



FOR LEASE | 210 North American Street | Stockton, CA

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NAINorthgate

PROPERTY INFORMATION

Leasing Price: \$1.00 Per SF

Lease Type: NNN

Space Available: ± 2,500 SF

Zoning: Commercial Development

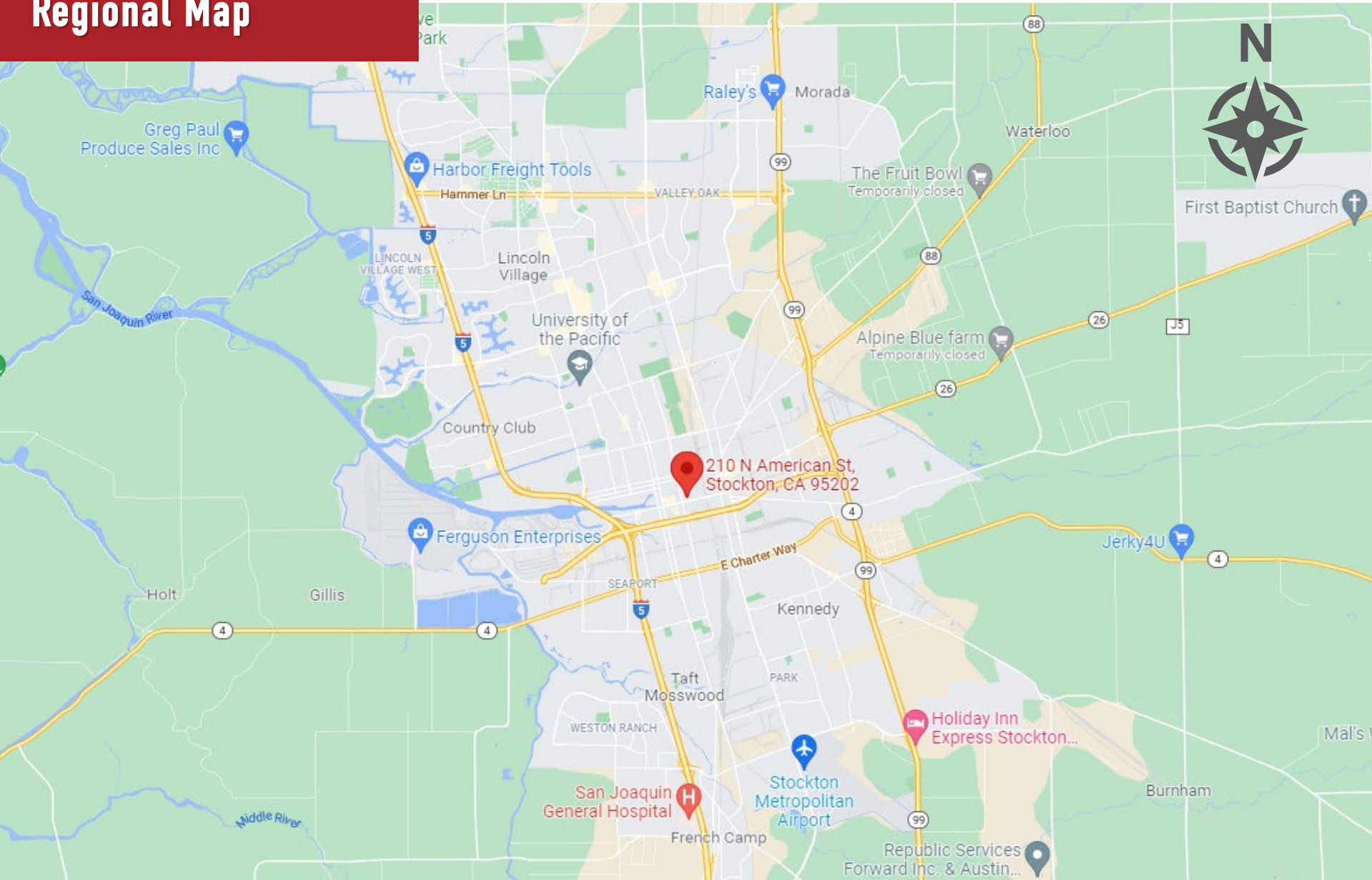
Price of Equipment for Sale (optional): \$100,000



HIGHLIGHTS

- Turn-key brewing facility centrally located in Stockton
- 2,500 SF of flex space available
- Proximity to Highway 4, 99, and I-5
- Near city and county services
- Optional equipment for sale
- Seller financing available for equipment

Regional Map



Local Map

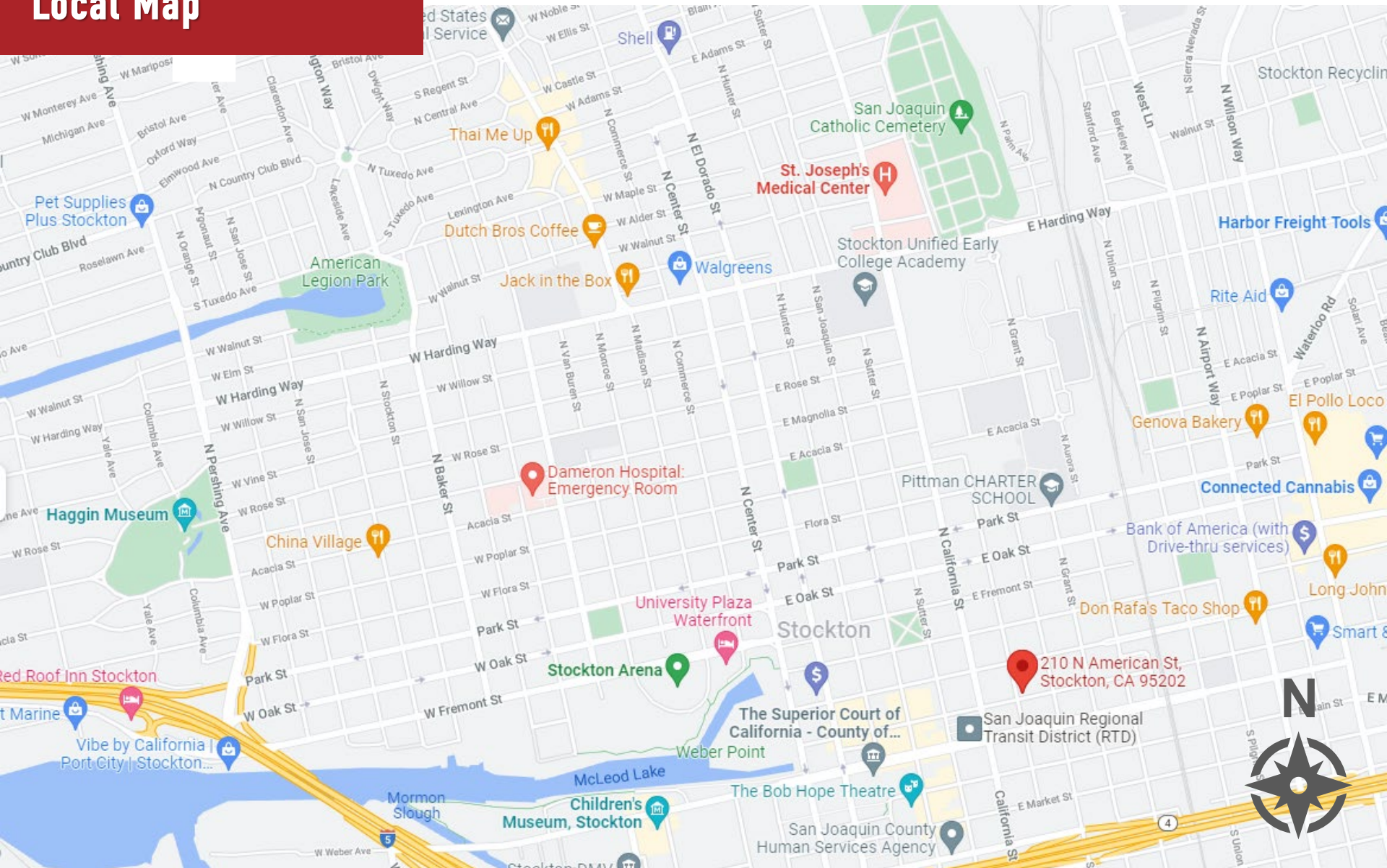


PHOTO COLLAGE





POPULATION

	1 mi	3 mi	5 mi
2021 Estimated Population:	20,276	153,108	278,233
2026 Projected Population:	21,047	159,877	290,744
2020 Census Population:	20,140	151,450	275,746
2026 Projected Growth:	0.8%	0.9%	0.9%



HOUSEHOLDS

	1 mi	3 mi	5 mi
2021 Estimated Households:	6,874	45,433	84,585
2026 Projected Households:	7,018	46,450	86,444
2020 Census Households:	6,820	44,969	79,220
2026 Projected Growth:	0.4%	0.4%	0.4%



INCOME

	1 mi	3 mi	5 mi
2021 Estimated Average HHI	\$39,881	\$61,195	\$73,530
2021 Estimated Median HHI	\$30,224	\$47,776	\$56,778
2021 Estimated Per Capita	\$14,367	\$18,524	\$22,678



RACE & ETHNICITY

	1 mi	3 mi	5 mi
2021 Estimated White	20.0%	23.0%	24.7%
2021 Estimated Black/African American	11.4%	9.5%	10.9%
2021 Estimated Asian/Pacific Islander	10.6%	14.7%	19.5%
2021 Estimated American Indian/Native Alaskan	3.0%	2.2%	1.9%
2021 Estimated Hispanic	55.0%	50.6%	43.0%
2021 Estimated Other Races	65.5%	60.0%	50.4%



BUSINESSES

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,275	3,991	8,151
2020 Estimated Total Employees:	17,373	52,327	102,099

DEMOGRAPHICS

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