



FOR LEASE

1465 W March Ln. | Stockton, CA



NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

TENNILLE SALDIVAR
925.522.2572
tennille.saldivar@ngcip.com
Lic #01315032

NAINorthgate
INVESTMENTS TEAM

TABLE OF CONTENTS

PG03

**PROPERTY
SUMMARY**

PG04

**MARKET
AERIALS**

PG06

**CITY
PROFILE**

PG07

**DEMOGRAPHIC
OVERVIEW**

PROPERTY SUMMARY



AVAILABLE SPACE
±2,000 - 4,600 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

Suite for lease in Venetian Gardens Square. This center is ideally located on the corner of two major thoroughfares in Stockton, CA providing excellent visibility and access.

- Monument signage available at the entrances on West March Lane and North Pershing Avenue
- 99 Cents Only anchored shopping center
- Excellent exposure from two of Stockton's primary thoroughfares, March Lane and Pershing Avenue
- Co-tenants include 99 Cents only, Togo's, Shop N Go Liquor, Yummy Sushi Burrito, Pizza Hut, Great Hair Cuts, Western Dental, Cosmo Prof, and more

PROPERTY INFO

LEASE PRICE:	Contact Broker
GLA:	± 43,200 SF
Suite 1453	± 4,600 SF
Divisible	± 2,000 – 2,600 SF
ZONING:	C-2
LOT SIZE:	±3.05 AC
LEASE TYPE:	NNN
APN:	108-270-05
TRAFFIC:	March Lane: 36,936 Pershing Rd: 27,578

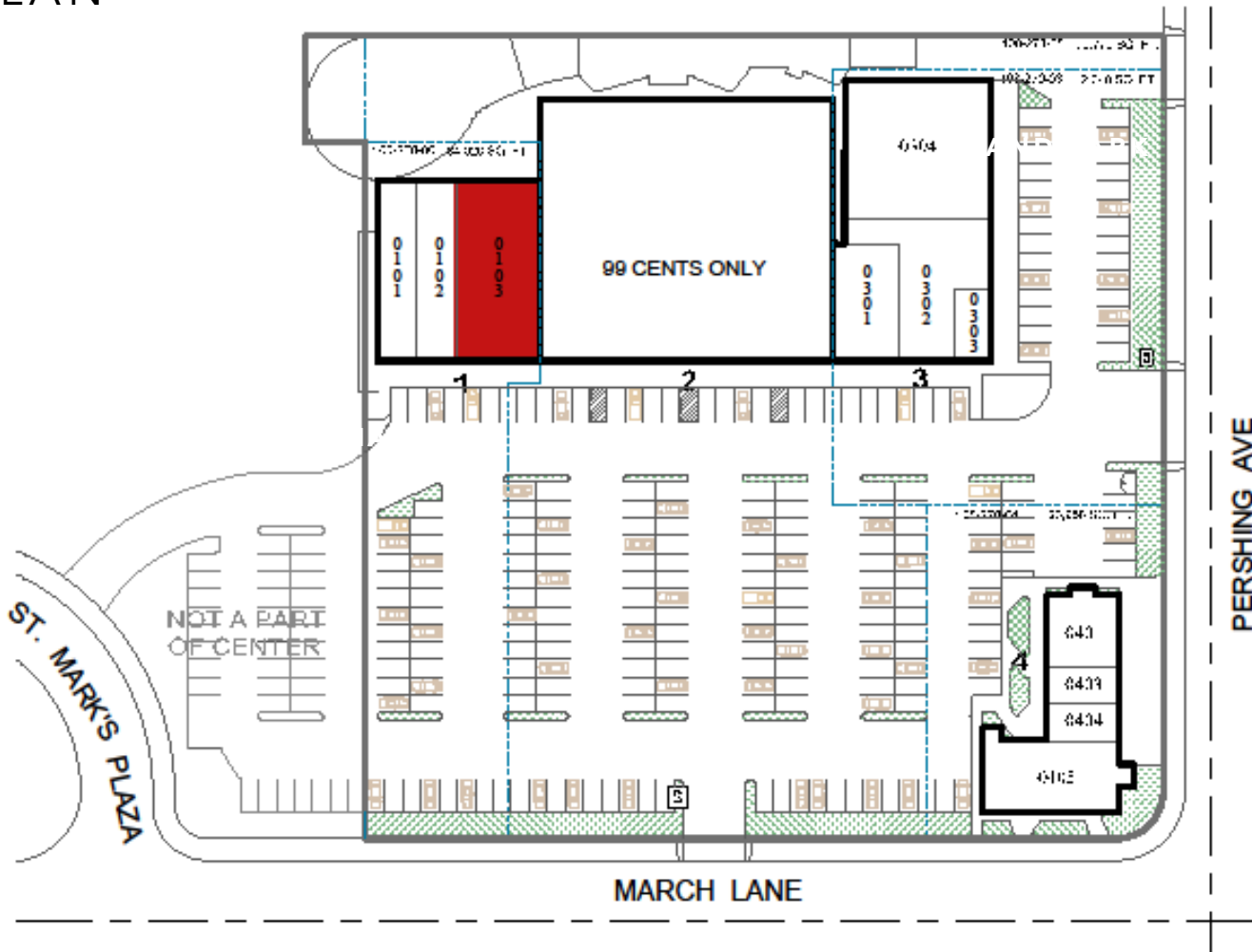
MARKET AERIALS



1465 W. MARCH LANE

SUITE SIZE:
± 4,600 SF

SITE PLAN



VENETIAN GARDENS CENTER 3
 MARCH LANE & PERSHING AVENUE
 STOCKTON, CALIFORNIA

AVAILABLE SPACE

CITY PROFILE

STOCKTON CA

Welcome to the bustling city of Stockton, California, where opportunities for retail businesses are abundant. With a growing population of over 311,000 and a median household income of \$53,000, Stockton provides an ideal consumer market for businesses looking to establish themselves in a thriving community.

The city of Stockton is strategically located between the Bay Area and Sacramento, with easy accessibility via highways and an international airport. This location offers businesses the opportunity to tap into a large consumer market, including commuters, tourists, and locals, making it an ideal location for retail businesses looking to establish themselves in a prime location.

Stockton is also undergoing ongoing revitalization, with numerous development projects underway, including the Stockton Downtown Marina, the Stockton Arena, and the ongoing expansion of the University of the Pacific. This revitalization provides a perfect opportunity for businesses to establish themselves in a growing and developing community, with access to a broad range of customers.

Furthermore, the city of Stockton offers numerous retail spaces in prime locations, such as the retail space available at 1465 W March Lane. This space boasts a traffic count of 25,000 AADT on March Lane and is anchored by nearby reputable retail establishments such as Wells Fargo, Game Stop, Hobby Lobby, Sherwood Mall, Panera Bread, and Target, among others.

Retail businesses that establish themselves in Stockton can benefit from the city's strategic location, development potential, and growing consumer market. The city's diverse population also offers businesses the opportunity to cater to a broad range of customer needs, making it an ideal location for businesses looking to expand their reach.



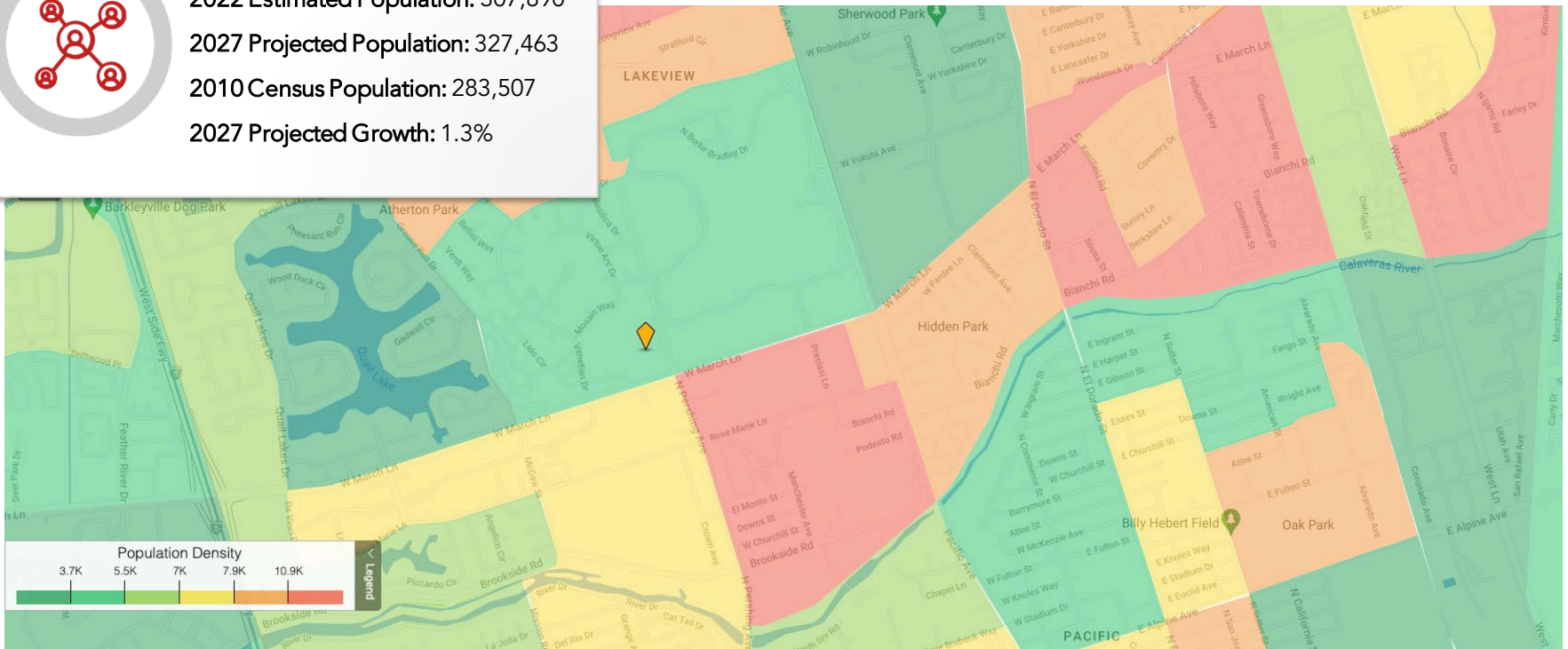
POPULATION DENSITY

STOCKTON, CALIFORNIA

POPULATION



2022 Estimated Population: 307,890
2027 Projected Population: 327,463
2010 Census Population: 283,507
2027 Projected Growth: 1.3%



NAI Northgate

1465 W MARCH LANE | STOCKTON, CA



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



TENNILLE SALDIVAR

Leasing Associate

P: 925.522.2572

tennille.saldivar@ngcip.com

Lic #01315032

DRE: #01910787

© 2023 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy or made a guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.