

CALDWELL PARK SHOPPING CENTER HIGH PROFILE SHOP SPACE FOR LEASE

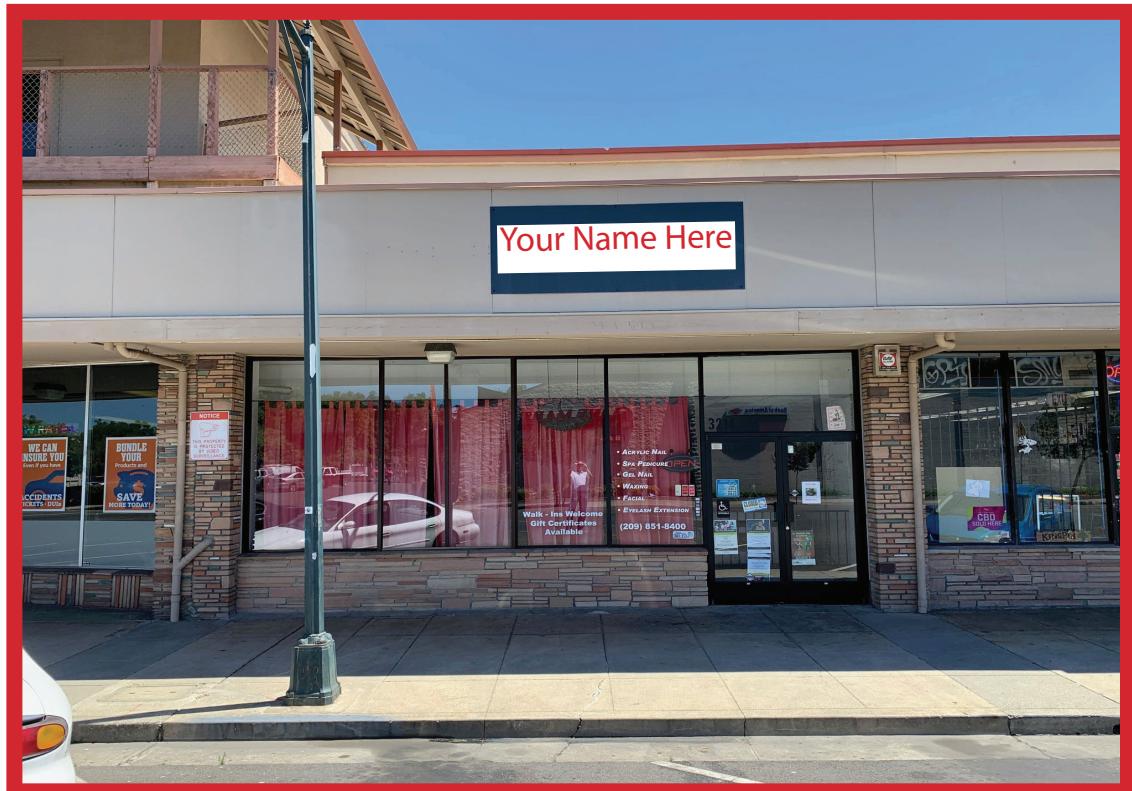
3214 PACIFIC AVENUE, STOCKTON, CA

LISTING DATA

AVAILABLE SF: 1,970± SF
(Former Nail Salon)

COMMENTS:

- High profile retail space facing Pacific Avenue in the heart of Stockton!
- Located directly across the street from an established Savemart grocery store
- Walking distance to University of the Pacific with enrollment of over 6,000 students
- Strong residential surrounding the site- ideal for neighborhood retail uses



ECONOMIC DATA

LEASE RATE: \$1.25/SF per month, NNN

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	22,927	76,056	134,707
Average HH Income:	\$69,099	\$59,878	\$63,501

TRAFFIC COUNTS:

Pacific Ave: 32,600± Cars ADT (2019)
Alpine Ave: 18,800± Cars ADT (2019)



CONTACT

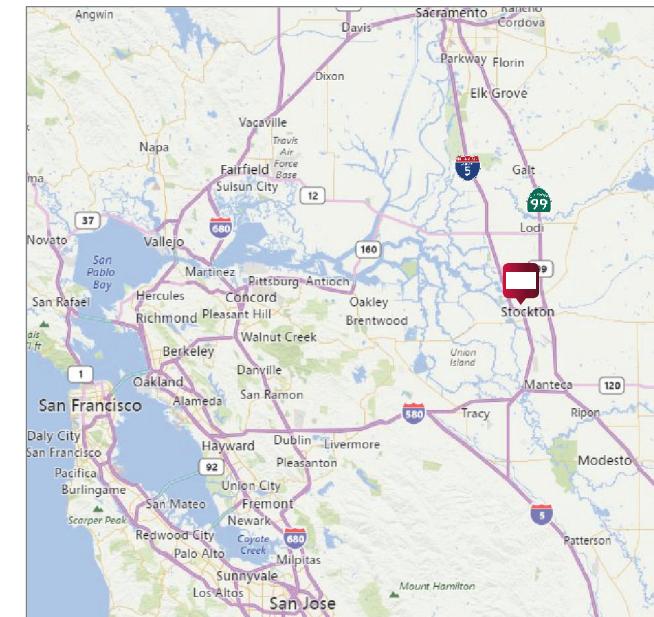
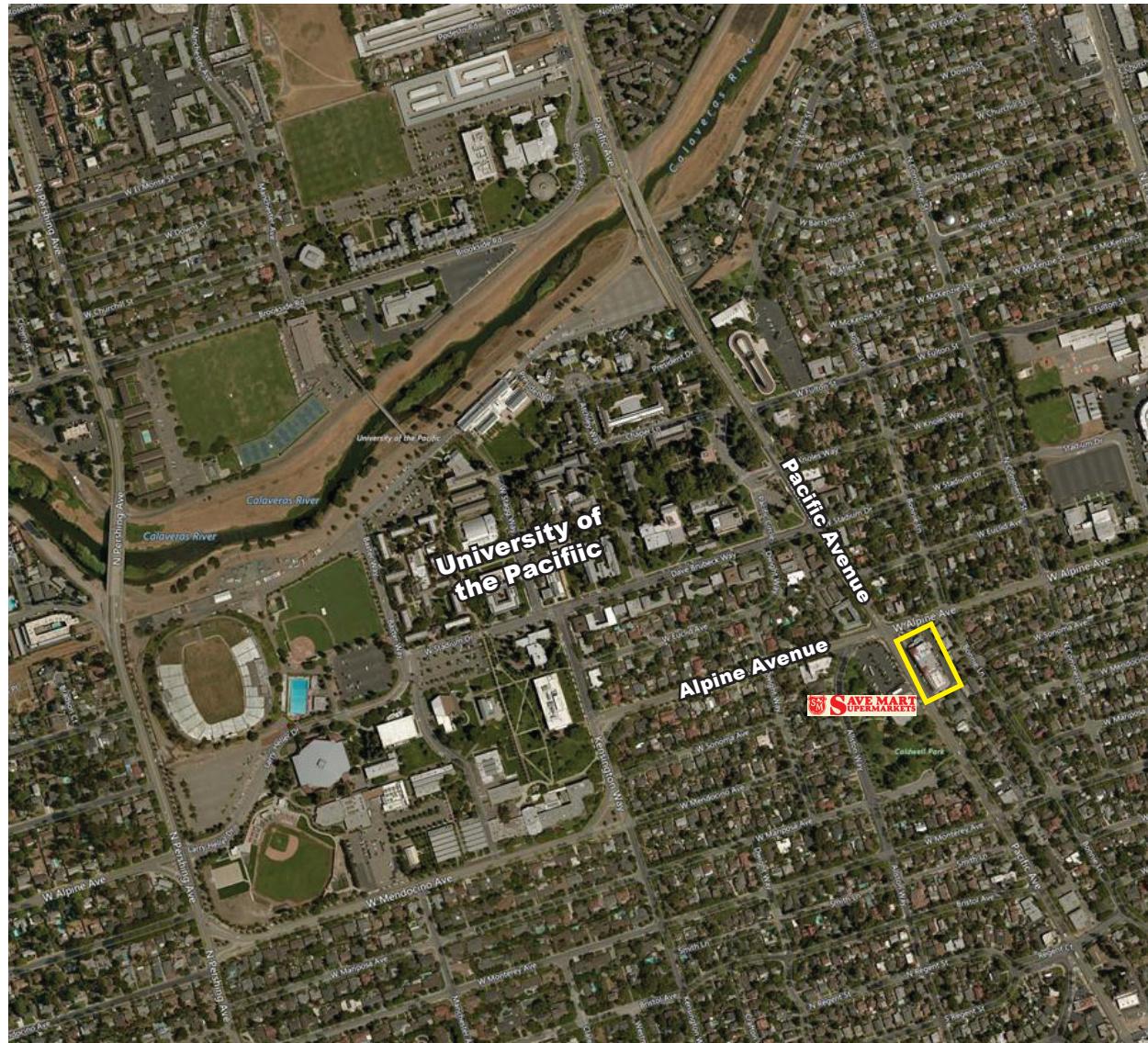
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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