

VACANT DEALERSHIP FOR LEASE

3190 AUTO CENTER CIRCLE
STOCKTON, CA



AUTOMOTIVE PROPERTIES GROUP

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**AVISON
YOUNG**



3190 AUTO CENTER CIRCLE, STOCKTON, CA

Avison Young's Automotive Properties Group is pleased to present the opportunity for an owner/user to lease a full service automotive dealership in the Stockton Auto Center.

The site consists of a 27,482 square foot building on 3.13 acres of land and offers parking for over 200 vehicles. Zoned Commercial Auto, the site can be utilized for the sale, lease or rental of new and/or used automobiles and other vehicles, boats, and recreational vehicles or other motor vehicle related uses including, car wash, fueling station, vehicle repair, and body shop.

The City of Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, 45 miles south of Sacramento and is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of over 312,000.

The property services nearly 275,666 people within a 5-mile radius with an average household income of over \$52,048.

For more information, please contact Avison Young's Automotive Properties Group to answer any questions and to schedule a site tour.

PROPERTY HIGHLIGHTS

LEASE RATE: \$19,000 per month NNN

BUILDING AREA: 27,482 SF

LAND AREA: 3.13 acres

APN: 128-020-24



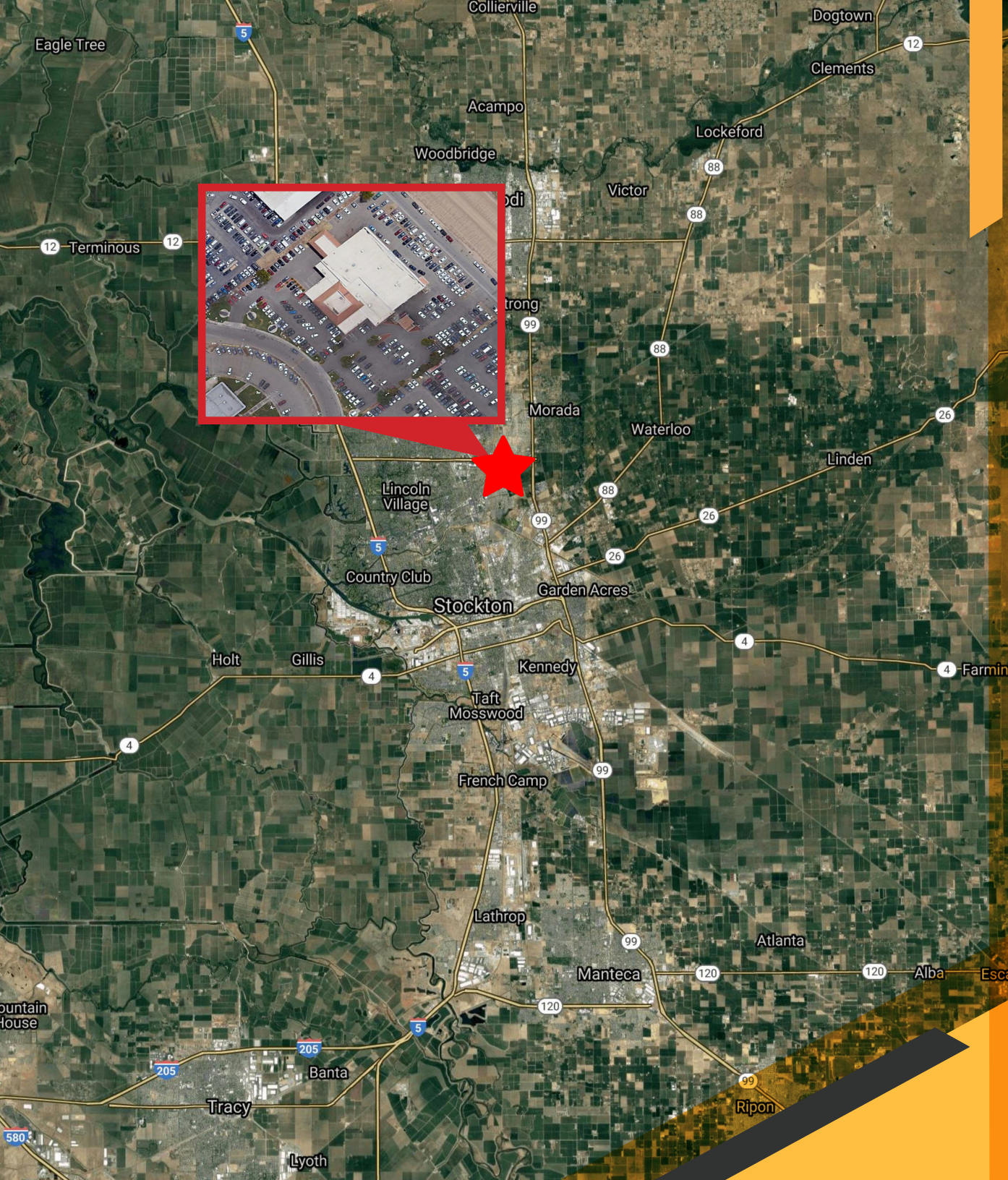
DEMOGRAPHICS

	3 Mile	5 Miles
Estimated Population:	117,609	275,666
Average Household Income:	\$50,690	\$52,048

TRAFFIC COUNT

E. Hammer Lane &
Highway 99: 108,355 Vehicles Per Day





Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

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