

AVAILABLE FOR SALE

PRIME COMMERCIAL LAND

1050 EAST MARCH LANE, STOCKTON, CA

LISTING DATA

LOCATION: 1050 East March Lane
Stockton, CA
SIZE: 3.24± Acres
APN: 104-160-36
ZONING: CG (General Commercial)
COMMENTS:

- Prime commercial land located in Palm Plaza in Central Stockton
- Located at the high traffic intersection of March Lane and West Lane with over 75,000 cars ADT combined
- Extensive site work included in very aggressive pricing!
- Retail traffic generators in the trade area include Wal-Mart, Winco Foods, Dollar Tree, CVS, Aaron's Rentals, and McDonald's
- Flexible zoning allowing for a variety of uses

ECONOMIC DATA

SALE PRICE: ~~\$350,000 (\$2.48 per square foot)~~
\$285,000 (\$2.01 per square foot)

DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	20,249	165,661	312,599
Average HH Income:	\$62,364	\$65,688	\$74,631

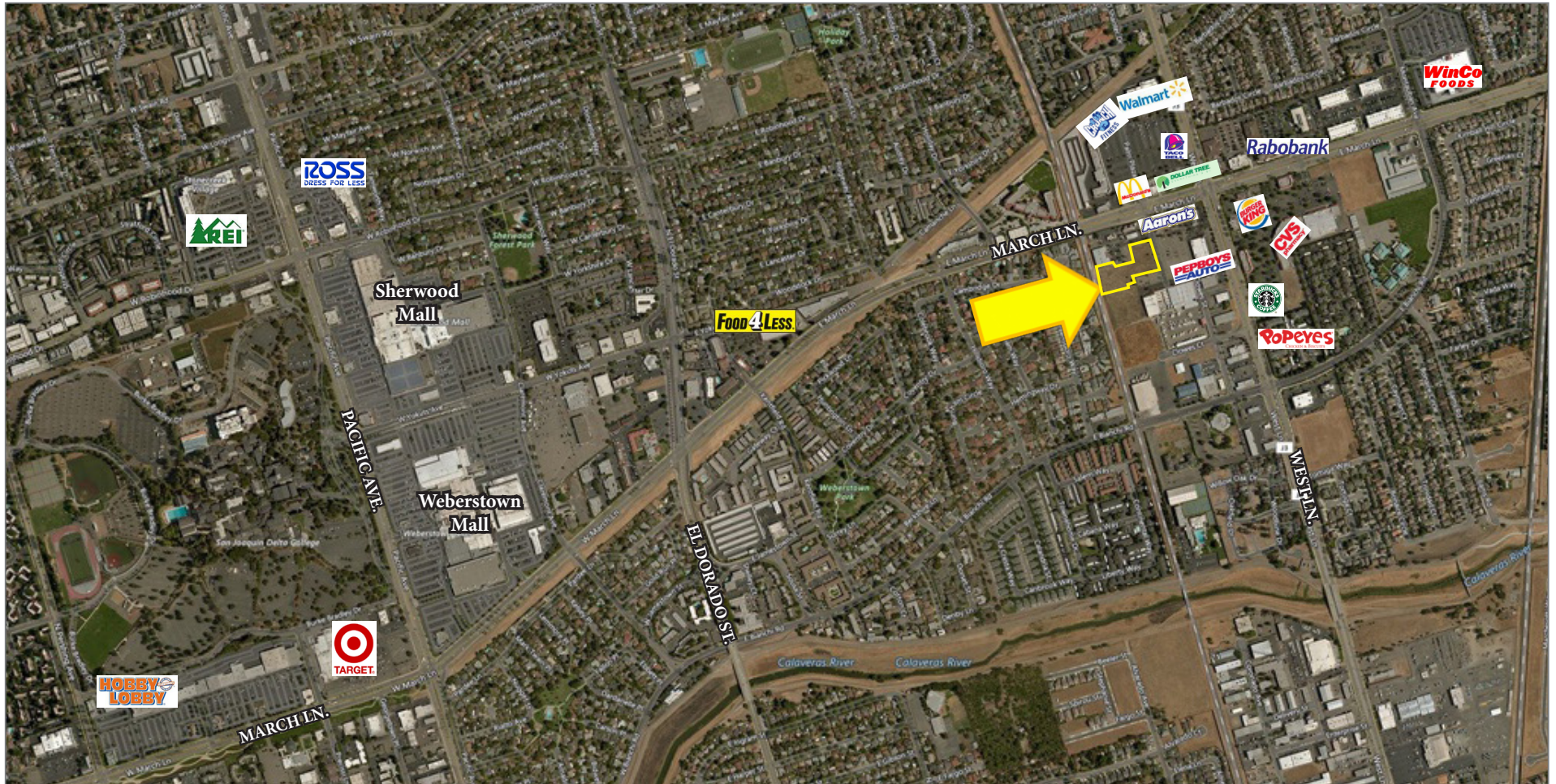


CONTACT

Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Demographics

1050 E MARCH LN STOCKTON CA 95210

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	14,281	135,158	246,096
Population (2000)	18,972	143,080	264,785
Population (2010)	18,763	154,279	290,620
Population (Current)	20,249	165,661	312,599
Population (5 Yr. Forecast)	21,146	172,910	326,384
Percent Growth (Current Yr./Previous Yr.)	7.99%	7.61%	7.65%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.44%	4.39%	4.41%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	31	33	34
Aged 0 to 5	2,176	15,805	29,508
Aged 6 to 11	1,994	15,130	29,059
Aged 12 to 17	1,904	14,542	28,279
Aged 18 to 24	2,383	20,389	35,715
Aged 25 to 34	3,223	24,285	44,628
Aged 35 to 44	2,260	18,240	35,498
Aged 45 to 54	2,029	17,768	34,566
Aged 55 to 64	1,961	17,920	34,901
Aged 65 to 74	1,241	12,111	23,294
Aged 75 to 84	646	6,191	11,395
Aged 85+	432	3,280	5,756
Total Population	20,249	165,661	312,599

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	5,517	61,344	117,779
Black Alone	2,342	16,262	30,017
Asian Alone	5,738	37,655	63,471
Native American and Alaska Native Alone	164	1,877	3,292
Other Race Alone	4,709	33,672	71,442
Two or More Races	1,779	14,851	26,598

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	8,781	68,183	136,784
White Non-Hispanic	2,322	34,273	65,921

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$50,076	\$50,898	\$58,343
Total Household Income	\$387,842,851	\$3,539,505,687	\$7,440,303,239
Average Household Income	\$62,364	\$65,688	\$74,631
Per Capita Income	\$19,154	\$21,366	\$23,801
Avg Family Income	\$63,260	\$71,534	\$77,697
Family Income, Per Capita	\$16,597	\$20,496	\$22,185

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$191,036	\$235,671	\$243,620
Under \$15,000	622	4,188	7,206
\$15,000 - \$24,999	528	3,769	6,569
\$25,000 - \$34,999	591	3,947	7,041
\$35,000 - \$49,999	727	5,385	9,376
\$50,000 - \$74,999	662	6,793	12,563
\$75,000 - \$99,999	526	4,859	9,213
\$100K - \$125K	380	3,303	6,390
\$125K - \$150K	272	2,008	4,490
\$150K - \$200K	116	1,605	4,098
Over \$200K	167	1,611	4,669

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	6,219	53,884	99,694
Families	4,591	37,468	71,615
Average Size of Household	3.26	2.98	3.09
Median Age of Householder	48	51	51
Median Value Owner Occupied	\$125,609	\$158,528	\$171,376
Median Rent	\$851	\$876	\$904
Median Vehicles Per Household	2	2	2
Housing Units	6,804	58,656	108,070
Owner Occupied Units	2,368	23,671	47,339
Renter Occupied Units	3,851	30,213	52,355
Vacant Units	585	4,772	8,376