FOR LEASE

360° VIRTUAL TOUR



High Visibility Commercial Space Available

1415 Rosemarie Ln | Stockton, CA

EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

Commercial spaces available for lease at 1415 Rosemarie Lane.

- The Center is prominently located across from Stagg High School on Rosemarie Lane providing excellent visibility and access.
- Located off W March Ln, a highly trafficked thoroughfare with 19.5k ADT
- Area co-tenancy includes 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.
- Virtual Tour (Suite E): https://my.matterport.com/show/?m=CEvtnepqzcF

PROPERTY OVERVIEW

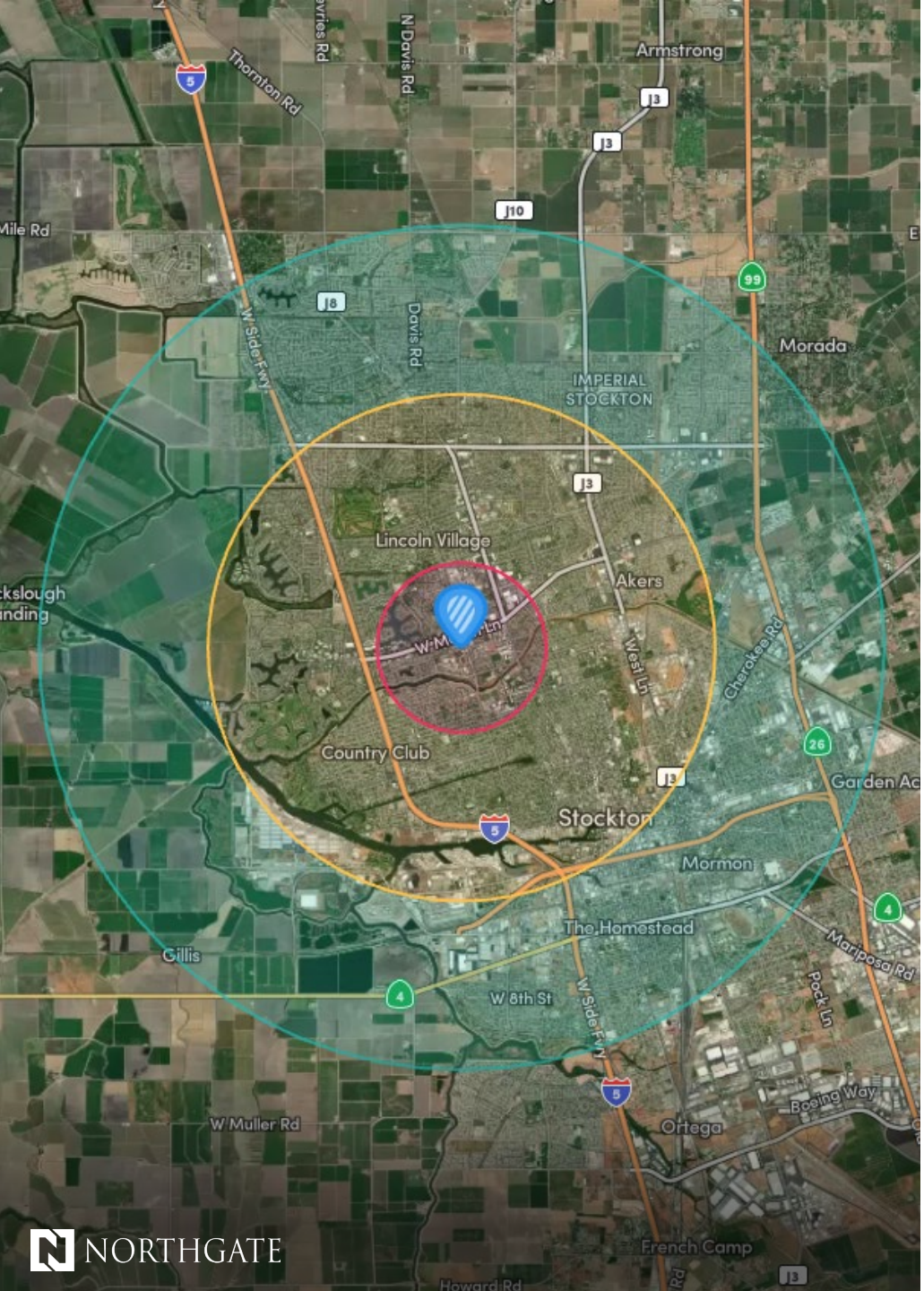
ADDRESS	1415 Rosemarie Ln, Stockton, CA 95207	
PROPERTY TYPE	Commercial	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
ZONING	CG - General Commercial	
AVAILABLE SPACES	Suite B Suite E	644 sq ft 1,000 sq ft
LOT SIZE	0.344 acres	
APN	110-170-060-000	
TRAFFIC	Rosemarie Ln N Pershing Ave W March Ln	± 3,943 ADT ± 6,963 ADT ± 19,573 ADT

AERIAL VIEW


VENETIAN SQUARE SHOPPING CENTER
N Pershing Ave ± 6,963 ADT
Rosemarie Ln ± 3,943 ADT
STAGG HIGH SCHOOL
ELEVEN
N

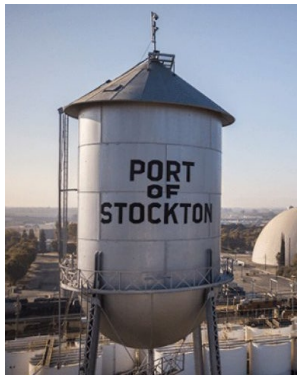
MARKET OVERVIEW





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	20,137	169,507	323,690
Projected Growth (5 Yr)	20,648	173,742	333,915
Median Age	35	36	35
Households	7,322	58,706	101,616
White Population	5,360	40,267	66,849
Black Population	3,686	23,792	38,512
Am Indian Population	316	3,368	6,445
Asian Population	3,001	32,590	74,045
Other Population	8,285	73,725	148,065
Hispanic Population	47.10%	47.86%	60.11%
Average HH Income	$94.1k	$94.8k	$94.4k
Median HH Income	$73.5k	$72.1k	$74.9k
High School Graduates	11,193	88,795	156,940
College Graduates	4,304	32,032	54,988
Total Employees	8,569	71,072	134,074









Stockton California is in the heart of the Central Valley and is the most populous city in San Joaquin County. With a population of 320,000+, it is the 11th most populous city in California and 58th most populous in the United States. Stockton has a rich history, diverse population, and a strategic location making it a prime hub for economic development. It's central location along with its proximity to the freeway system and lower land costs have encouraged many businesses to base their regional operations in the city.

The History of Stockton is diverse and is deeply rooted in transportation and agriculture which are still heavily prevalent sectors in the city today. The Gold Rush era in 1849 kickstarted the city due to its strategic location along the San Joaquin River and its inland port.

Stockton's economy has historically been dominated by agriculture due to the San Joaquin Valley having extremely fertile land. However, Stockton has since diversified to include many other sectors such as healthcare, manufacturing, and logistics. Much of the reason for the expansion of the economic base is due to the vast array of logistics options in and around the city. The Port of Stockton is a major deepwater port and facilitates an abundance of trade coming in from the San Francisco Bay. The city also has Interstate 5 and State Route 99 passing through the city along with connections to the nation's railways.

Stockton's offerings go beyond economic opportunities and include areas such as profound cultural diversity and educational opportunities. In 2020, Stockton was named America's most diverse city by *U.S News & World Report* and many of these cultures are showcased in the plethora of festivals hosted in the city. The city boasts a Hispanic community of over 40% of the population as well as thriving Asian community with around 20% of the population. The median age is also 33 making it lower than the national average and reflecting the young and hardworking workforce in the area. University of the Pacific has been in Stockton since 1924 and is California's first established university and first private university in the Central Valley. The campus features the iconic Burns Tower, rose gardens, and detailed architecture, making it a standout location in the City of Stockton. Stockton's diversity and pipeline of talent coming from University of the Pacific and surrounding community colleges are some of the many attributes that make the city unique.

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