

FOR SALE | LEASE

1611 W March Ln. | Stockton, CA



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NAINorthgate

INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±4,709 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

This former bank building, constructed in 1971, sits on approximately 35k SF. The property boasts a great corner location at a signalized intersection. The property is surrounded by large trees and ample parking and amazing visibility to traffic.

- For Building or Ground Lease
- Hard Corner Parcel on March Lane
- Located on signalized intersection along one of Stockton's major retail corridors
- Excellent for drive-thru, QSR, Gas, Bank, Medical, etc.

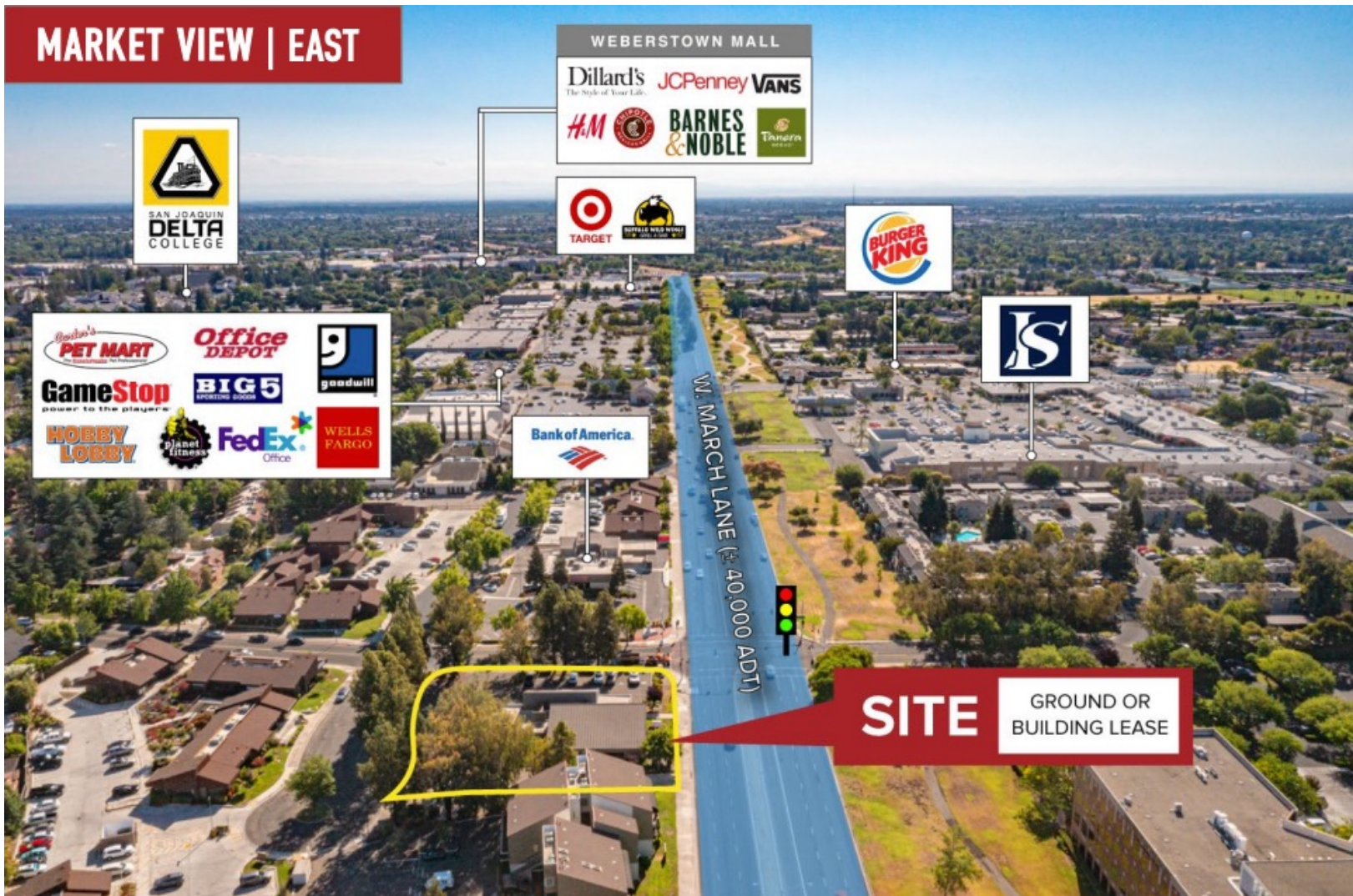
PROPERTY INFO

SALE/LEASE PRICE:	Contact Broker
GLA:	± 4,978 SF
ZONING:	C-O Commercial Office
LOT SIZE:	±34,848 SF
LEASE TYPE:	NNN
APN:	108-300-01
TRAFFIC:	March Lane: ±40K ADT

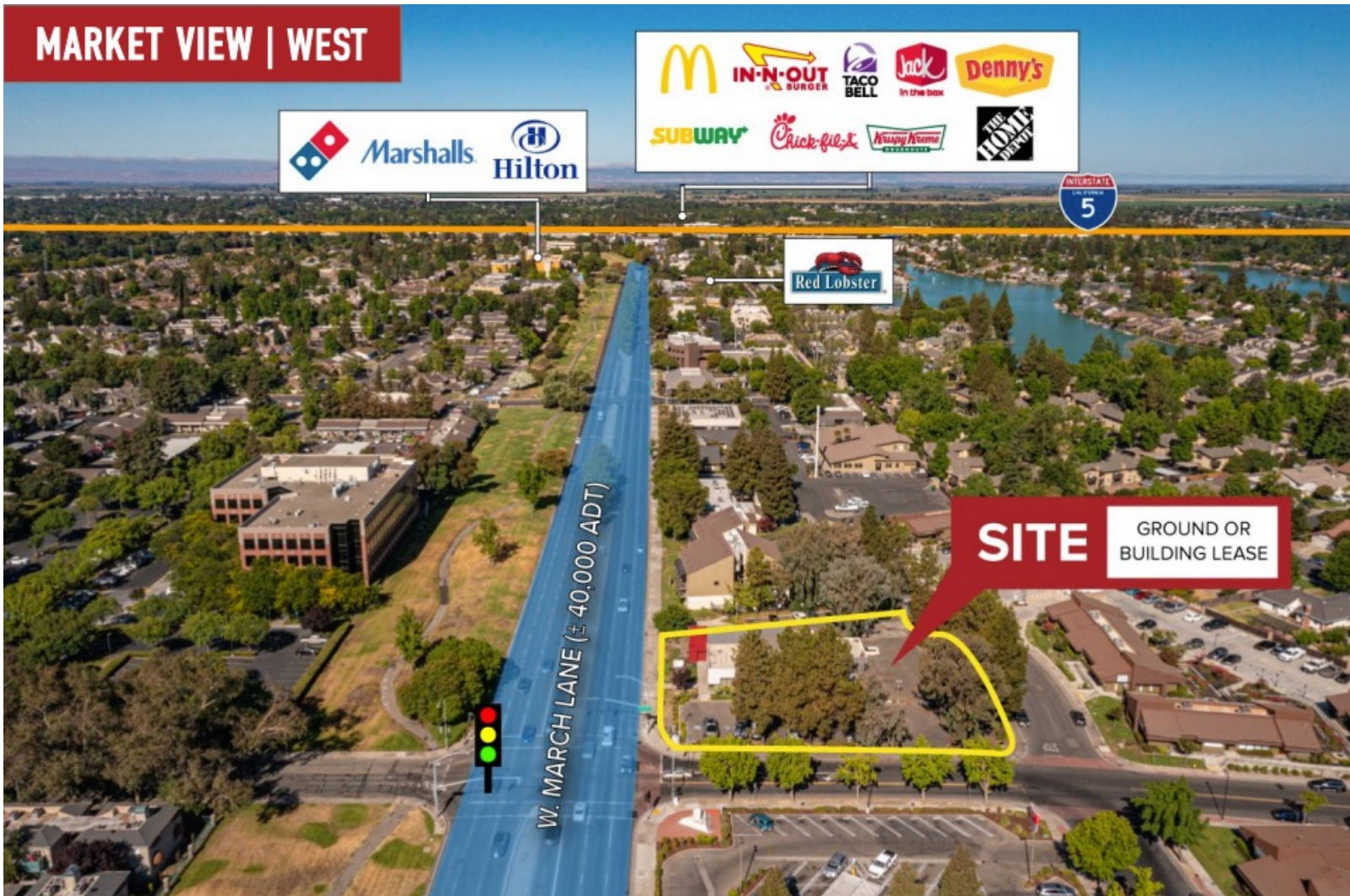
SITE MAP



MARKET AERIALS



MARKET AERIALS



MARKET AERIALS



CITY PROFILE

STOCKTON, CALIFORNIA

- **Large Population:** Stockton is one of the largest cities in California, with a population of over 300,000 residents. A larger population provides a larger customer base for retail businesses, increasing the potential customer pool.
- **Economic Growth:** Stockton has experienced significant economic growth in recent years. The city has diversified its economy beyond agriculture and has seen growth in sectors like healthcare, education, logistics, and distribution. This growth translates into increased job opportunities, higher disposable incomes, and a stronger consumer market.
- **Central Location:** Stockton's central location within California makes it well-connected to major metropolitan areas. It is situated within a few hours' drive of San Francisco, Sacramento, and Silicon Valley. This proximity allows for easy access to a wide customer base from neighboring regions.
- **Transportation Infrastructure:** Stockton benefits from robust transportation infrastructure. It is intersected by major highways like Interstate 5 and State Route 99, facilitating the movement of goods and people. The city is also served by an airport and has access to the Port of Stockton, a deep-water inland port that enables international trade.



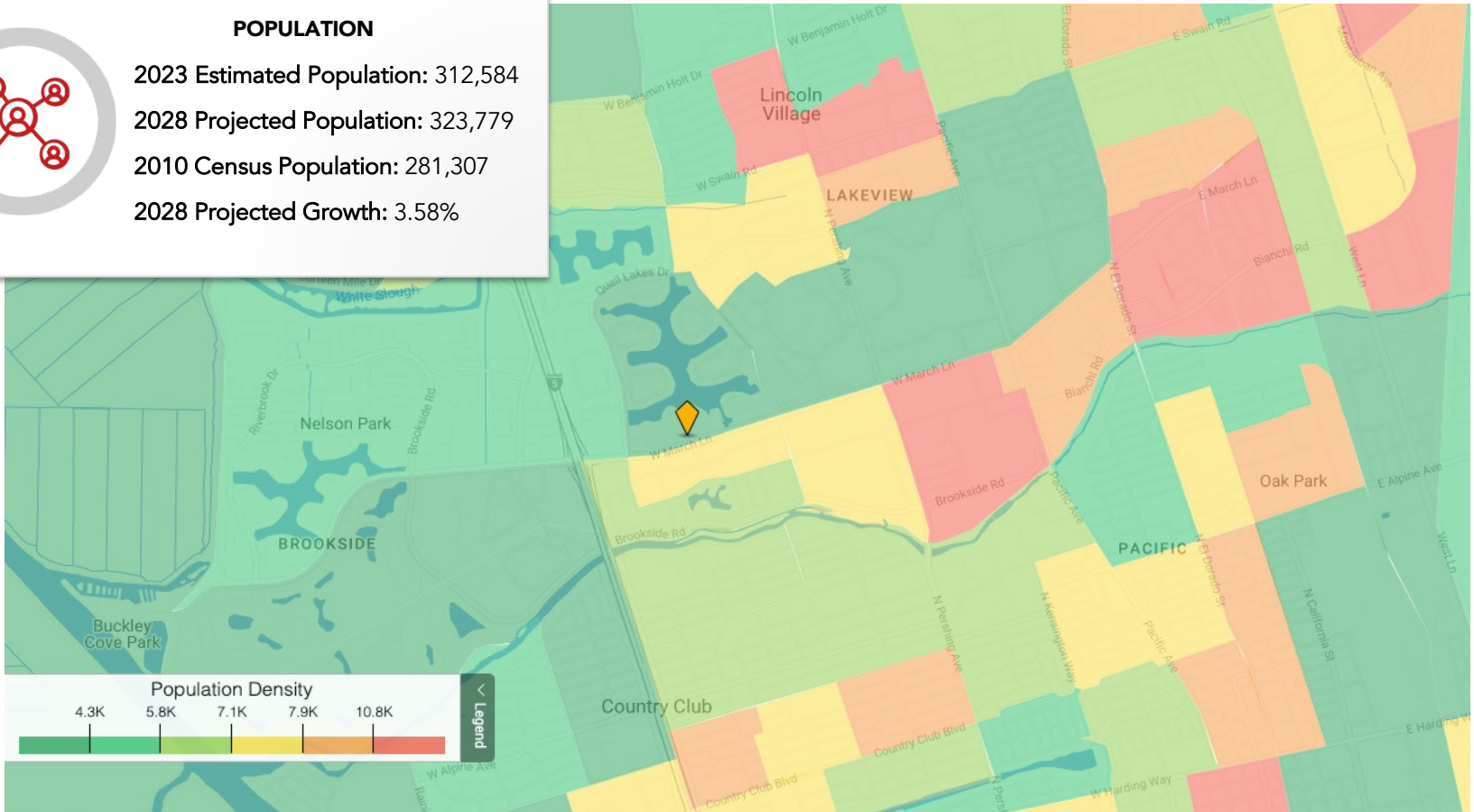
POPULATION DENSITY

STOCKTON, CALIFORNIA



POPULATION

2023 Estimated Population: 312,584
2028 Projected Population: 323,779
2010 Census Population: 281,307
2028 Projected Growth: 3.58%



DEMOGRAPHICS- 5 MILE RADIUS



INCOME

2023 Estimated Average HHI: \$79,141



BUSINESSES

2023 Estimated Total Businesses: 11,039
2023 Estimated Total Employees: 105,972



HOUSEHOLDS

2023 Estimated Households: 100,753
2028 Projected Households: 104,384
2010 Census Households: 90,711
2028 Projected Growth: 3.6%



RACE & ETHNICITY

2023 Estimated White: 55.74%
2023 Estimated Black/African American: 11.01%
2023 Estimated Asian/Pacific Islander: 24.95%
2023 Estimated American Indian/
Native Alaskan: 2.45%
2023 Estimated Hispanic: 44.91%
2023 Estimated Other Races: 5.86%



NAI Northgate

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