

WEBERSTOWN MALL

Anchor and Pad space
5110 PACIFIC AVE, STOCKTON



LINCOLN CENTER

- STARBUCKS COFFEE
- Jamba Juice
- Cafe Rio MEXICAN GRILL
- NOAH'S NEW YORK BAKERY
- NOTHING BUT CARLS
- nekter JUICE BAR

LINCOLN CENTER

- SAFeway
- TRADER JOE'S
- FLEET FEET
- chico's

STONECREEK VILLAGE

- Yogurtland
- FIVE GUYS BURGERS and FRIES
- rubio's COATERS & MORE
- ME Massage Envy
- EUROPEAN WAX CENTER
- BOUDIN SF
- LANE BRYANT
- Peet's Coffee
- kids care
- BJ'S RESTAURANT BREWHOUSE

- ROSS DRESS FOR LESS
- chili's
- xfinity
- SUPERCUTS

SHERWOOD MALL

- HomeGoods
- PETCO Where the petia go.
- BEST BUY
- DICK'S SPORTING GOODS
- macy's

WEBERSTOWN MALL

- Dillard's
- JCPenney
- FOREVER 21
- H&M
- CHIPOTLE MEXICAN BURGERS
- Tanera BREAD
- shiroki BOWI
- BLAZE PIZZA
- BARNES & NOBLE

PACIFIC AVENUE - 46.57K ADT

- AMERICA'S TIRE

- IN-N-OUT BURGER

ANCHOR SPACE

WEBERSTOWN PAD

Anchor Space - 25,000 - 92,432SF PAD ±1.75 AC

NORTH END OF WEBERSTOWN MALL LOCATED ON MAJOR THOROUGHFARE AND RETAIL ARTERIAL IN STOCKTON, CA

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HIGHLIGHTS

SPACES

Ground Floor Anchor Space - 25,000-92,432 SF

Basement Available - 85,859 SF

PAD - 1.75 AC Hard Corner available for Ground Lease

HIGHLIGHTS

- Prime location on Pacific Avenue
- Top regional mall in Stockton, CA
- ± 1.75 AC For Ground Lease
- Hard Corner Location
- Top retail intersection in Stockton market

DEMOGRAPHICS

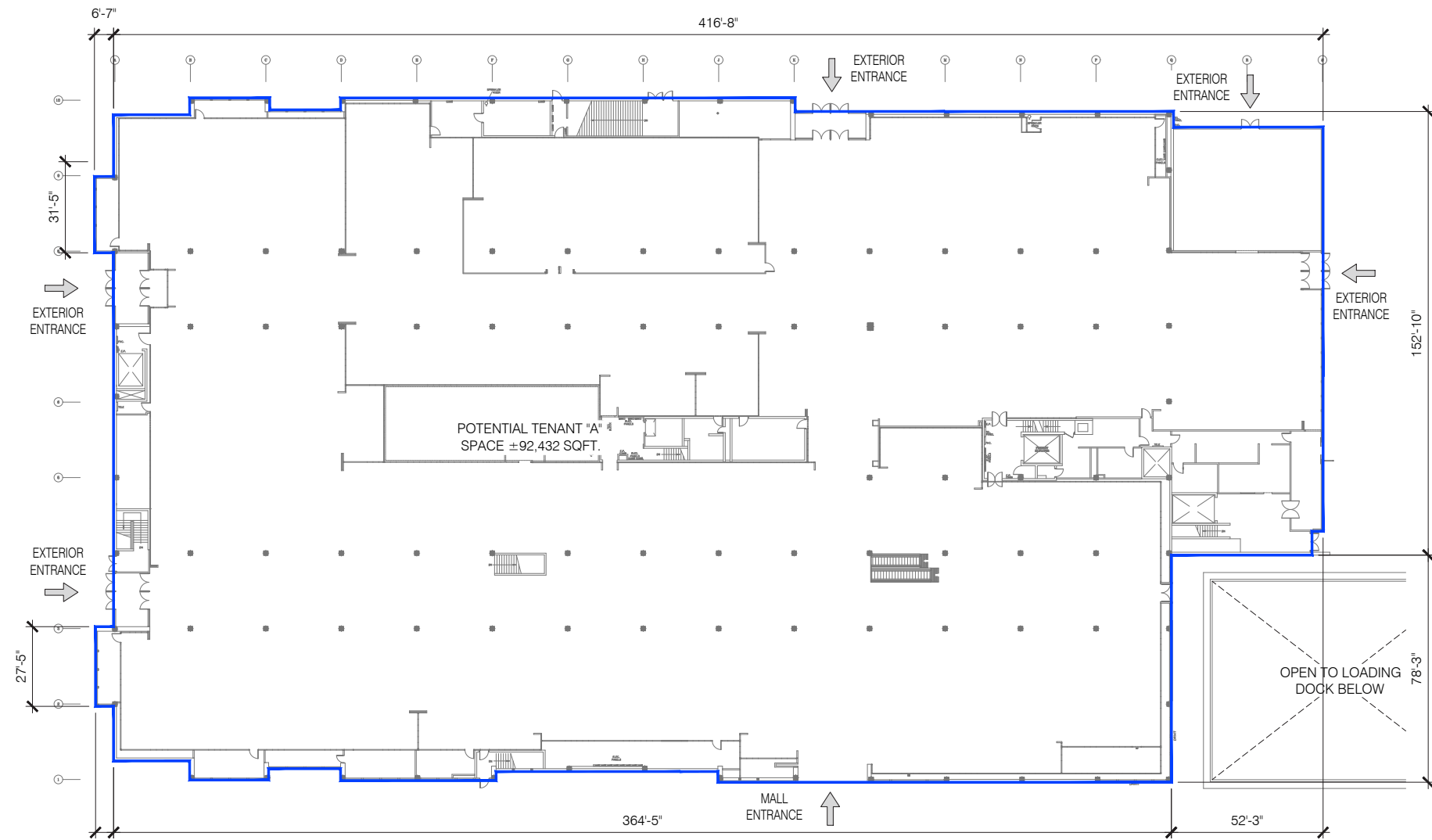
	3 Miles	5 miles	10 Miles
2020 Population	184,427	2309,027	448,644
2020 Daytime Population	175,356	290,072	449,131
2020 Median HH Income	\$56,705	\$58,081	\$59,184
2020 Average HH Income	\$76,595	\$79,380	\$80,373

TRAFFIC COUNTS

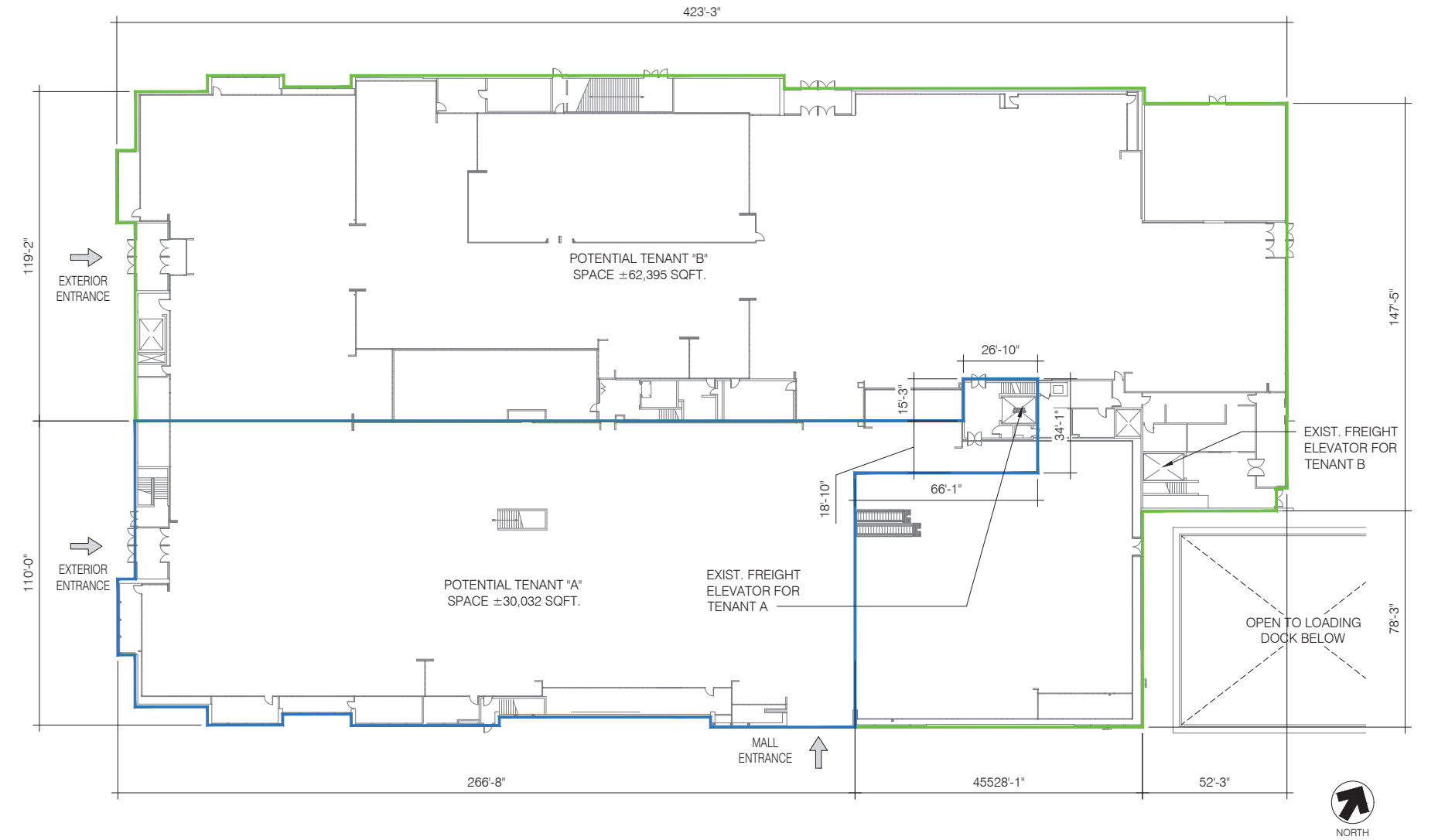


Average Daily Traffic Volume
 ● Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

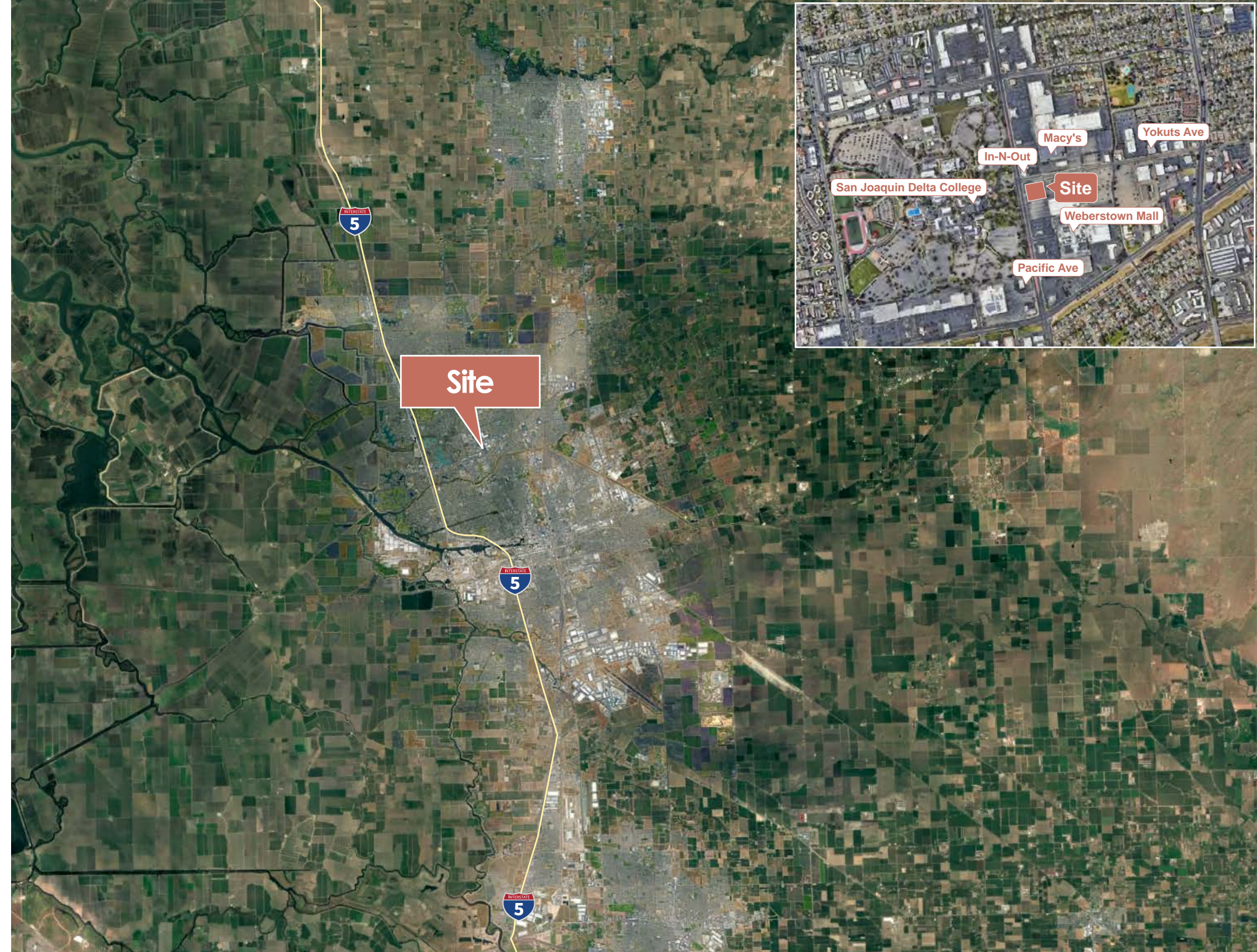
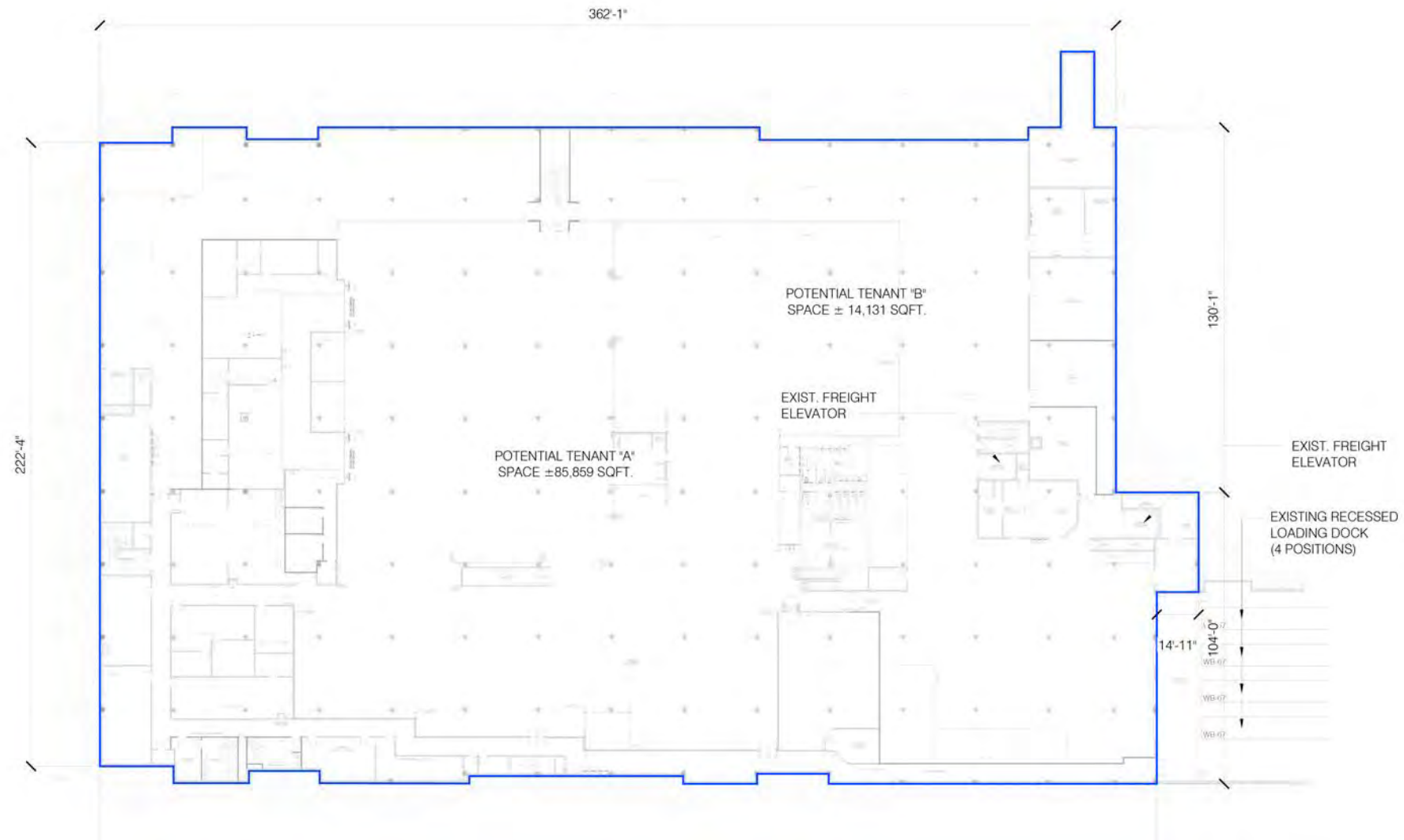
GROUND FLOOR SPACE - 92,432 SF



PROPOSED GROUND FLOOR DEMISING PLAN

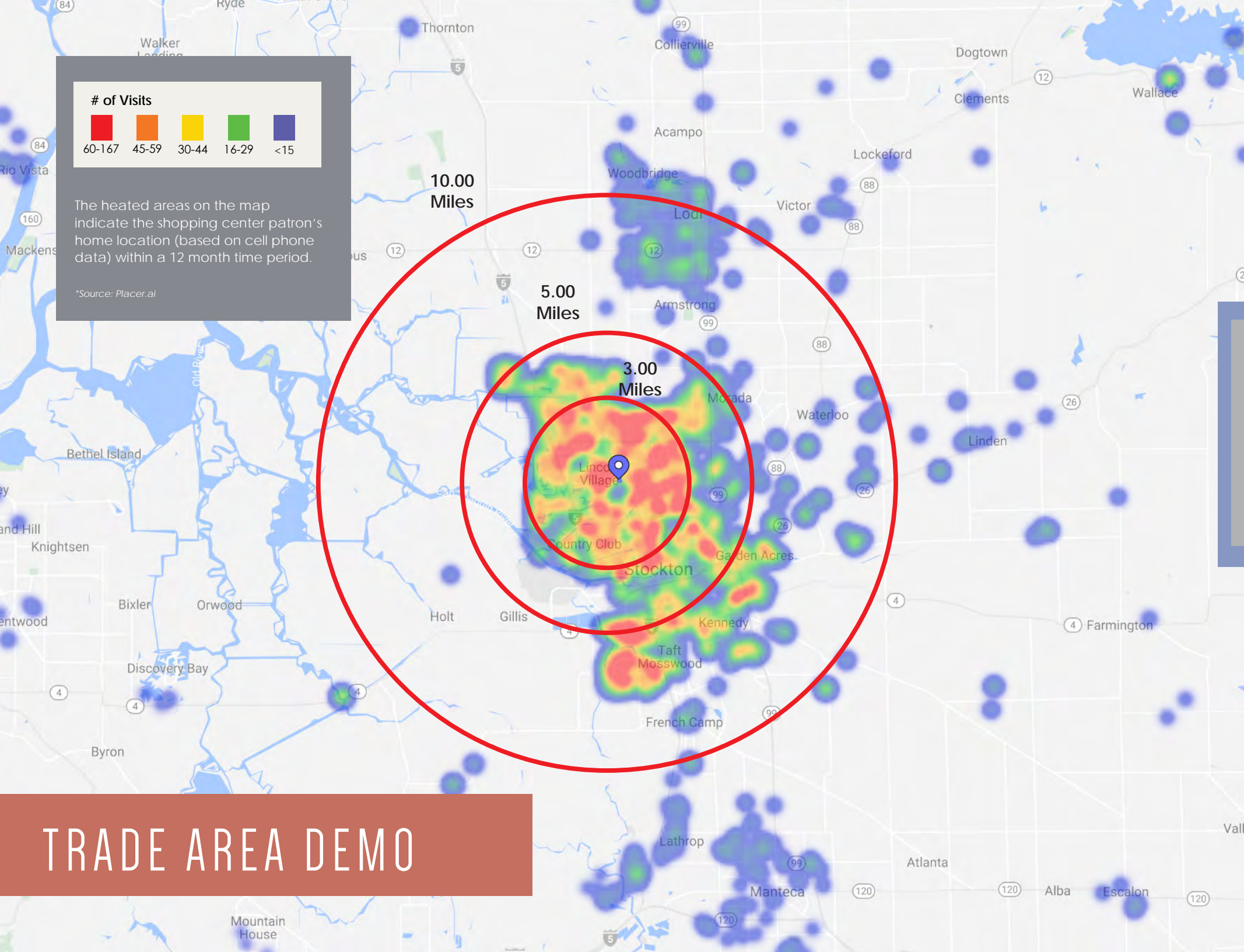


BASEMENT FLOOR PLAN



WEBERSTOWN ANCHOR AND PAD SPACE

5110 PACIFIC AVE, STOCKTON

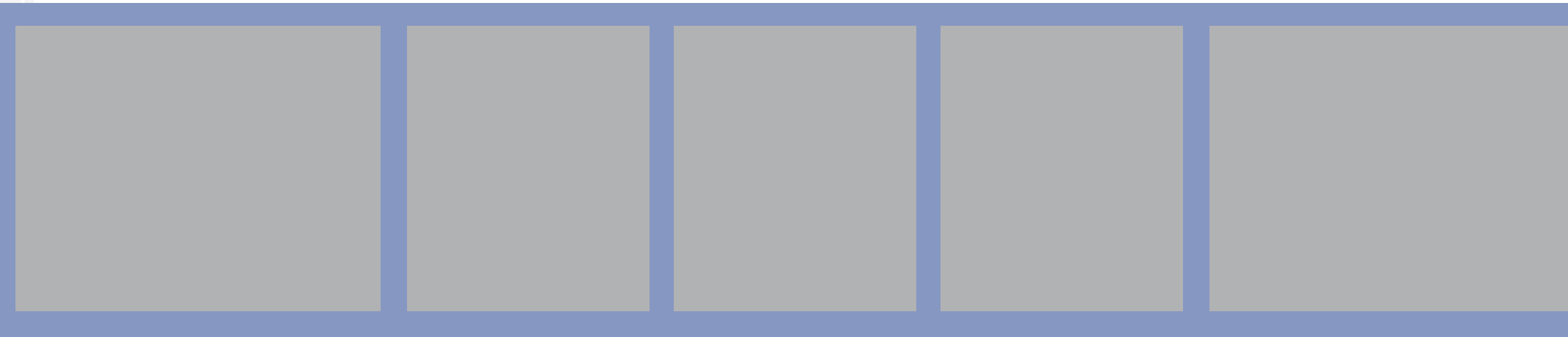


of Visits

60-167	45-59	30-44	16-29	<15
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The heated areas on the map indicate the shopping center patron's home location (based on cell phone data) within a 12 month time period.

*Source: Placer.ai



ANCHOR
25,000 - 95,432 SF

PAD ±1.75 AC
GROUND LEASE

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TRADE AREA DEMO

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