

# GILL GROVE SHOPPING CENTER RETAIL SHOPS FOR LEASE

1687 N. CALIFORNIA STREET, STOCKTON, CA

**LOCATION:** 1687 N. California Street  
Stockton, CA

**AVAILABLE SF:** 3,917± SF (divisible to 1,500± SF)

**COMMENTS:**

- Brand new high quality retail development with current tenants including Starbucks and Subway!
- The site is directly across the street from St. Joseph's Medical Center, the largest employer in San Joaquin County. The hospital is operated by Dignity Health, who recently partnered with Kaiser Permanente in this location.
- The project offers significant daytime population, including nearby medical staffing which exceeds 4,000 employees per day-along Stockton's primary medical office corridor.
- Located in the heart of Stockton, with strong residential back-up-great surrounding demographics.
- Ideal for quick service and sit down restaurants, food uses, banking, and other medical applications
- Beautiful architecture and sign potential, including monument signage.



**LEASE RATE:** Call for lease rate

## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	17,813	83,696	146,545
Average HH Income:	\$49,042	\$51,882	\$54,726

**TRAFFIC COUNTS:**  
California St: 14,100± Cars ADT (2014)



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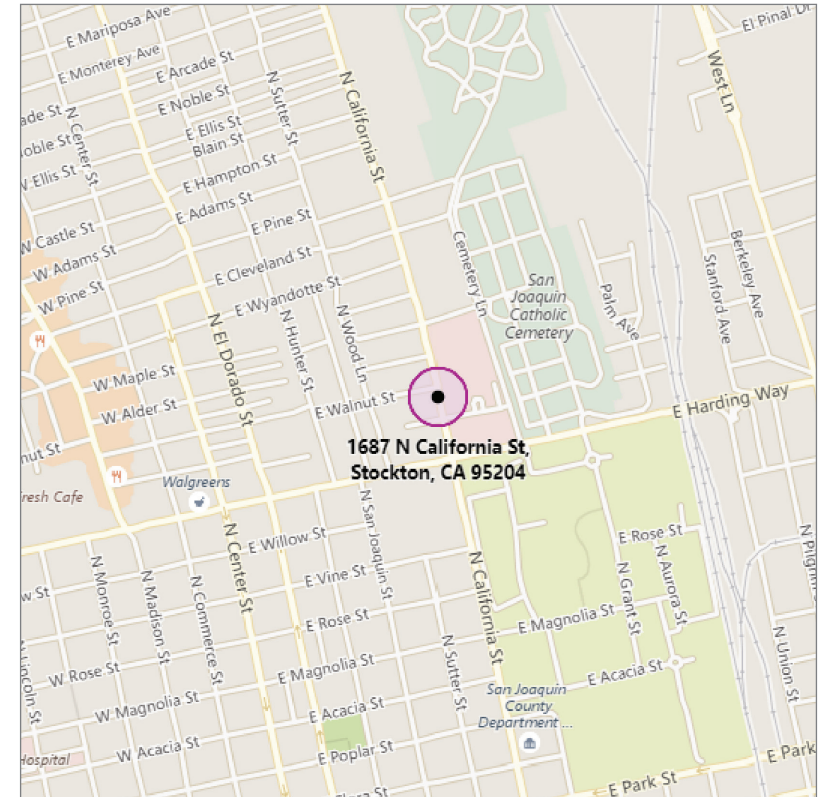
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## SITE PLANS



## MAP



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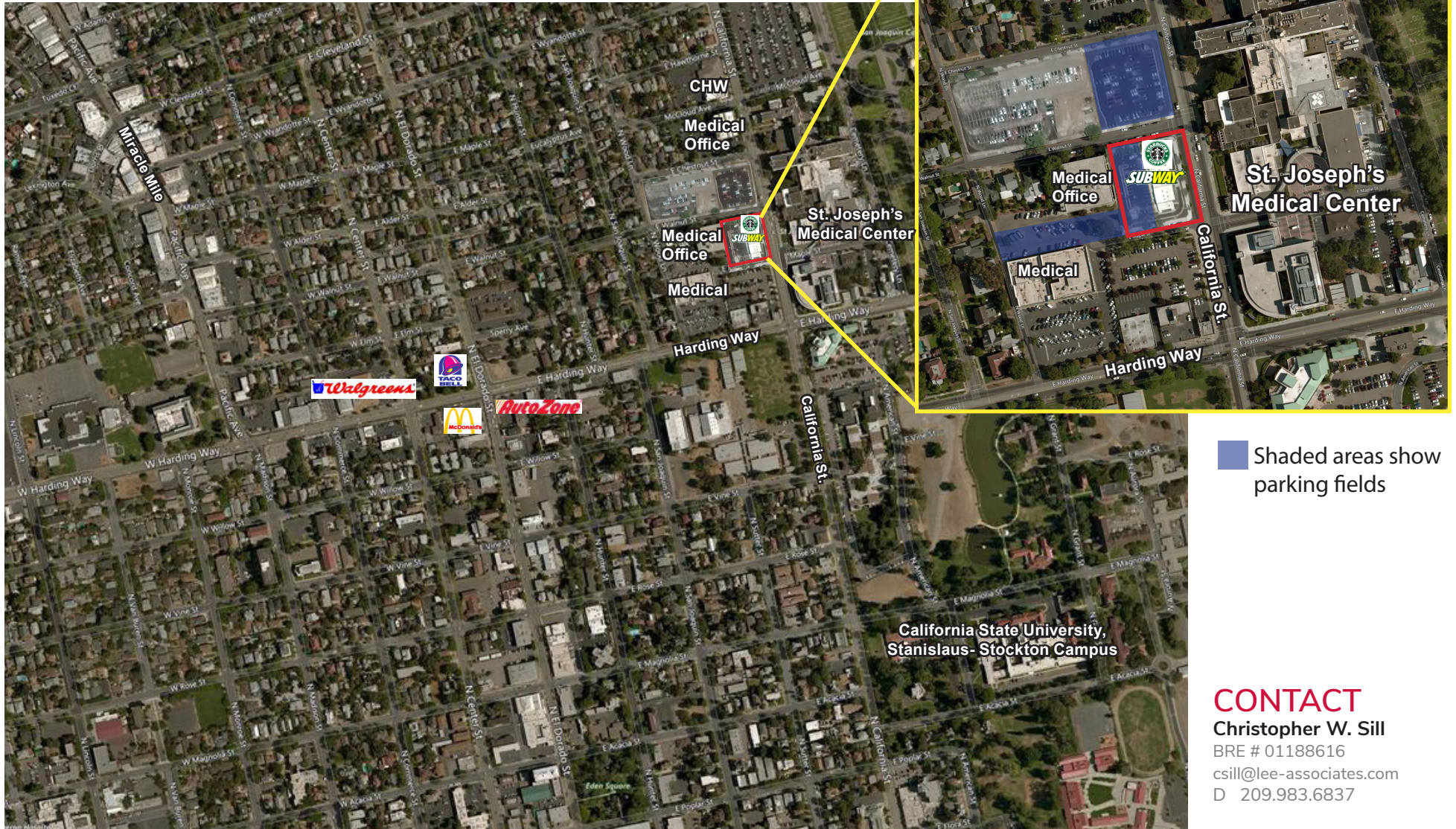
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## AERIAL

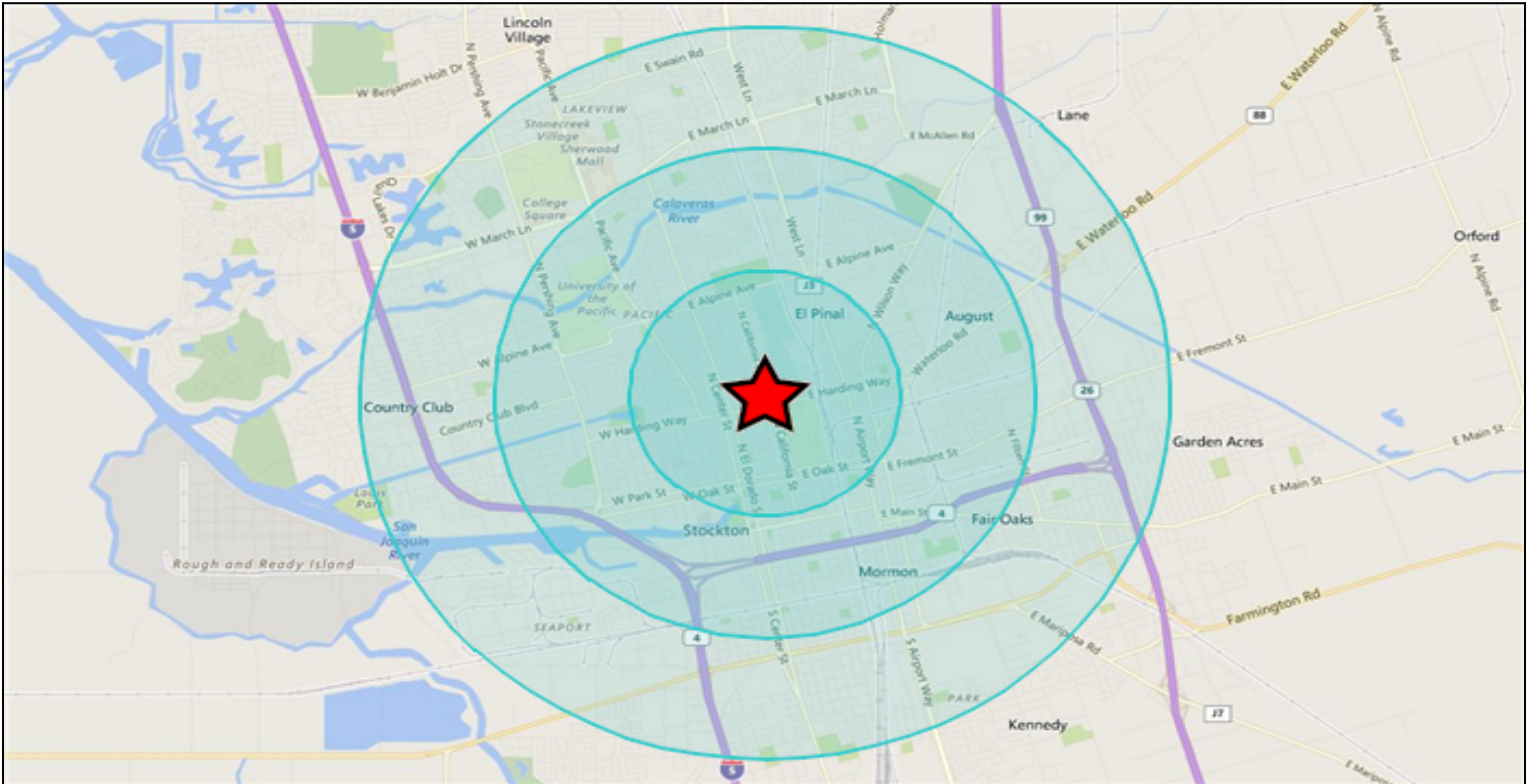


■ Shaded areas show parking fields

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Description	1 Mile	2 Mile	3 Mile
<b>Area &amp; Density :</b>			
Area (Square Miles) :	3.008301	12.779518	25.546873
Density(Population Per Square Mile) :	5,921.3	6,549.2	5,736.3
<b>Population By Year</b>			
Population (1990) :	18,950	76,351	130,864
Population (2000) :	17,732	77,287	136,126
Population (2010) :	16,649	78,311	137,243
Population (Current) :	17,813	83,696	146,545
Population (5 Yr. Forecast) :	18,545	87,099	152,653
Percent Growth (Current Yr./Previous Yr.) :	7.05	6.95	6.84
Percent Forecast (5 Yr. Forecast/Current Yr.) :	4.1	4.11	4.19
<b>Households By Year</b>			
Households (1990) :	7,717	26,129	44,282
Households (2000) :	6,965	25,774	44,858
Households (2010) :	6,816	25,533	44,475
Households (Current) :	7,171	26,862	46,725
Households (5 Yr. Forecast) :	7,401	27,734	48,249
Percent Growth (Current Yr./Previous Yr.) :	5.29	5.24	5.07
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.18	3.24	3.26

Description	1 Mile	2 Mile	3 Mile
<b>General Population Characteristics</b>			
Male :	8,785	42,306	73,217
Female :	9,028	41,390	73,328
Density :	5,921.3	6,549.2	5,736.3
Urban :	17,813	83,696	146,545
Rural :			
<b>General Household Characteristics</b>			
Households (Current) :	7,171	26,862	46,725
Families :	3,752	17,297	31,480
Average Size of Household :	2.46	3.05	3.12
Median Age of Householder :	51	49	50
Median Value Owner Occupied (\$) :	175,223.61	144,718.74	144,104.68
Median Rent (\$) :	690.18	730.36	781.61
Median Vehicles Per Household :	1	1	2
<b>General Housing Characteristics</b>			
Housing Units :	8,341	30,181	51,691
Owner Occupied Units :	1,941	9,758	17,966
Renter Occupied Units :	5,230	17,104	28,759
Vacant Units :	1,170	3,319	4,966
<b>Population By Race</b>			
White Alone :	8,434	34,491	55,505
Black Alone :	2,080	7,004	13,943
Asian Alone :	1,197	10,101	19,961
Native American and Alaska Native Alone :	379	1,370	2,027
Other Race Alone :	4,119	23,836	42,849
Two or More Races :	1,604	6,894	12,260
<b>Population By Ethnicity</b>			
Hispanic :	8,701	46,008	79,831
White Non-Hispanic :	4,728	16,174	25,857
<b>General Income Characteristics</b>			
Median Household Income (\$) :	32,292.23	40,092.03	43,047.99
Total Household Income (\$) :	351,678,690	1,393,654,050	2,557,089,591
Average Household Income (\$) :	49,042	51,882	54,726
Per Capita Income (\$) :	19,743	16,651	17,449
<b>Consumer Expenditures</b>			
Total Consumer Expenditures (\$) :	337,828	1,353,085	2,394,880
Total Retail Sales (\$) :	43,775	863,286	1,196,044
<b>Employment By Place Of Business</b>			
Total Employees :	4,258	18,731	34,141
Total Establishments :	168	1,171	1,857