

CALDWELL PARK SHOPPING CENTER HIGH PROFILE SHOP SPACE FOR LEASE

3214 PACIFIC AVENUE, STOCKTON, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LISTING DATA

AVAILABLE SF: 1,970± SF

COMMENTS:

- High profile retail space facing Pacific Avenue in the heart of Stockton!
- Located directly across the street from an established Savemart grocery store
- Walking distance to University of the Pacific with enrollment of over 6,000 students
- Strong residential surrounding the site- ideal for neighborhood retail uses



ECONOMIC DATA

LEASE RATE: \$1.65/SF per month, NNN

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DEMOGRAPHICS AND TRAFFIC COUNTS

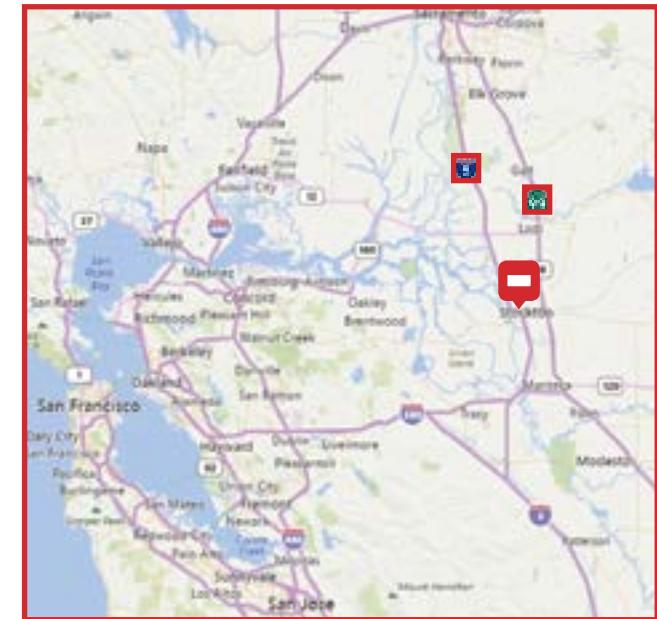
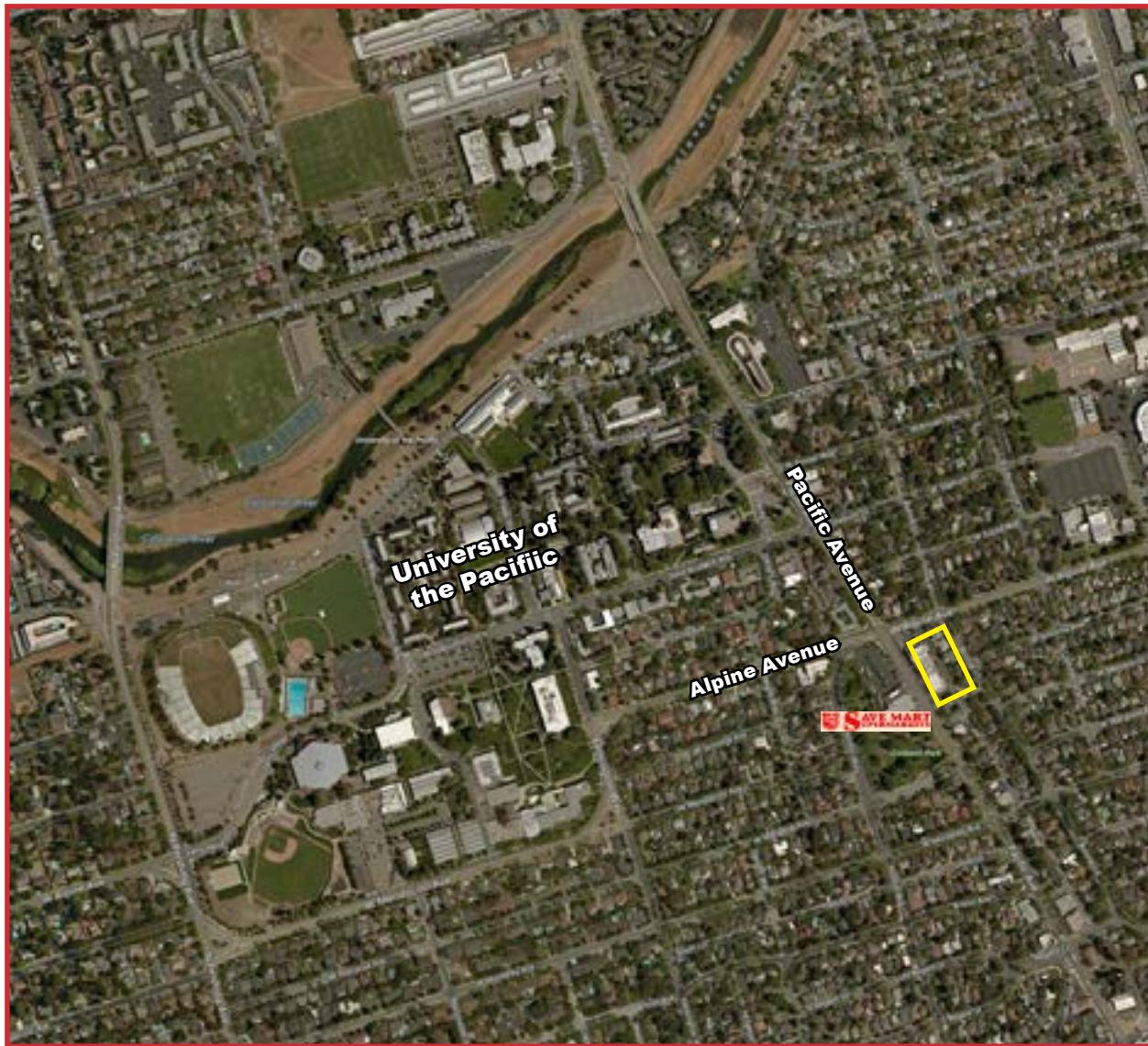
DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	24,716	85,835	167,147
Average HH			
Income:	\$79,738	\$72,960	\$80,291

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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TRAFFIC COUNTS:

Pacific Ave: 32,600± Cars ADT (2019)
Alpine Ave: 18,800± Cars ADT (2019)



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