



# FOR LEASE

Suite B  
353 W Dr. Martin Luther King Blvd | Stockton, CA  
(353 W Charter Way)



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**NAI**Northgate  
LEASING TEAM



### Location Features

- Monument & facade signage options for new tenants.
- Ample onsite parking for staff and patrons.
- Easy access to Interstate 5

### Area Cotenants Include:

7 Eleven, Denny's, Shell, Bank of America, Domino's Pizza, KFC, McDonalds, Chevron, Dollar General, Shell Gas Station, H&R Block, and more!



High exposure multi-tenant retail opportunity located on highly trafficked W Dr. Martin Luther King Jr. Blvd. (Charter Wy) with 20k ADT.



## PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: Commercial General

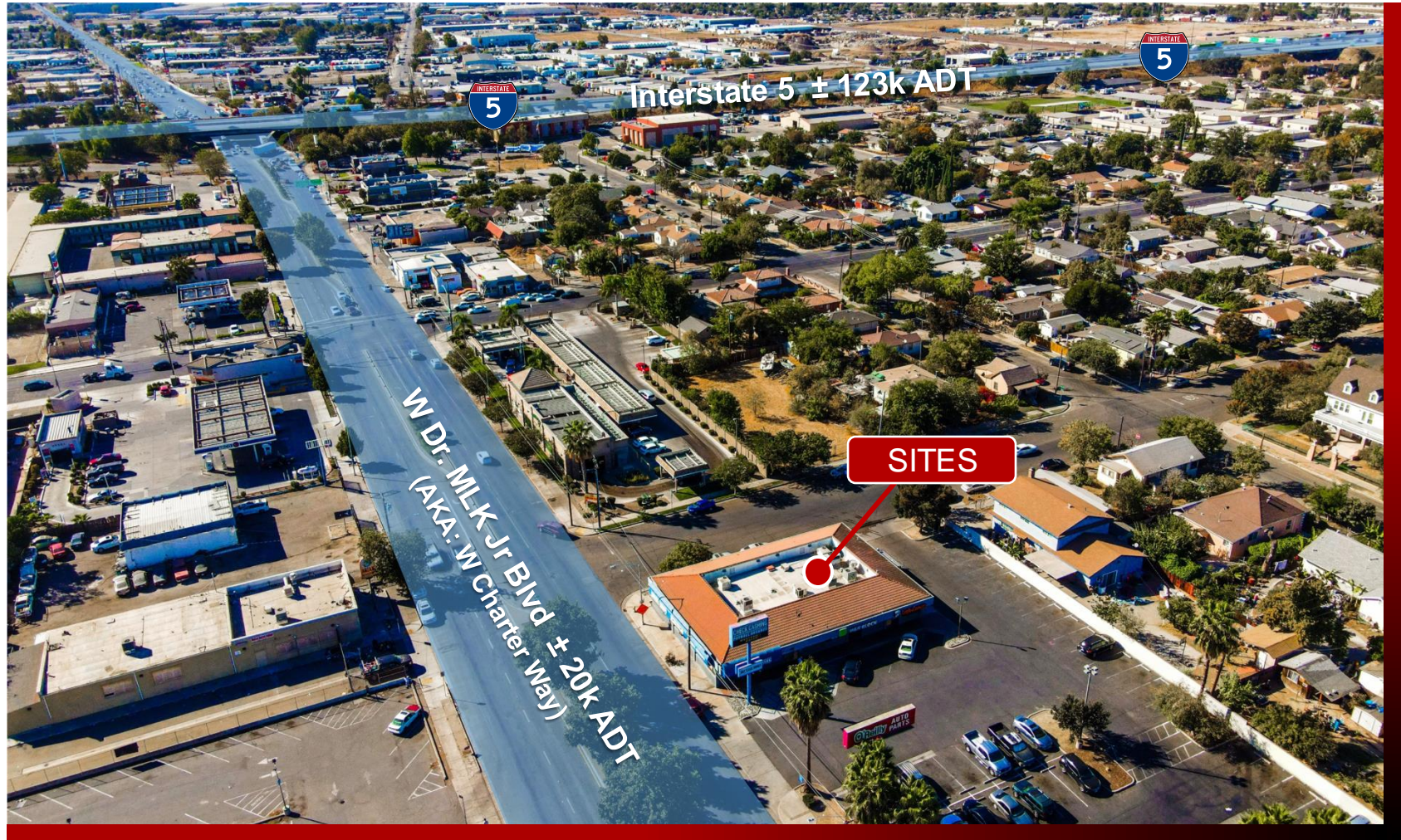
ADDRESS: 353 W Dr. Martin Luther King Jr Blvd

(353 W Charter Way), Stockton, CA

TOTAL SPACE: ± 1,098 SQFT

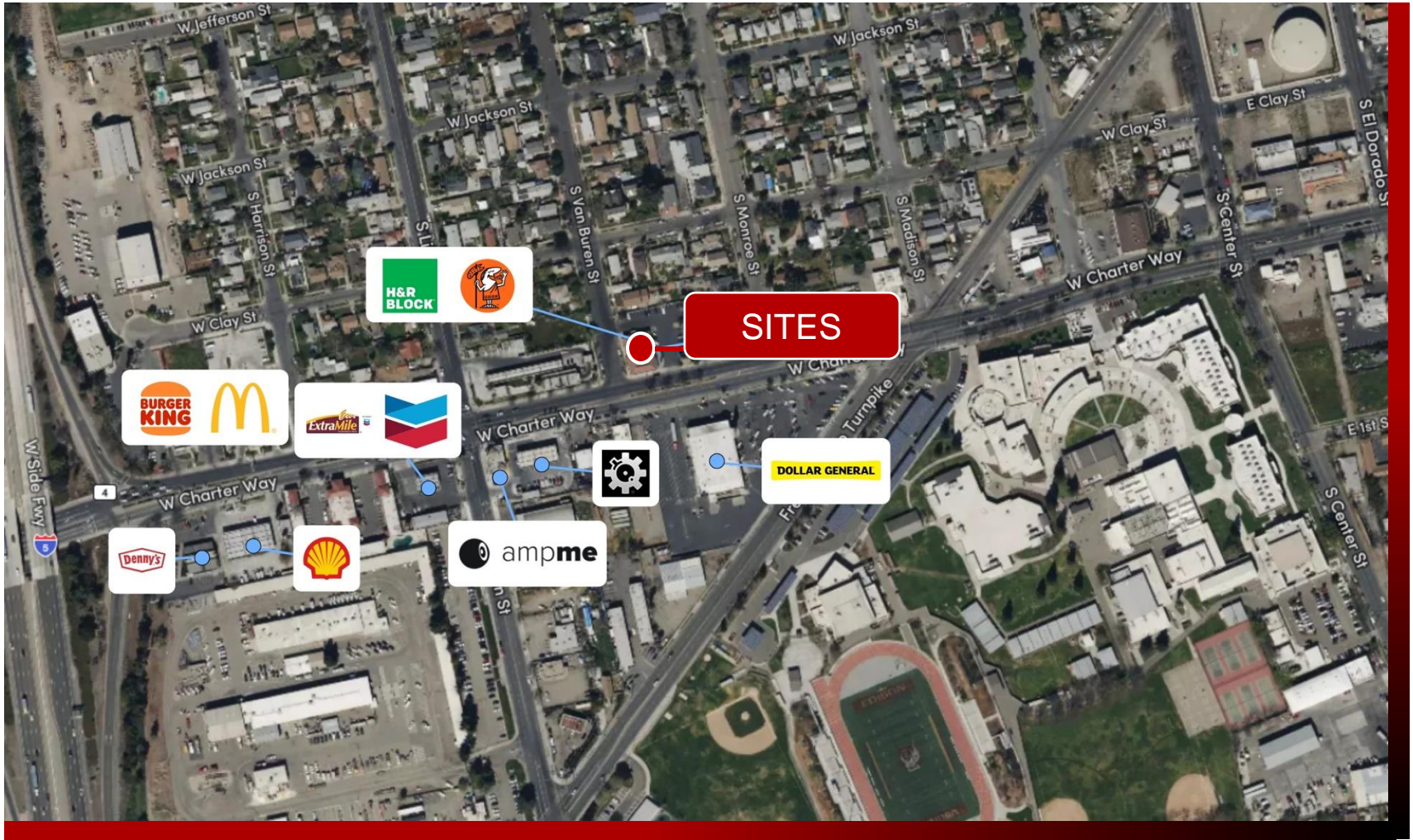
SUITE B: ± 1,098 SQFT







# MARKET OVERVIEW





# MARKET OVERVIEW



# DEMOGRAPHICS

## STOCKTON, CA

Nestled in California's Central Valley, Stockton boasts a vibrant urban landscape teeming with cultural diversity and economic vitality. With its strategic location at the intersection of major highways and proximity to key markets like San Francisco and Sacramento, Stockton offers unparalleled access and visibility for retail ventures. The city's dynamic blend of historic charm and modern amenities creates an enticing backdrop for businesses seeking to establish a presence in a burgeoning market. From bustling commercial corridors to charming downtown districts, Stockton's retail landscape is primed for growth, promising ample opportunities for success and community engagement.



POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	18,739	171,600	318,258
2028 PROJECTION:	19,410	177,516	329,691
PROJECTED GROWTH:	3.58%	3.45%	3.59%
DAYTIME POPULATION:	13,913	68,821	105,595
MEDIAN AGE:	36	37	36

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE:	55.1%	57.8%	56%
BLACK:	14.5%	11.5%	10.9%
ASIAN:	19.7%	20.8%	23.7%
HISPANIC:	38.9%	41.3%	45.3%
NATIVE AMERICAN:	2.6%	2.5%	2.5%
MIXED RACE:	7%	6.5%	5.8%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	7,356	61,200	102,258
2028 PROJECTION	7,631	63,356	105,979
PROJECTED GROWTH:	3.7%	3.5%	3.6%
2023 MEDIAN HOME VALUE:	\$332,338	\$328,957	\$323,682

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$75,076	\$78,020	\$78,715
2023 MEDIAN HH INCOME:	\$53,506	\$57,412	\$58,402



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## **NICKOLAS SALDIVAR III**

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