

FOR LEASE

RETAIL

5922 Pacific Avenue, Stockton, CA 95207

Small Inline Retail Space



EXCLUSIVELY LISTED BY

NAINorthgate

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Investments Partner

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HIGHLIGHTS

- Inline retail space near the Stockton's two malls and several major retailers
- Exceptional storefront visibility from Pacific Avenue
- Just off corner from signalized intersection of Pacific Avenue and Swain Road
- Multiple entry and exit points from W Swain Road and Pacific Avenue with ample parking
- Area tenants Include: Macy's, Best Buy, BJ's Brewhouse, REI, Petco, HomeGoods, Safeway, Trader Joe's and many more

PROPERTY OVERVIEW

ADDRESS	5922 Pacific Avenue, Stockton, CA 95207	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	1,240 sq ft	
BUILDING SIZE	14,720 sq ft	
PARCEL SIZE	1.13 acres	
ZONING	General Commercial (GC)	
APN	081-421-030	
TRAFFIC	Pacific Ave	± 27,273 ADT
	West Swain Rd	± 14,199 ADT

MARKET OVERVIEW

Lincoln Center

TRADER JOE'S **crumbl cookies**

FIRE WINGS **STARBUCKS** **COLD STONE** **Jamba Juice** **Jersey Mike's SUBS** **Chevron** **85°C** **nékter** **SAFeway**

RED WING SHOES **CHUCK E. CHEESE** **O'Reilly AUTO PARTS** **Jack in the box** **Community HOSPICE** **HOPE CHEST THRIFT STORE** **CVS pharmacy** **GROCERY OUTLET Bargain Market**



BR BASKIN-ROBBINS **SUBWAY** **donutkang** **boost mobile** **BevMo!**



West Swain Rd: ± 14,199 ADT

Pacific Ave: ± 27,273 ADT

SITE



MARKET OVERVIEW



WEBERSTOWN MALL

BEST BUY Starbucks **STARBUCKS** **petco**
Burlington **five BELOW**
SPROUTS FARMERS MARKET **DAISO** JAPAN ★ **macy's** **HomeGoods**
DICK'S SPORTING GOODS **IN-N-OUT** BURGER **BARNES & NOBLE** **ULTA**
Panera **Dillard's** **BOX LUNCH** **Foot Locker** **JCPenney**

Target **Denny's** **goodwill**
CVS pharmacy **Office DEPOT** **BIG 5** SPORTING GOODS
planet fitness **BUFFALO WILD WINGS** **Cane's** CORONA FRENCH

ROSS SUPERCUTS
DRESS FOR LESS

sleep **number**
chili's **MJW** **Tutti frutti** **carter's**
MEN'S WEARHOUSE

SAN JOAQUIN DELTA COLLEGE

SITE

West Swain Rd: ± 14,199 ADT

Pacific Ave: ± 27,273 ADT

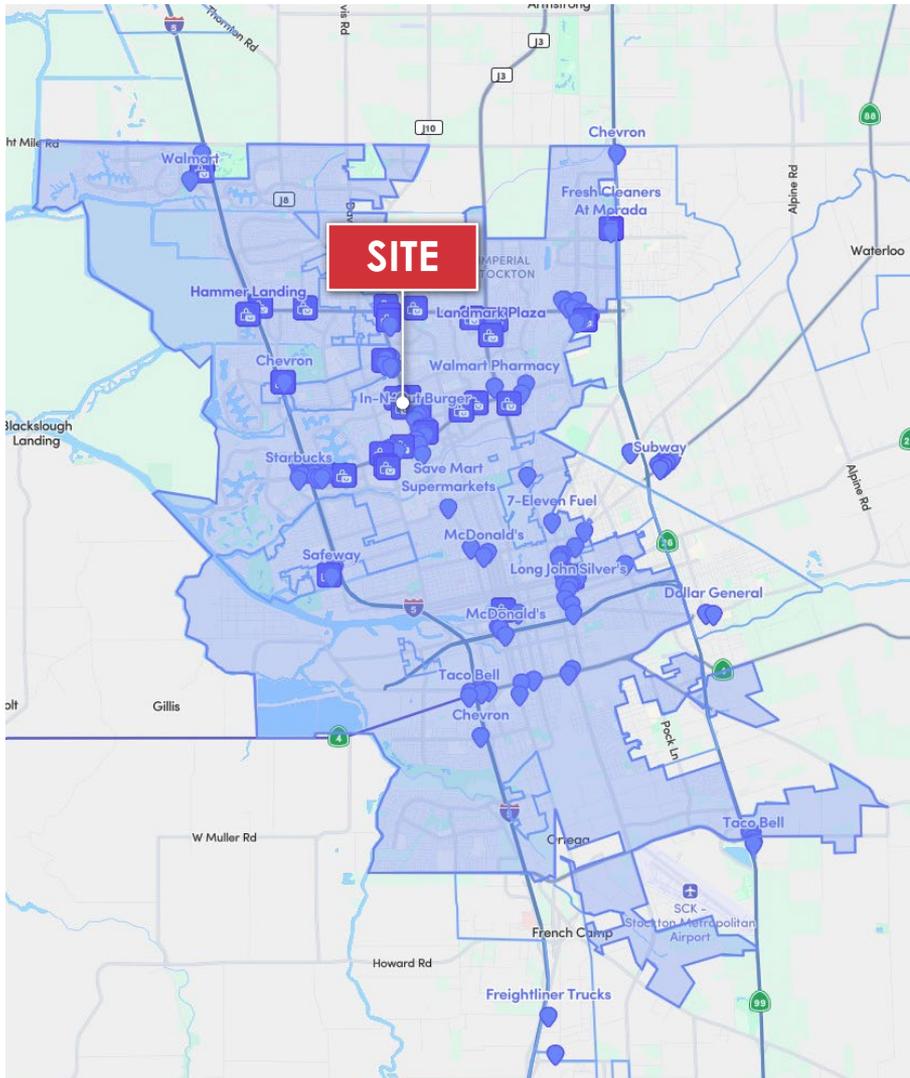
Peet's **BJ's** **RESTAURANT BREWHOUSE** **Five Brothers**
COFFEE **FIVE GUYS** **MATTRESS FIRM** **THE TIE DYE** **ULTRA**

AERIAL VIEW

West Swain Rd: ± 14,199 ADT



-  Retail
-  Shopping Center



Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

Waterfront & Outdoor Lifestyle

With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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