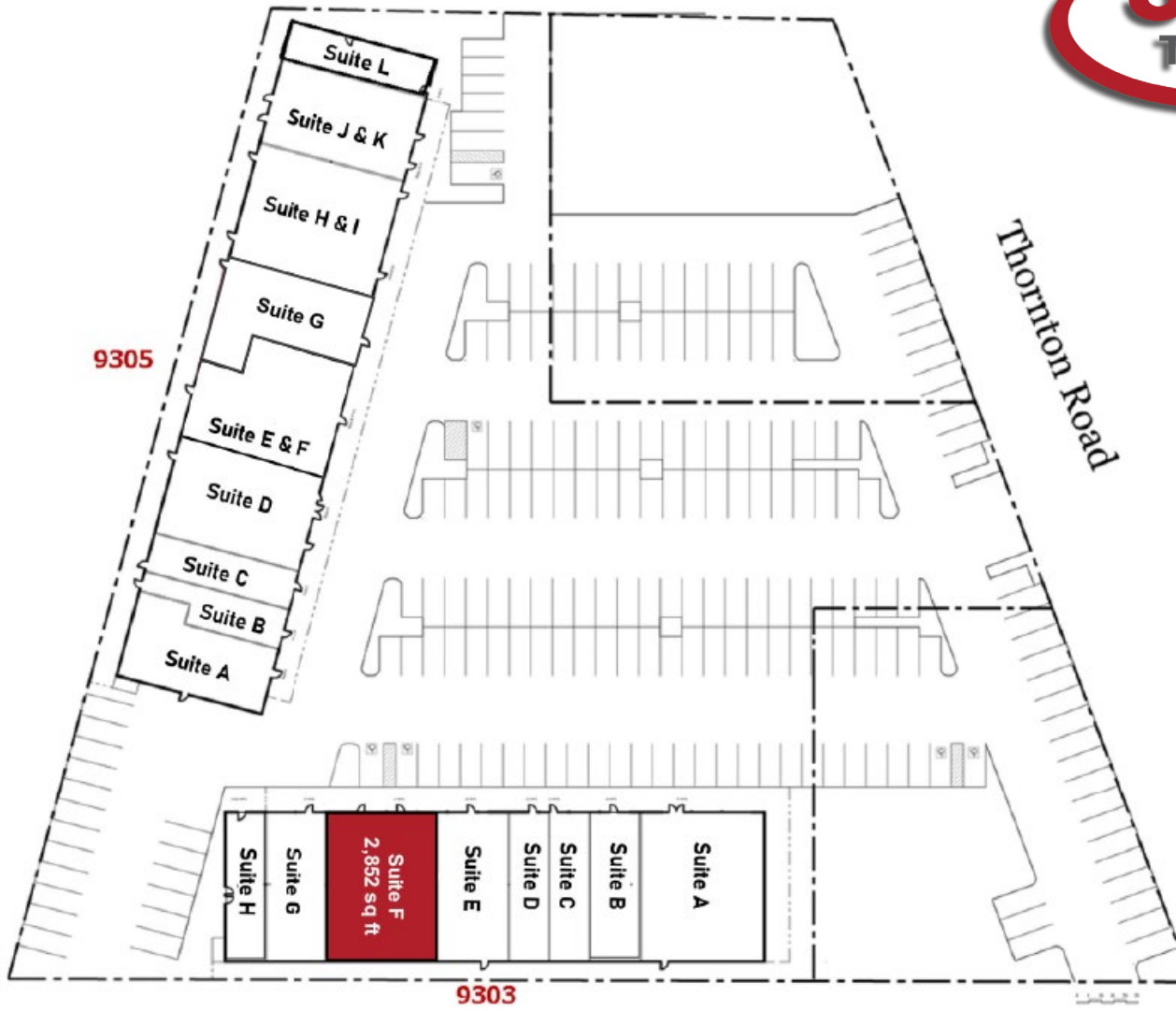*Lic #01766394*

NAINorthgate
LEASING TEAM

AVAILABLE

PROPERTY OVERVIEW

PROPERTY TYPE:	Multi-Tenant Retail
LEASE TERMS:	Negotiable
LEASE TYPE:	NNN
LEASE PRICE:	Contact Broker
ZONING:	General Commercial
SUITE F:	±2,852 sq ft
TRAFFIC:	Thornton Rd: ±14k ADT
	Wagner Heights Rd: ±8k ADT
	Interstate 5: ±78k ADT

- Suite is centrally located in Thornton Plaza and perfect for retail or office use.
- Highly trafficked area within the retail hub of Stockton with up to ±14k ADT.
- Suite equipped with 2 roll-up doors for added security.
- Surrounded by residential area with an average household income of $96,000 within a 3-mile radius of Thornton Plaza.
- Visible monument signage and multiple center upgrades.
- Co-tenants include Dairy Queen, Dante's Pizza, O'Reilly's Auto Parts, Best Lumpia, Quick Stop, Bear Creek Veterinary Hospital and more.

INTERSTATE 5 ±78K ADT

CREEKSIDE ELEMENTARY

BEAR CREEK

DELTA SIERRA MIDDLE SCHOOL

Domino's Pizza

QuikStop

PLAZA ROBLES HIGH SCHOOL

BEAR CREEK ANIMAL HOSPITAL

SITE

WAGNER HEIGHTS RD ±8K ADT

THORNTON RD ±14K ADT

THORNTON MINI MARKET

Namaste VAPES

DQ

O'Reilly AUTO PARTS

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9303 Thornton Rd. STOCKTON, CA

4

STOCKTON, CALIFORNIA

- LARGE POPULATION: Stockton is one of the largest cities in California, with a population of over 300,000 residents. A larger population provides a larger customer base for retail businesses, increasing the potential customer pool.

- ECONOMIC GROWTH: Stockton has experienced significant economic growth in recent years. The city has diversified its economy beyond agriculture and has seen growth in sectors like healthcare, education, logistics, and distribution. This growth translates into increased job opportunities, higher disposable incomes, and a stronger consumer market.

- CENTRAL LOCATION: Stockton's central location within California makes it well-connected to major metropolitan areas. It is situated within a few hours' drive of San Francisco, Sacramento, and Silicon Valley. This proximity allows for easy access to a wide customer base from neighboring regions.

- TRANSPORTATION INFRASTRUCTURE: Stockton benefits from robust transportation infrastructure. It is intersected by major highways like Interstate 5 and State Route 99, facilitating the movement of goods and people. The city is also served by an airport and has access to the Port of Stockton, a deep-water inland port that enables international trade

	1 MILE	3 MILES	5 MILES
2023 Population	20,307	164,713	312,731
Projected Growth	2.36%	2.55%	3.21%
Median Age	36	36	35
Households	7,546	57,300	98,705
Projected Growth	2.24%	2.46%	3.06%
White Population	6,027	45,799	74,207
Black Population	3,617	22,170	36,158
Asian Population	2,951	29,708	65,658
Native Am Population	317	3,037	5,843
Pacific Isle Population	157	1,357	2,367
Mixed Population	2,647	24,724	45,016
Other Population	4,591	37,919	83,483
Hispanic Population	41.8%	43.3%	46.6%
Average HH Income	$92.9k	$96k	$95k
Median HH Income	$72.7k	$72.9	$75.2
High School Graduates	16.9%	18.5%	18.3%
College Graduates	21.7%	19.2%	17.2%
Total Businesses	243	557	716
Total Employees	22,582	163,573	312,731

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DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

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360° TOUR

ADVISORY SERVICES

Asset Management

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Acquisitions & Dispositions

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Appraisal & Valuation

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Corporate Services

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1031 Exchange Acquisitions (CA to FL)

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Comprehensive Investment Strategy Advisory