

SUITES FOR LEASE IN MIRACLE MILE



1810 PACIFIC AVE

Stockton, CA 95204

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the heart of Stockton's vibrant Miracle Mile corridor, 1810 Pacific Avenue, Suites A & B offer a unique office/service setting and easy access to downtown Stockton and nearby neighborhoods. The Miracle Mile is one of Stockton's most active commercial areas, featuring high traffic, established businesses, and convenient amenities, making it an ideal location for a variety of tenants.

The building currently offers two available suites for lease. Suite A, on the ground level, consists of a private office or retail space with its own restroom. Suite B, located on the lower level, features two large rooms, two private restrooms, locker/dressing room, and a dedicated storage area, offering a flexible layout for fitness, wellness, or multi-office/service operations. With its unique location and versatile spaces, 1810 Pacific Avenue provides an exceptional opportunity for businesses seeking a prime Miracle Mile location.

PROPERTY HIGHLIGHTS

- **Prime location in Stockton's Miracle Mile** corridor with excellent ID.
- High-traffic area with **established tenants and adjacent to a national brand Starbucks**.
- **Suite A** (Ground Level): Stand alone, small retail-office space with private restroom.
- **Suite B** (Lower Level): Two large work areas, two private restrooms, locker/dressing room, and a dedicated storage area (±1500 SF).
- Adjacent public and private parking.
- Lease Structure: Modified Gross – tenant responsible for base rent plus individual utilities.

OFFERING SUMMARY

Suite A:	\$950.00 per month (MG)
Suite B:	\$1700.00 per month (MG)
Zoning:	Commercial

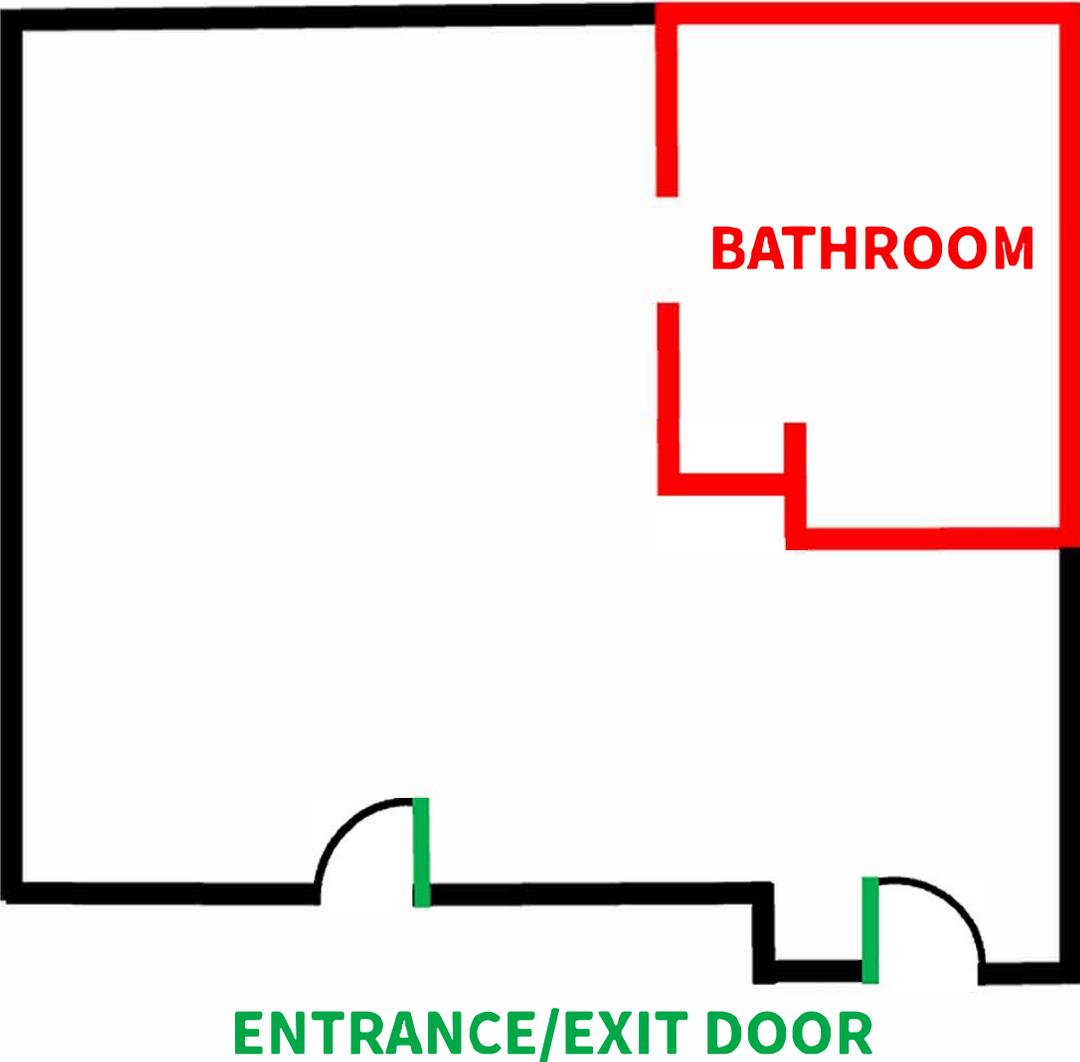
JOSE ALTAMIRANO

209.636.3818 | jose@fcrei.com
CA DRE #02240190

KEVIN DOUGHERTY

209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515

SUITE A FLOOR PLAN



JOSE ALTAMIRANO

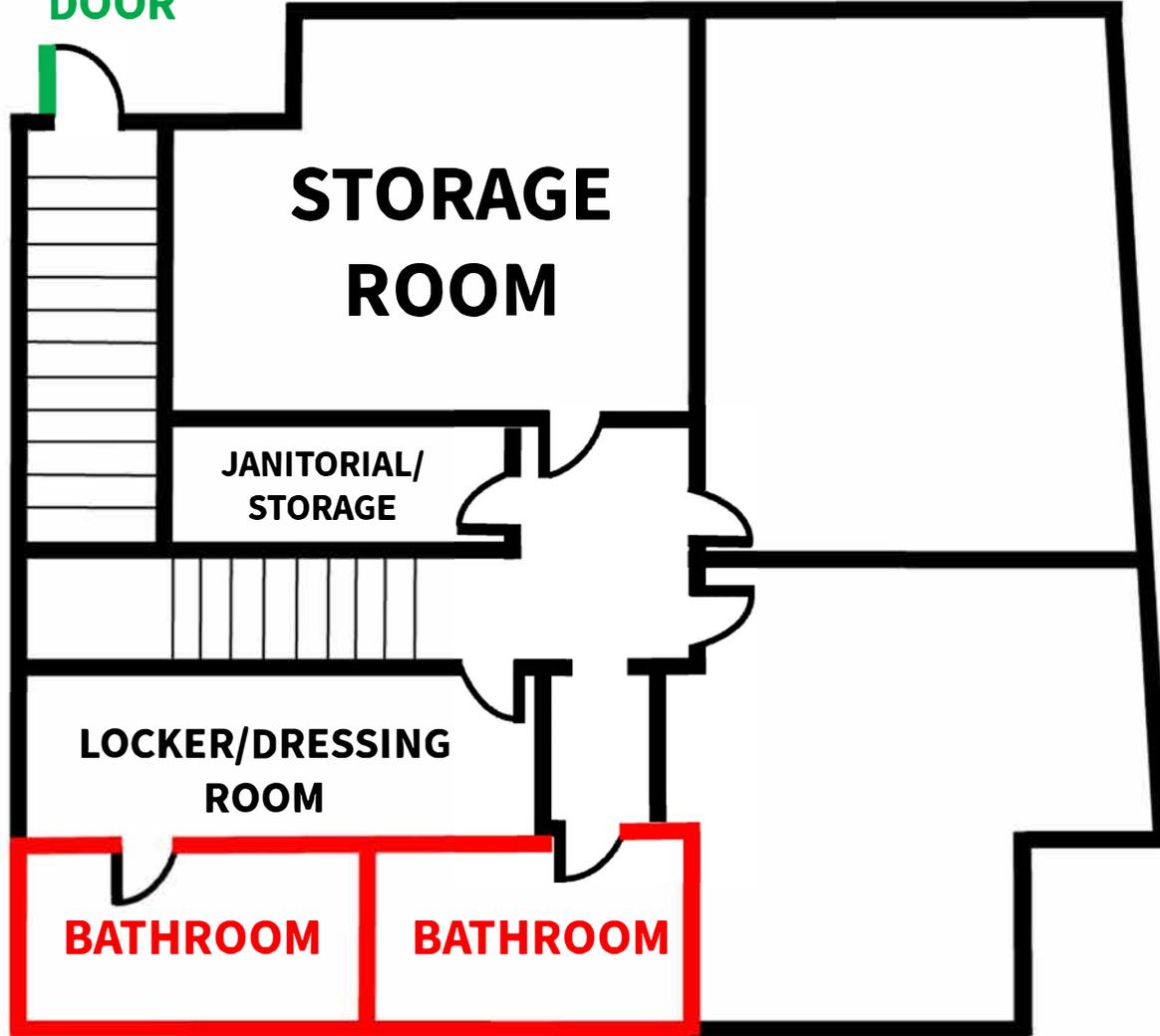
209.636.3818 | jose@fcrei.com
CA DRE #02240190

KEVIN DOUGHERTY

209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515

SUITE B FLOOR PLAN

**ENTRANCE/EXIT
DOOR**



JOSE ALTAMIRANO
209.636.3818 | jose@fcrei.com
CA DRE #02240190

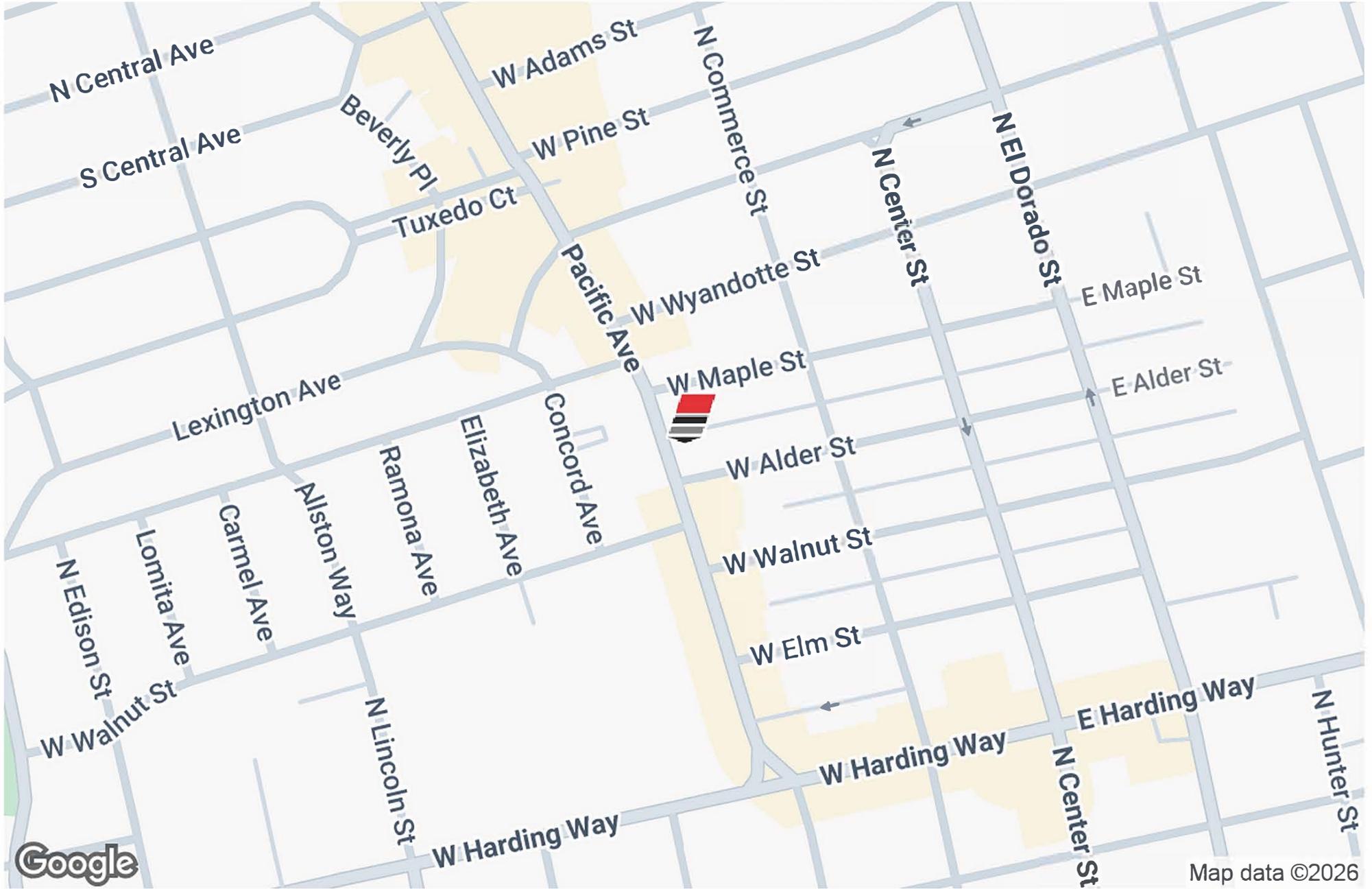
KEVIN DOUGHERTY
209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515



JOSE ALTAMIRANO
209.636.3818 | jose@fcrei.com
CA DRE #02240190

KEVIN DOUGHERTY
209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515

LOCATION MAP



JOSE ALTAMIRANO

209.636.3818 | jose@fcrei.com
CA DRE #02240190

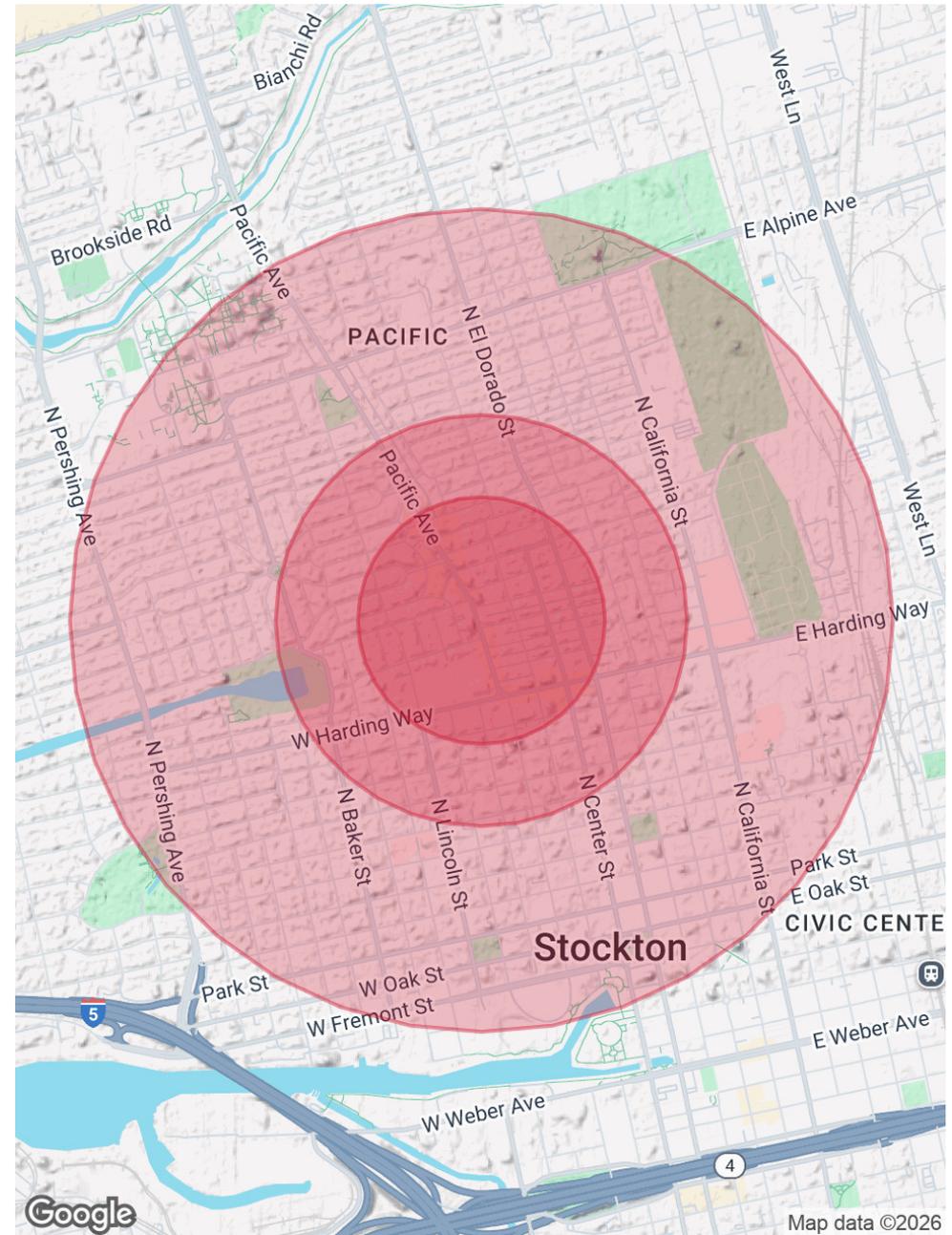
KEVIN DOUGHERTY

209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,723	5,900	21,644
Average Age	41	41	39
Average Age (Male)	41	40	38
Average Age (Female)	42	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	722	2,420	8,430
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$85,988	\$84,696	\$79,541
Average House Value	\$423,323	\$473,080	\$488,590
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	676	2,210	7,416
% White	39.2%	37.5%	34.3%
Total Population - Black	176	637	3,065
% Black	10.2%	10.8%	14.2%
Total Population - Asian	119	388	1,468
% Asian	6.9%	6.6%	6.8%
Total Population - Hawaiian	5	22	109
% Hawaiian	0.3%	0.4%	0.5%
Total Population - American Indian	29	133	506
% American Indian	1.7%	2.3%	2.3%
Total Population - Other	377	1,406	5,315
% Other	21.9%	23.8%	24.6%

Demographics data derived from AlphaMap



JOSE ALTAMIRANO

209.636.3818 | jose@fcrei.com
CA DRE #02240190

KEVIN DOUGHERTY

209.461.6400 | kdougherty@fcrei.com
CalDRE #DRE# 00791515