RETAIL SPACE FOR LEASE SAFEWAY SHOPPING CENTER

2828 COUNTRY CLUB BLVD., STOCKTON, CA









LISTING DATA

LOCATION: 2828 Country Club Blvd., Stockton, CA

AVAILABLE SPACE: 900± square feet

DEMOGRAPHICS: 1 mile 3 miles 5 miles 15.319 101.107 262.505 Population: Income: \$69,986 \$77,480 \$69,709

TRAFFIC COUNTS: Country Club Blvd: 15,349± Cars ADT

Interstate 5: 101,000± Cars ADT **MAJOR TENANTS IN IMMEDIATE TRADE** AREA:







ECONOMIC DATA

LEASE RATE: \$1.95/SF per month, NNN

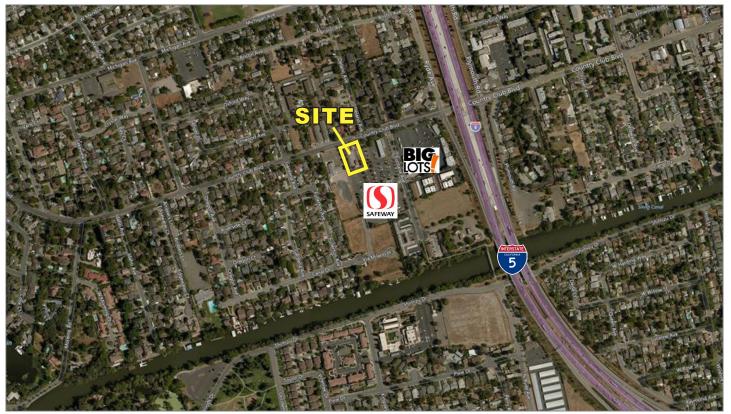
CONTACT

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

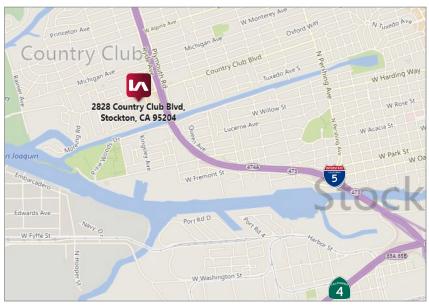
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Demographics 2828 COUNTRY CLUB BLVD STOCKTON CA 95204

Mile 3 Miles 5 Miles 5 Miles Population (1990) 14,204 83,962 205,558 Population (2000) 14,255 89,457 229,955 Population (2010) 14,225 93,940 243,884 Population (Current) 15,319 101,107 262,505 Population (5 Yr. Forecast) 16,003 105,456 274,041 Percent Growth (Current 7,74% 7,63% 7,67% 7,67% Previous Yr.) Percent Forecast (5 Yr. Forecast) 4,46% 4,33% 4,46% 4,34% 4,46% 4,34% 4,46% 4,
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Asian Alone 1,460 15,390 46,361
Native American and Alaska 238 1,259 2,908
Native Alone
Other Race Alone 3,193 18,902 64,026
Two or More Races 1,587 9,601 23,227
Population By Ethnicity
1 Mile 3 Miles 5 Miles
Hispanic 7,043 40,522 121,200
White Non-Hispanic 4,625 29,429 51,906

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$54,060	\$59,970	\$54,634
Total Household Income	\$390,589,751	\$2,852,200,011	\$5,905,612,788
Average Household Income	\$69,986	\$77,480	\$69,709
Per Capita Income	\$25,497	\$28,210	\$22,497
Avg Family Income	\$80,906	\$83,792	\$73,774
Family Income, Per Capita	\$25,192	\$26,088	\$21,124
Families by Income			
	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$252,474	\$266,814	\$260,946
Under \$15,000	400	2,402	6,824
\$15,000 - \$24,999	243	1,826	5,980
\$25,000 - \$34,999	352	2,201	6,235
\$35,000 - \$49,999	606	2,950	7,850
\$50,000 - \$74,999	909	4,146	10,623
\$75,000 - \$99,999	527	3,010	7,650
\$100K - \$125K	302	2,035	4,994
\$125K - \$150K	151	1,594	3,423
\$150K - \$200K	116	1,382	2,854
Over \$200K	196	2,025	3,265
General Household Characteristics			
	1 Mile	3 Miles	5 Miles
Households (Current)	5,581	36,812	84,718
Families	3,802	23,571	59,698
Average Size of Household	2.74	2.64	3.08
Median Age of Householder	52	52	50
Median Value Owner	\$153,280	\$192,160	\$163,383
Occupied	\$155,260	\$192,100	\$103,303
Median Rent	\$923	\$885	\$886
Median Vehicles Per	2	2	2
Household	2	2	2
Housing Units	6,012	40,217	92,124
Owner Occupied Units	2,819	16,427	37,250
Renter Occupied Units	2,762	20,385	47,468
Vacant Units	431	3,405	7,406