

**PREMIUM SHOP SPACES FOR LEASE**

**WEST BENJAMIN HOLT DRIVE AT INTERSTATE 5 | STOCKTON, CA**



## About Marina Center

The 129,131 square foot Marina Shopping Center is located with high visibility on the corner of Interstate 5 and Benjamin Holt Drive within the master-planned community of Lincoln Village West in Stockton, and one mile from Stockton's premier, master-planned community, Brookside, with 3,000 homes and a 67.5 acre business/office park. Remodeled most recently in 2024, the Center is three miles from two million square foot of office and retail space in the March Lane business corridor and two miles from the Pacific Avenue business and retail corridor.

Major tenants includes anchor tenants like Marina Marketplace and Ace Hardware. Freestanding pads comprise an additional 6,378 square feet of space in the Center with national tenants McDonald's and Starbucks. Other businesses include Village Veterinary Clinic, and LumberJack's Restaurant.





# Property Highlights

<b>LEASE PRICE</b>	Contact Broker
<b>SPACES AVAILABLE</b>	Suite 6 – ±2,936 SF Suite 8 – ±900 SF Suite 13 – ±1,040 SF
<b>TOTAL RENTABLE AREA</b>	±129,131 SF
<b>ZONING</b>	General Commercial (GC)
<b>SHOPPING CENTER CO-TENANTS</b>	Marina Marketplace, Ace Hardware, Subway McDonald's, Starbucks, Eddie's Pizza, Octavio's Valley Fitness, Mandarin Express + more

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	15,851	123,899	238,262
Population Growth	5.01%	5.16%	5.34%
Median Household Income	\$75,987	\$70,187	\$65,892

## TRAFFIC COUNTS

West Benjamin Holt Drive	22,700 ADT
Interstate 5	99,000 ADT

Source: 2022 Esri.



Prime shop space within a strong neighborhood shopping center that rarely has vacancy.



Located at the W Benjamin Holt Drive exit off Interstate 5 with great freeway visibility.



Highly visible area along W Benjamin Holt Drive with elevated daily traffic averaging 18,850 vehicles daily.



Multiple signalized ingress/egress access points to the center with highway pylon signage available.



Surrounded by dense residential – including affluent neighborhoods of Brookside and Lincoln Village West.



Access to major corridors of North Stockton – Pacific Avenue, March Lane, and Hammer Lane.



Ownership is considering turning the courtyard, in the middle of spaces six through fourteen, into a food court.



Do Not Disturb Tenants.

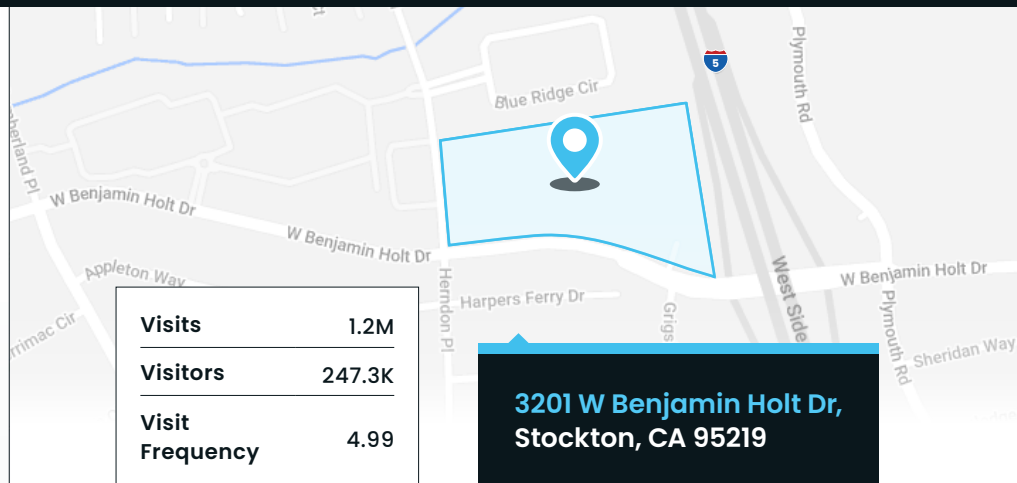
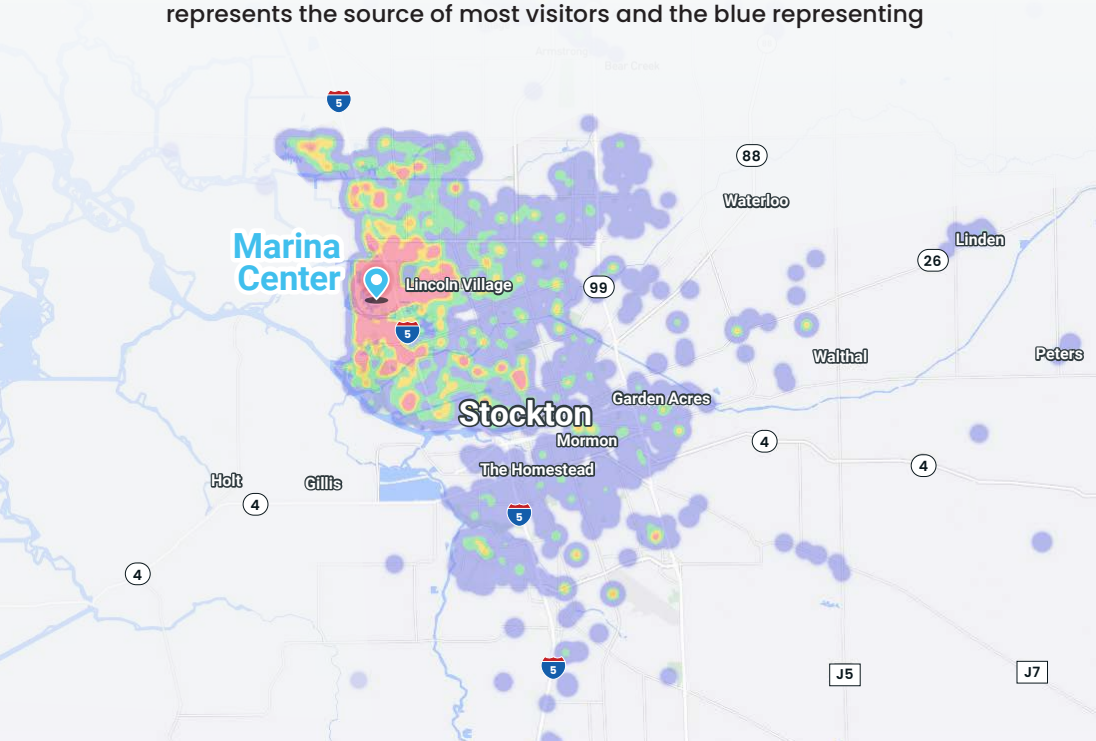


# Trade Area

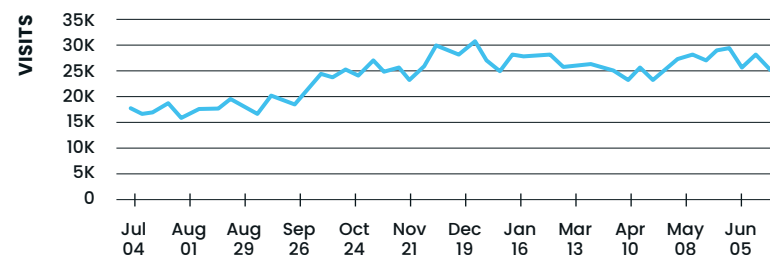
## VISITOR DATA

The information contained on this page is generated by using cell phone data in order to establish the overall customer profile and trade area of the Marina Shopping Center. In doing so, we are able to estimate that the center has had 1,200,000 visits from 247,300 unique people over the past year (June 2022 to 2023). Of those people, as majority of the visits are occurring between the hours of 10am and 7pm consistently, Monday through Sunday.

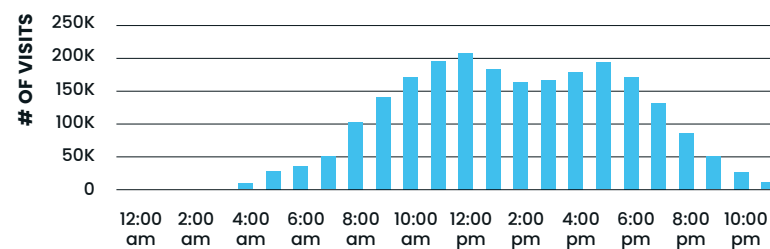
The below map represents the concentrations of where the visitors are coming from prior to coming to the center whereas the red represents the source of most visitors and the blue representing



## VISITS / WEEKLY



## HOURLY VISITS



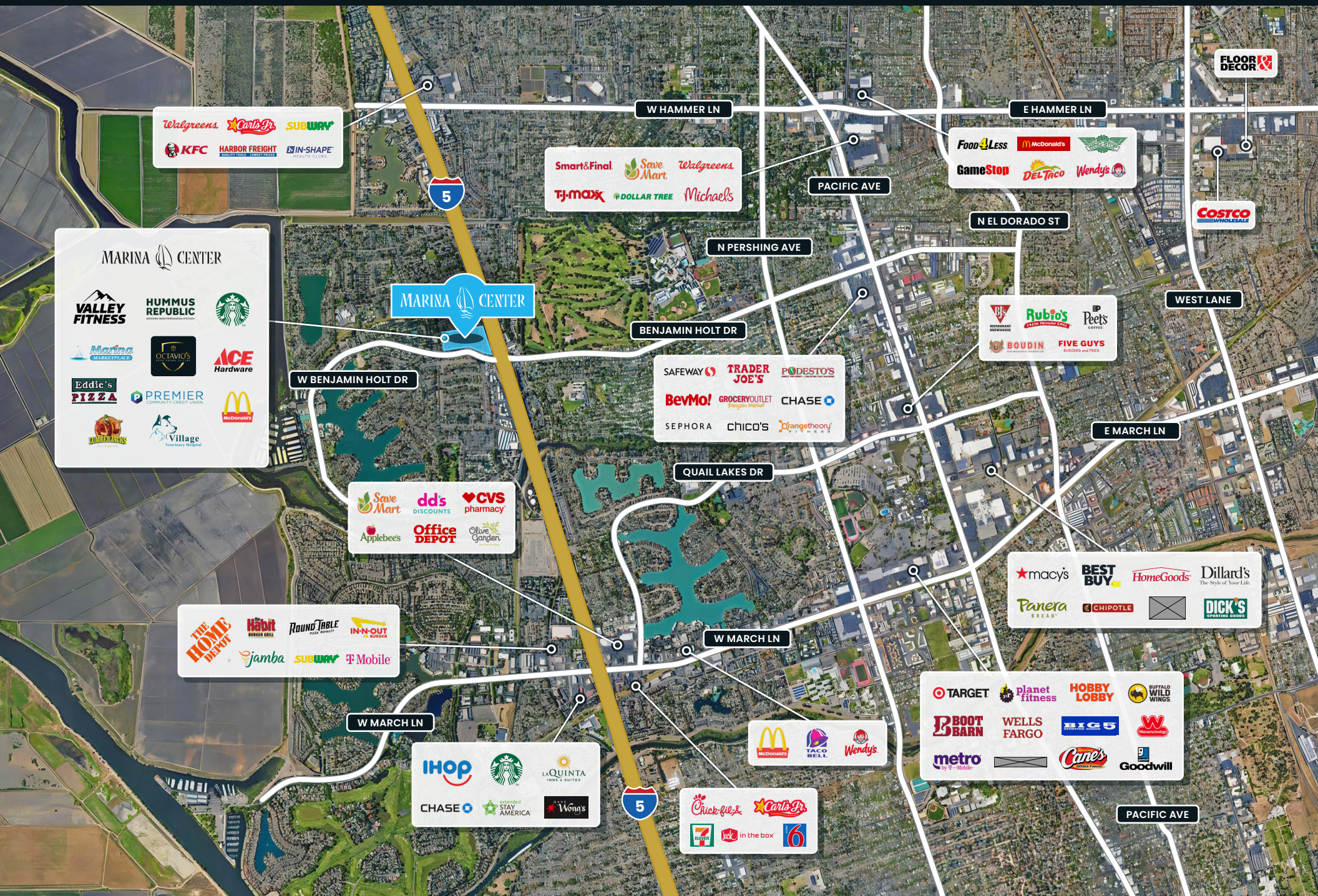
# Site Plan















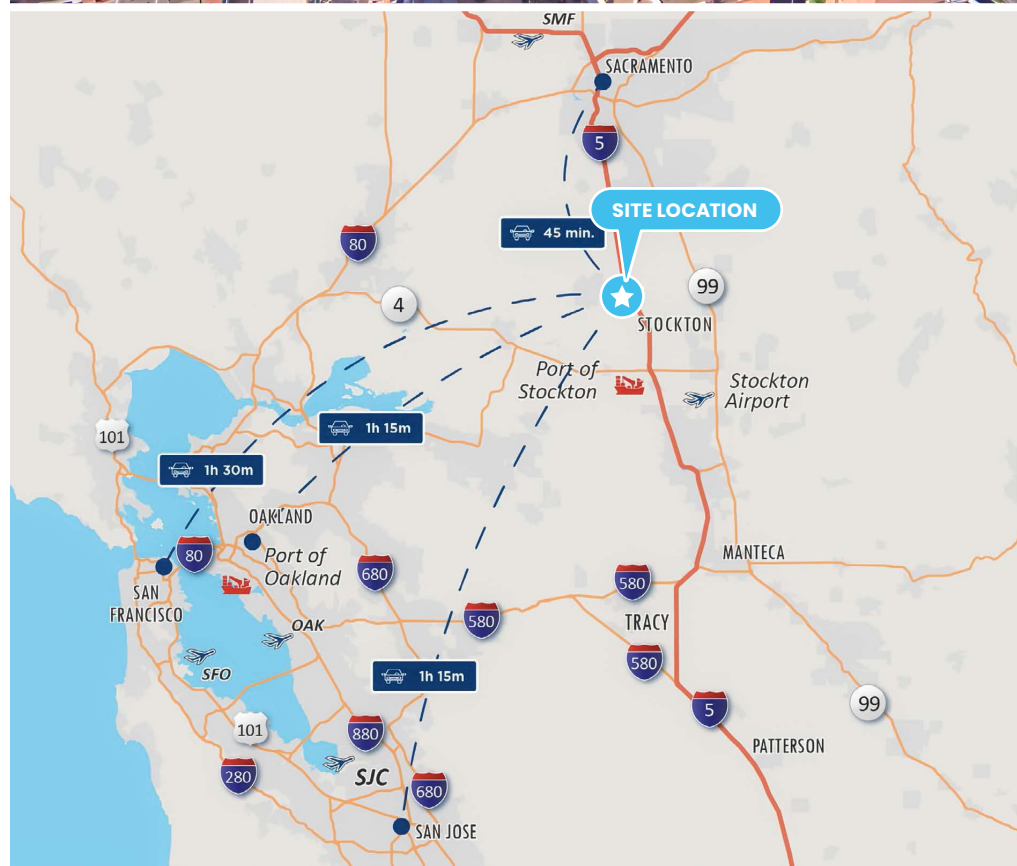


# Stockton, California

The City of Stockton is one of California's fastest growing communities and is currently the 13th largest city in California of about 311,000 in total population. Stockton is situated within the Central Valley in Northern California—approximately 80 miles east of San Francisco and 45 miles south of Sacramento with access to several major interstates (I-5, I-205) and freeways (Hwy 99, Hwy 4). Much of Northern California's imported goods and e-commerce distribution also find their way through the Port of Stockton, the regional airport, and the extensive rail system.

In the mid-2000's, Stockton underwent a tremendous economic expansion with projects including revitalizing its downtown, including an indoor arena, baseball stadium and waterfront hotel (offering first-class professional sports and entertainment throughout the year) and the development of several residential subdivisions that are about one-third the price of a San Francisco Bay Area home.

Stockton has a healthy work population base that provides considerable opportunity for the residents. In 2019, there was approximately 108,000 total employees –65% white collar and 35% blue collar. The top 3 industries within the community are (1) Health Care and Social Services (±20,400 jobs), (2) Retail





# MARINA CENTER



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