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±14,740 SF

AVAILABLE FOR LEASE

FORMER RITE AID

6455 Pacific Ave

at

L *Lincoln Center*



Stockton, California



the econic company®

Site Plan



#	DINING & FOOD
145	Artesian Natural Foods
314	Bud's Seafood Grille
874	Cold Stone Creamery
864	Crumbl
6527	D.A.D's Hot Dogs
900	David's Pizza at Lincoln Center
300	DOMO Japanese Sushi Grill & Bar
848	Dynasty Seafood Restaurant
6625	Fire Wings
61	Heirloom Kitchen
201	Jamba Juice
405	Jersey Mikes Subs
329	La Mesa A Mexican Restaurant
236	Market Tavern
296	Midgley's Public House
211	Nekter Juice Bar
6511	New Yen Ching
123	Noah's New York Bagels
128	Nothing Bundt Cakes
501	Papapavio's Bistro & Bar
6627	Pieology Pizzeria
104	Podesto's Market
357	Prime Table
872	Protein Monkey
866	Ramen 101
419	ShoMI Japanese Cuisine
856	Squeeze Burger and Brew
121	Starbucks
6535	Trader Joe's
878	85°C Bakery

#	SPECIALTY STORES
6633	Chevron
304	Code 3 Wear
209	Havana Leaf & Vine
277	Limitless Axes & Ales
280	Limitless Escape Games
6555	Mancini's Sleepworld
6425	Safeway Fuel Station
6507	The UPS Store
832	uBreakiFix by Asurion

#	FITNESS, HEALTH & BEAUTY
840	Ben Mackie Fitness
852	Club Pilates
615	Kenneth Michael Salon
310	Lacquer
302	Max Muscle & Cryotherapy
6575	Orangetheory Fitness
226	Planet Beach Automated Spa
828	Play It Again Sports
349	POMP Salon
882	POMP Suites
6521	Sephora
308	Shine Cycle + Yoga + Barre
6565	Signature Nails & Spa
423	Skinpros by The Wax Lady
836	Stretch Zone
633	Therapeutic Massage Center
409	Village Barber Shop

#	HOME DECOR & GIFTS
325	Best Wishes
429	Bunglaow
995	Silveria's Flowers & Gifts


#	MEDICAL & PROFESSIONAL SERVICES
420	Anna Wolf's Alterations
411	Cavagnaro's Shoe Repair
6623	Chase Bank
611	Cornerstone Real Estate Group
834	Edward Jones – Financial Advisor
602	Edward T. Graham, D.D.S
205	Farmers & Merchants Bank
374	Lincoln Center Marketing
6503	Parkwoods Cleaners
628	SASS! Public Relations
707	Select Physical Therapy
374	Sims–Grupe Management
718	State Farm Insurance
618	Steven Otani D.D.S
312	The Bone Store
6610	Venetian Pet Hospital
880	Wesson Hearing Aid Center


#	APPAREL, ACCESSORIES & FOOTWEAR
6545	Chico's
240	FINA
352	Flair Boutique
265	Fleet Feet
622	Great Spectacles
343	Joe Hassan's Western & Work Wear
345	McCaulou's Department Store
354	Sassy Pants Children's Boutique
286	Sheryl Glies Bridal Couture
270	Theadora Boutique
858	The Good Feet Store


#	JEWELRY
220	DeVons Jewelers
320	Gary J. Long Jewelers
260	Peck's Jewelers
220	Rolex Boutique


Space Profile

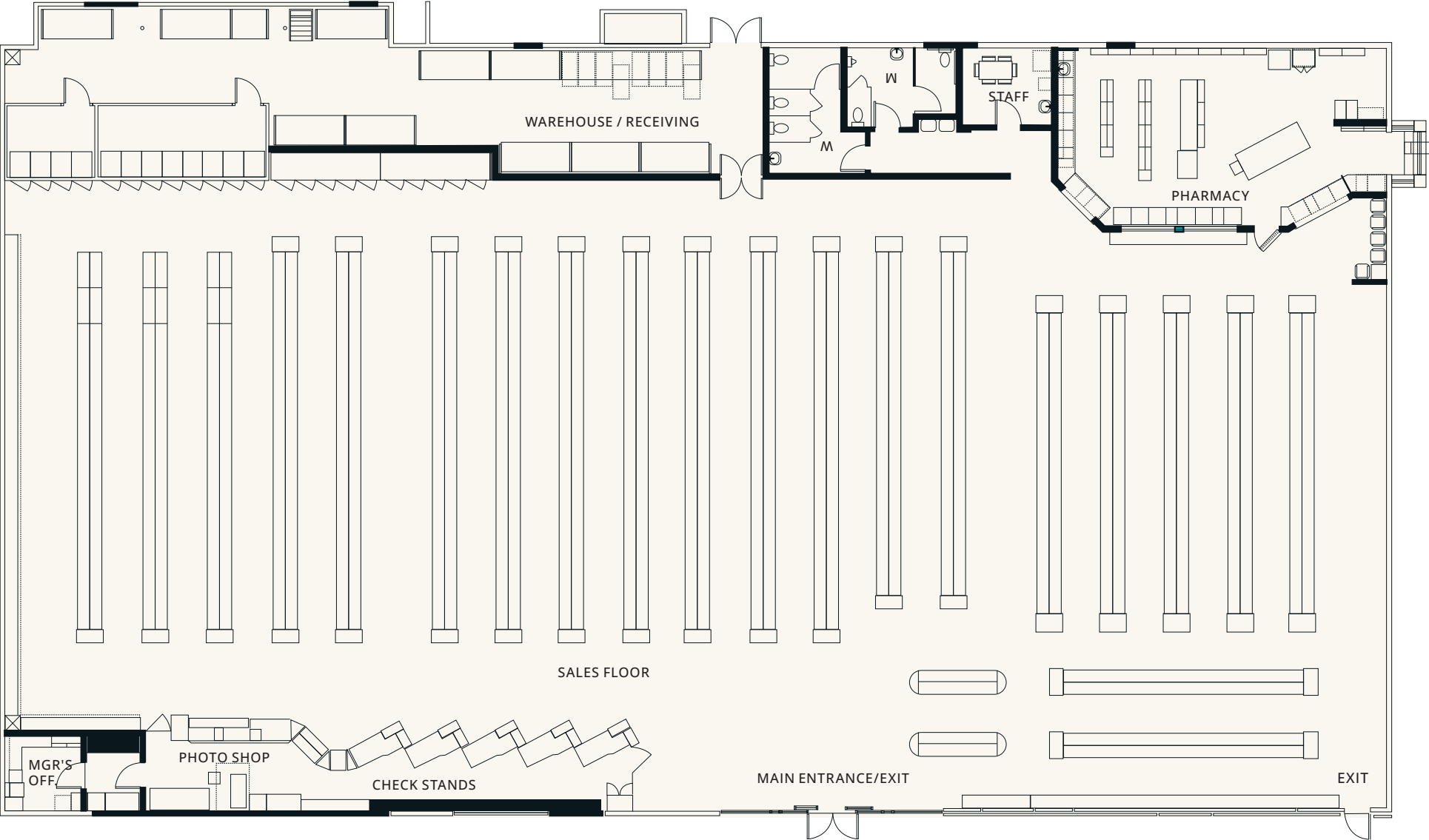
±14,740 SF
Former Rite Aid

 High Identity Junior Box that is located between Safeway and Trader Joe's

 Lincoln Center is centrally located within the North Stockton market and has some of the highest traffic volumes within the market.

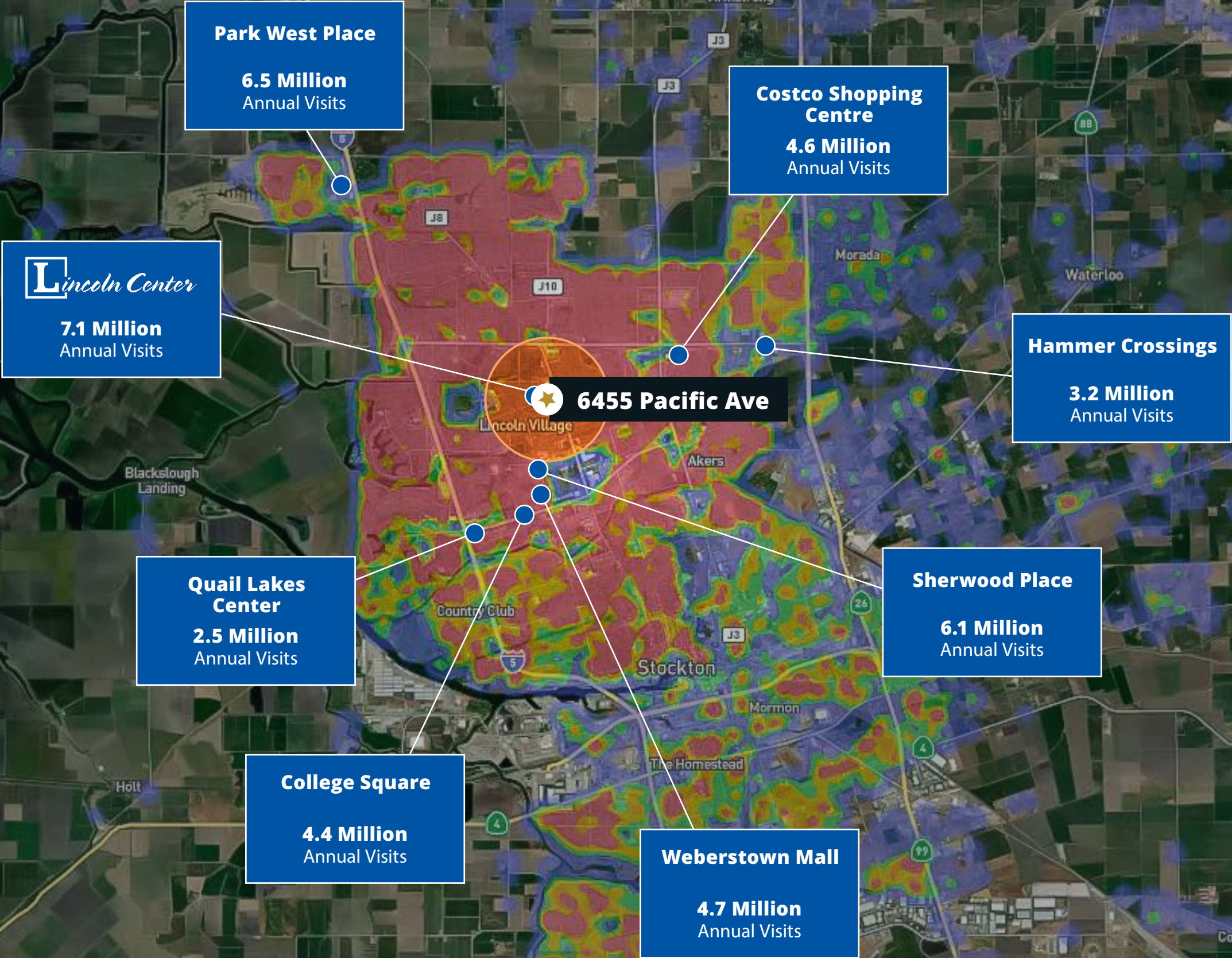
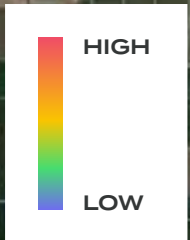
 Space benefits from strong co-tenants in Lincoln Center South such as Safeway, Trader Joes, Sephora, 85 Degree Bakery, Chase Bank, Stanton Optical, Orange Theory Fitness & more.

 Digital marquee signage available along Pacific Avenue



→
Adjacent Building:
SAFeway 

Heat Map



Aerial



Walgreens
KFC
Carls Jr.
HARBOR FREIGHT
SUBWAY
IN-SHAPE
HEALTH CLUBS

Smart&Final
TJ-maxx
Save Mart
DOLLAR TREE
Walgreens
Michael's

Food 4 Less
GameStop
McDonald's
DEL TACO
Wendy's

FLOOR DECOR
COSTCO
WHOLESALE

VALLEY FITNESS
HUMMUS REPUBLIC
Starbucks
Marina MARATHON
OCTAVIO'S
ACE Hardware
Eddie's PIZZA
PREMIER COMMUNITY CREDIT UNION
McDonald's
Village Veterinary Hospital

Lincoln Center
SAFEWAY
TRADER JOE'S
PODESTO'S
STRETCH LAB
GROCERY OUTLET
CHASE
SEPHORA
Orangetheory FITNESS
CLUB PILATES
chico's
ups

BevMo!
BJ's RESTAURANT BREWHOUSE
Rubio's FRESH MEXICAN GRILL
Peet's COFFEE
BOUDIN SAN FRANCISCO BAKERY
FIVE GUYS BURGERS and FRIES

Save Mart
Applebee's
dd's DISCOUNTS
Office DEPOT
CVS pharmacy
Olive Garden

WEBERSTOWN MALL
macy's
BEST BUY
HomeGoods
Dillard's
Panera BREAD
CHIPOTLE
JCPenney
DICK'S SPORTING GOODS

THE HOME DEPOT
Habit BURGER GRILL
ROUND TABLE PIZZA ROYALTY
IN-N-OUT BURGER
jamba
SUBWAY
T Mobile

COURTYARD Marriott
Residence Inn Marriott

ihop
CHASE
Starbucks
extended STAY AMERICA
LA QUINTA INNS & SUITES
DAVE WONG'S

McDonald's
TACO BELL
Wendy's

TARGET
planet fitness
HOBBY LOBBY
BUFFALO WILD WINGS
BOOT BARN
WELLS FARGO
BIG 5 SPORTING GOODS
W Wendenstrategies
metro by F-Mobile
PAPA JOHN'S
Cane's CAFE & BREWERY
Goodwill

Chick-fil-A
7 ELEVEN
Carls Jr.
Jack in the box
6

W MARCH LN

W BENJAMIN HOLT DR

BENJAMIN HOLT DR

QUAIL LAKES DR

W MARCH LN

N PERSHING AVE

PACIFIC AVE

N EL DORADO ST

E HAMMER LN

W HAMMER LN

WEST LANE

E MARCH LN

PACIFIC AVE

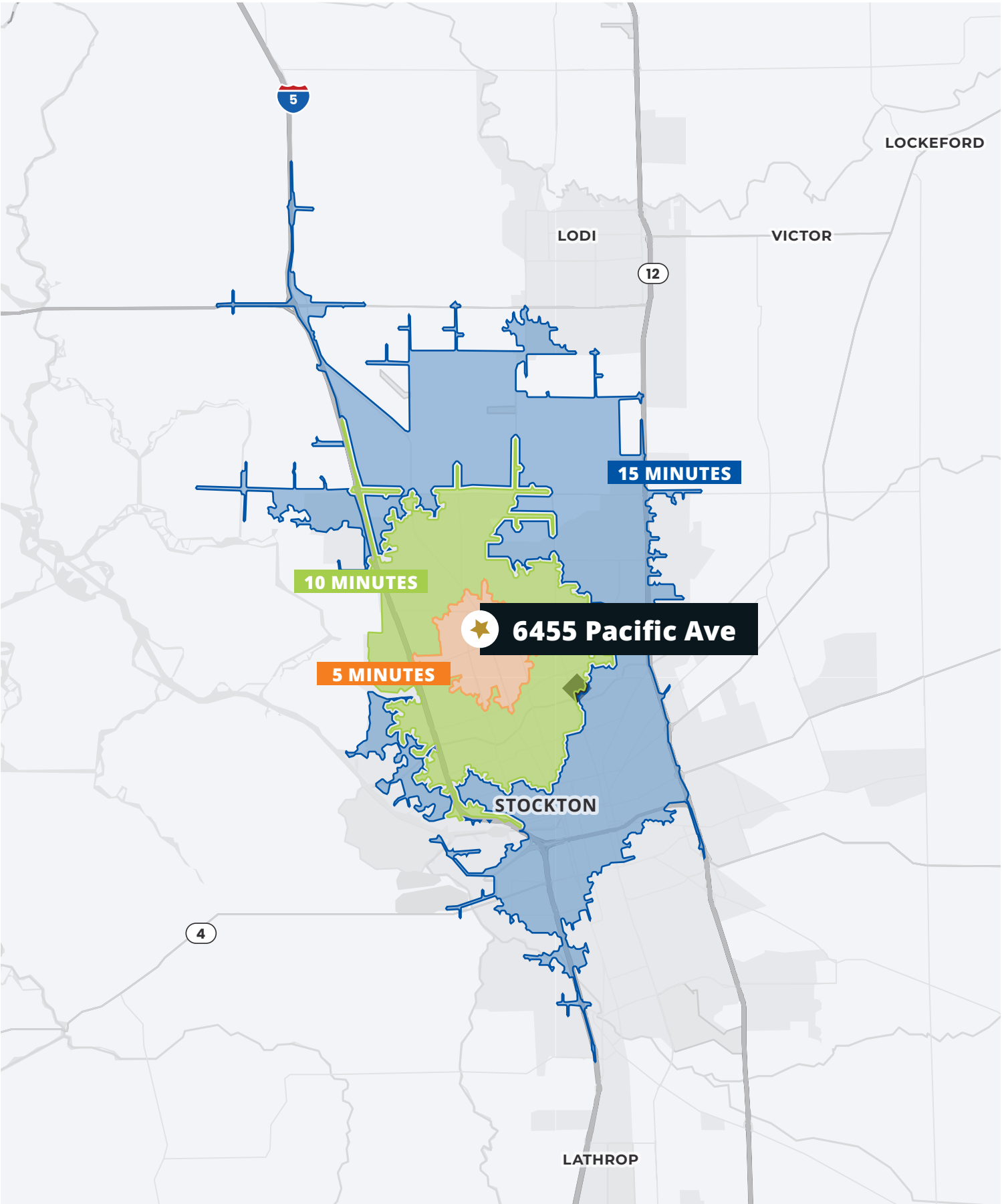
6455 Pacific Ave

SAN JOAQUIN RIVER

Drive Time Radius

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
Total Population	22,999	167,744	311,378
Total Households	8,302	56,750	99,276
Median Age	35.5	35.3	34.9
Total Occupied Housing Units	8,642	58,990	103,778
Total Owner Occupied Housing Units	42.8%	46.0%	47.1%
Total Renter Occupied Housing Units	49.0%	45.7%	43.9%
Average Household Income	\$98,260	\$101,621	\$103,384
Median Household Income	\$73,201	\$78,589	\$79,210
Per Capita Income	\$35,698	\$34,486	\$33,097
Population 25 yrs	22,998	167,744	311,377
% Population 25 yrs + by Educational Attainment	15,080	108,805	200,647
% White Collar Occupations	48.2%	50.9%	48.1%
% Blue Collar Occupations	30.0%	27.8%	30.9%

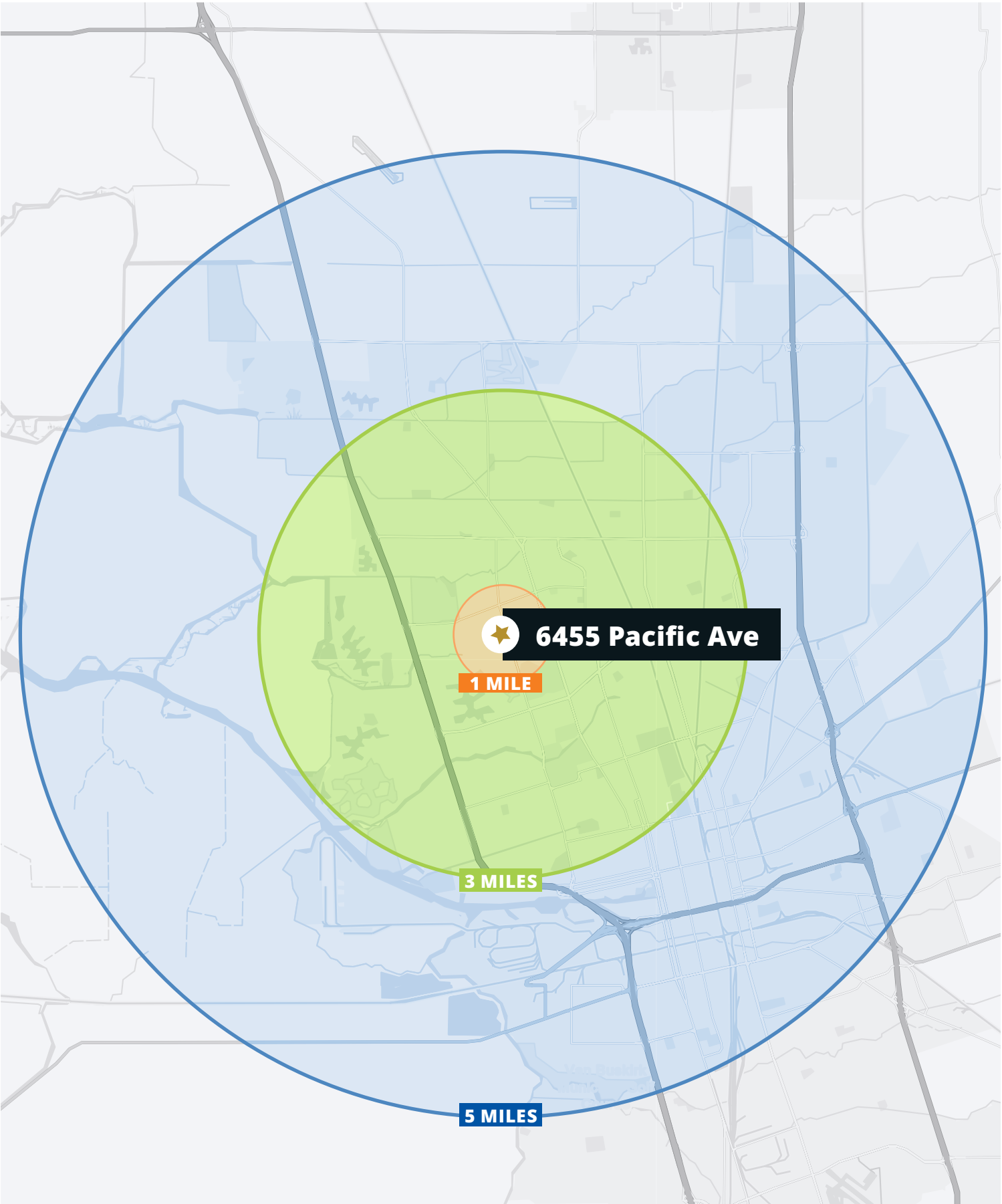
Source: esri 2025



Demographics Radius

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Total Population	20,224	180,802	284,727
Total Households	7,387	60,206	92,758
Median Age	35.2	35.2	35.4
Total Housing Units	7,692	62,508	96,915
Total Owner Occupied Housing Units	40.8%	49.8%	50.3%
Total Renter Occupied Housing Units	56.3%	47.2%	46.3%
Average Household Income	\$94,528	\$103,777	\$103,822
Median Household Income	\$70,255	\$79,341	\$79,040
Per Capita Income	\$34,671	\$34,590	\$33,944
Population by Age Total	20,225	180,803	284,728
% Population 25 yrs + by Educational Attainment	13,205	117,221	184,901
% White Collar Occupations	48.0%	50.4%	49.5%
% Blue Collar Occupations	30.3%	27.9%	29.6%

Source: esri 2025



Shop & Dine at





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at **L** *Lincoln Center*

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