



# FOR LEASE

4560 N Pershing Ave | Stockton, CA  
Suite B & Suite C



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**NAI**Northgate  
LEASING TEAM

# PROPERTY HIGHLIGHTS

## LOCATION

Highly trafficked throughfare with ± 28K ADT

Monument signage available at the entrances on Pershing Ave and Rose Marie Lane.

## CO-TENANTS

Premier Chiropractic, Burger King, L&L Hawaiian BBQ, 99 Cents Only Store, Planet Fitness, 7-11, Dollar Tree, Bank of America, In-Shape Family Fitness, Hobby Lobby, Big 5 Sporting Goods, AutoZone, Office Depot, Goodwill and more.



The center is prominently located on North Pershing Avenue providing excellent visibility and access.



PROPERTY TYPE:	Multi-Tenant Retail
LEASE TERMS:	Negotiable
LEASE TYPE:	NNN
LEASE PRICE:	Contact Broker
ZONING:	Commercial Office

ADDRESS:	4560 N Pershing Ave, Stockton, CA
TOTAL SPACE:	± 1,917 SQFT
SUITE B:	± 1,036 SQFT
SUITE C:	± 881 SQFT

# 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

AERIAL VIEW







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## **NICKOLAS SALDIVAR III**

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