

RETAIL SPACE FOR LEASE
SAFEMART 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
Population:	15,319	101,107	262,505
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

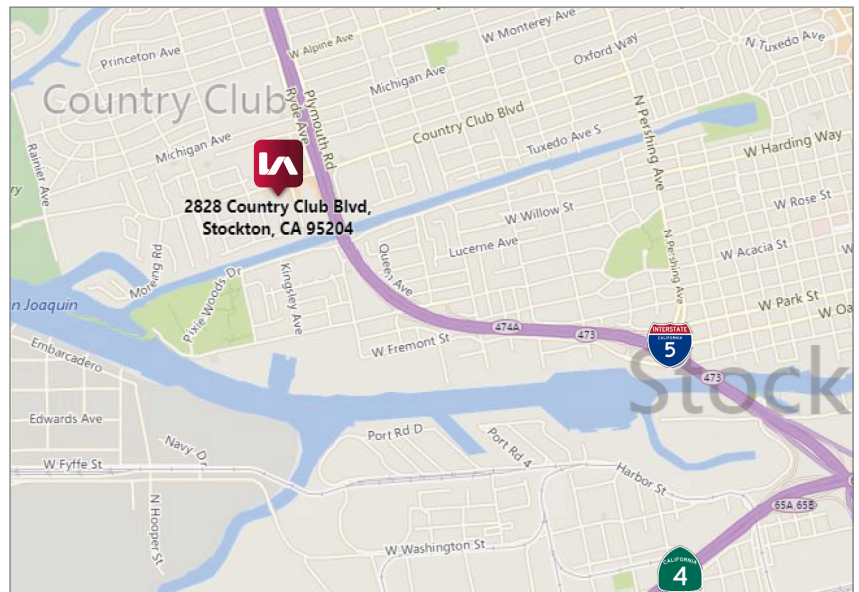
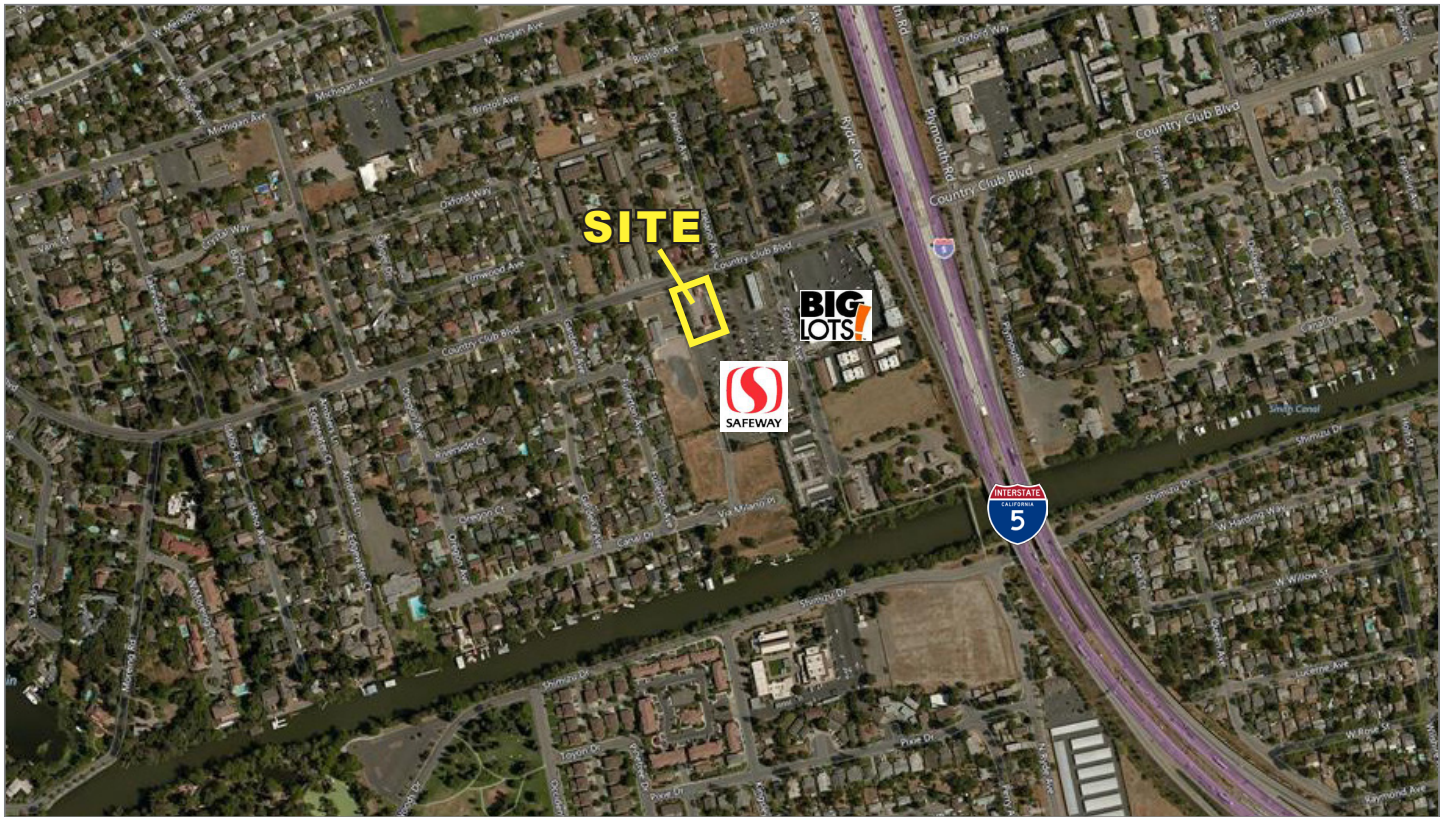
Christopher W. Sill
 BRE # 01188616
 csill@lee-associates.com
 D 209.983.6837

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.

RETAIL SPACE FOR LEASE

SAFeway SHOPPING CENTER

2828 COUNTRY CLUB BLVD., STOCKTON, CA



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.

Demographics

2828 COUNTRY CLUB BLVD STOCKTON CA 95204

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	14,204	83,962	205,558
Population (2000)	14,455	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 Yr./Previous Yr.)	7.74%	7.63%	7.67%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.46%	4.33%	4.4%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	35	36	33
Aged 0 to 5	1,482	8,805	25,356
Aged 6 to 11	1,349	8,334	24,661
Aged 12 to 17	1,246	7,942	23,728
Aged 18 to 24	1,577	12,631	30,869
Aged 25 to 34	2,191	13,855	37,909
Aged 35 to 44	1,628	11,106	29,910
Aged 45 to 54	1,831	11,682	28,911
Aged 55 to 64	1,860	12,211	28,054
Aged 65 to 74	1,153	8,069	18,757
Aged 75 to 84	685	4,215	9,455
Aged 85+	317	2,257	4,895
Total Population	15,319	101,107	262,505

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	7,584	46,170	96,871
Black Alone	1,257	9,785	29,112
Asian Alone	1,460	15,390	46,361
Native American and Alaska Native Alone	238	1,259	2,908
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 Occupied	\$153,280	\$192,160	\$163,383
Median Rent	\$923	\$885	\$886
Median Vehicles Per 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