

For Lease

High Visibility Office/Retail Space

526 W Benjamin Holt Drive | Stockton, CA 95207



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NAIPence Capital

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Lease

Lease Price:

Space Available:

Contact Broker

Suite A-2: 2,000 Sq Ft

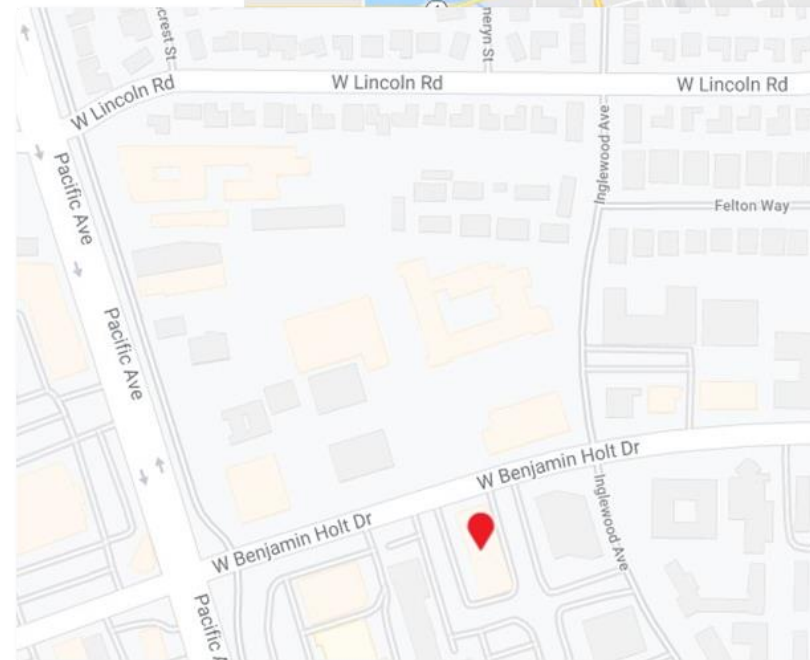
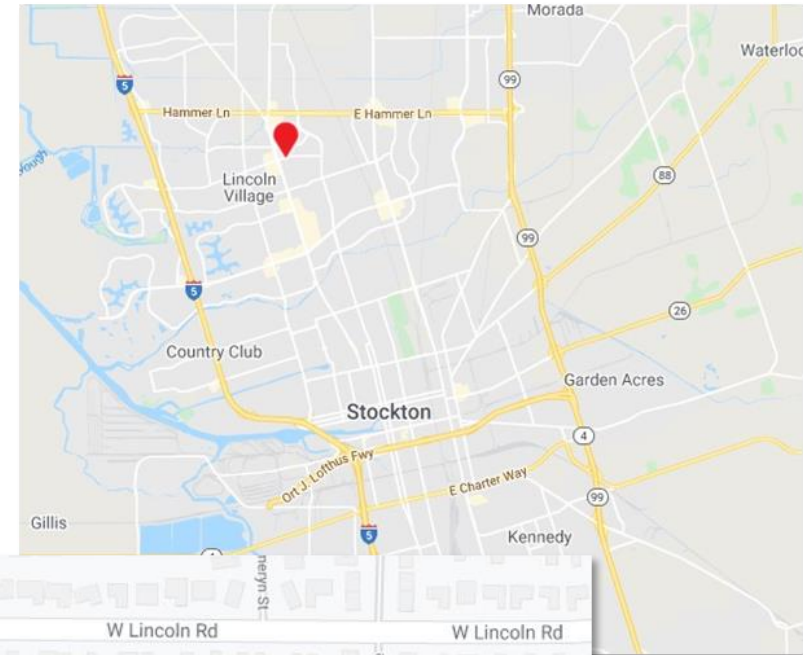
Lease Type:

NNN

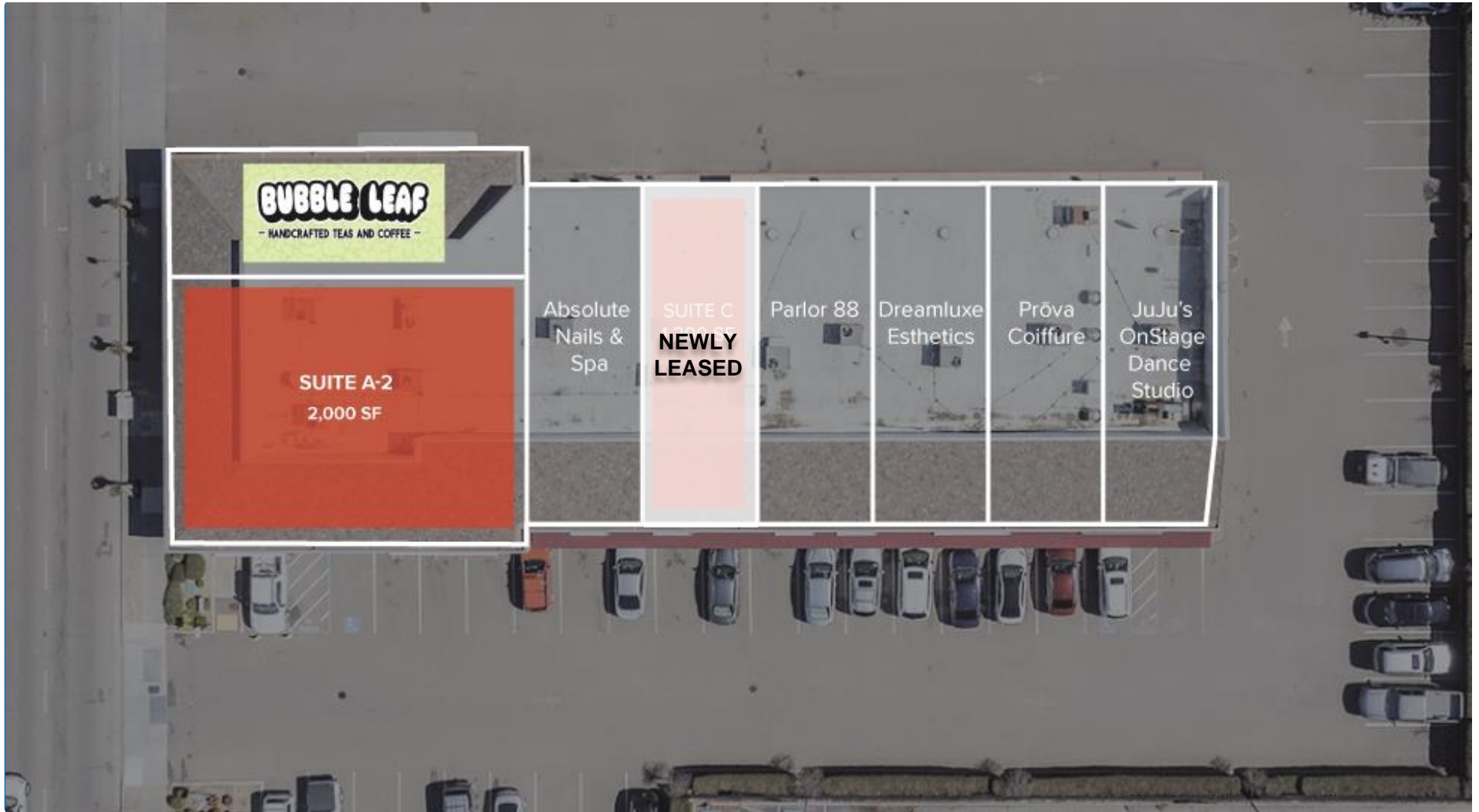
Traffic Counts:

W Ben Holt Dr @ Site - ± 14,00 ADT
Pacific Avenue & W Ben Holt Dr - ± 38,000 ADT

- Endcap office/retail space available in highly visible center
- Suite A-2: Former Learning Center with 5 offices, conference room, breakroom, private bathroom, and general reception area
- Highly trafficked area within the retail hub of Stockton with up to ±38,000 ADT
- Surrounded by dense residential just east of the location with an average household income of \$81,641 within a 3-mile radius of shopping center
- Visible monument signage and multiple center upgrades
- Area co-tenants include: Lincoln Center, Weberstown Mall, Sherwood Mall, Grocery Outlet, CVS Pharmacy, Bank of Stockton, Safeway +more



Site Plan



Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	22,118	176,748	275,556
2025 Projected Population:	23,536	188,044	294,314
2010 Census Population:	20,889	166,062	258,600
2025 Projected Growth:	1.3%	1.3%	1.4%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	8,234	59,608	92,190
2025 Projected Households:	8,512	61,666	95,794
2010 Census Households:	7,704	55,572	85,688
Projected Growth:	0.7%	0.7%	0.8%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,169	5,5761	10,067
2020 Estimated Total Employees:	8,697	44,360	94,388

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$67,624	\$82,640	\$83,237

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	42.7%	37.7%	39%
2020 Estimated Black/African American:	12.9%	12.2%	11.1%
2020 Estimated Asian/Pacific Islander:	17.9%	26.5%	24.1%
2020 Estimated American Indian/Native Alaskan:	1.1%	1%	1.1%
2020 Estimated Hispanic:	38.8%	33.3%	37.6%
2020 Estimated Other Races:	25.4%	22.7%	24.7%

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