

# WATERLOO CENTRAL CENTER

## RETAIL SPACE FOR LEASE



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1108-1140 Waterloo Road

Stockton, CA

±71,000 SF Shopping Center





# WATERLOO CENTRAL CENTER



Suite	Tenant	SF
1108-1	Tocumbo 2	850
1108-2	Visual Images	660
1108-3	Carniceria Tierra Cali.	1,350
1108-4	Mohammad Nissar	960
1108-5	VACANT	1,550
1108-6	Yeye's Auto Insurance & Tax Agency	1,100
1108-7	Herbalife	700
1120-1A	Soccer City	3,300

Suite	Tenant	SF
1120-1B	Sculptors Inc.	2,000
1120-2A	VACANT	2,600
1120-2B	VACANT	2,600
1120-3	Harbor Freight Tools	16,052
1120-5A	VACANT	11,723
1120-5B	VACANT	7,629
1120-6	Mayra's Furniture	9,934
1140-1	Hyphy Smoke	1,000

Suite	Tenant	SF
1140-2	Connolly's Locksmith	1,000
1140-3	Sherman's Chinese	1,500
1140-4	Pizza Guys	1,500
1140-5	VACANT	3,000



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## HIGHLIGHTS



±71,000 square foot Neighborhood shopping center, near Highway 4 and Highway 99



One of limited number of shopping centers in East Stockton



±8,704 AADT along Waterloo Road, ±25,100 AADT along Wilson Way (Nearby Intersection)



Center includes: Harbor Freight Tools, Mayra's Furniture, Pizza Guys



Available Contiguous Block: ±1,550 SF



Available Contiguous Block: ±5,200 SF



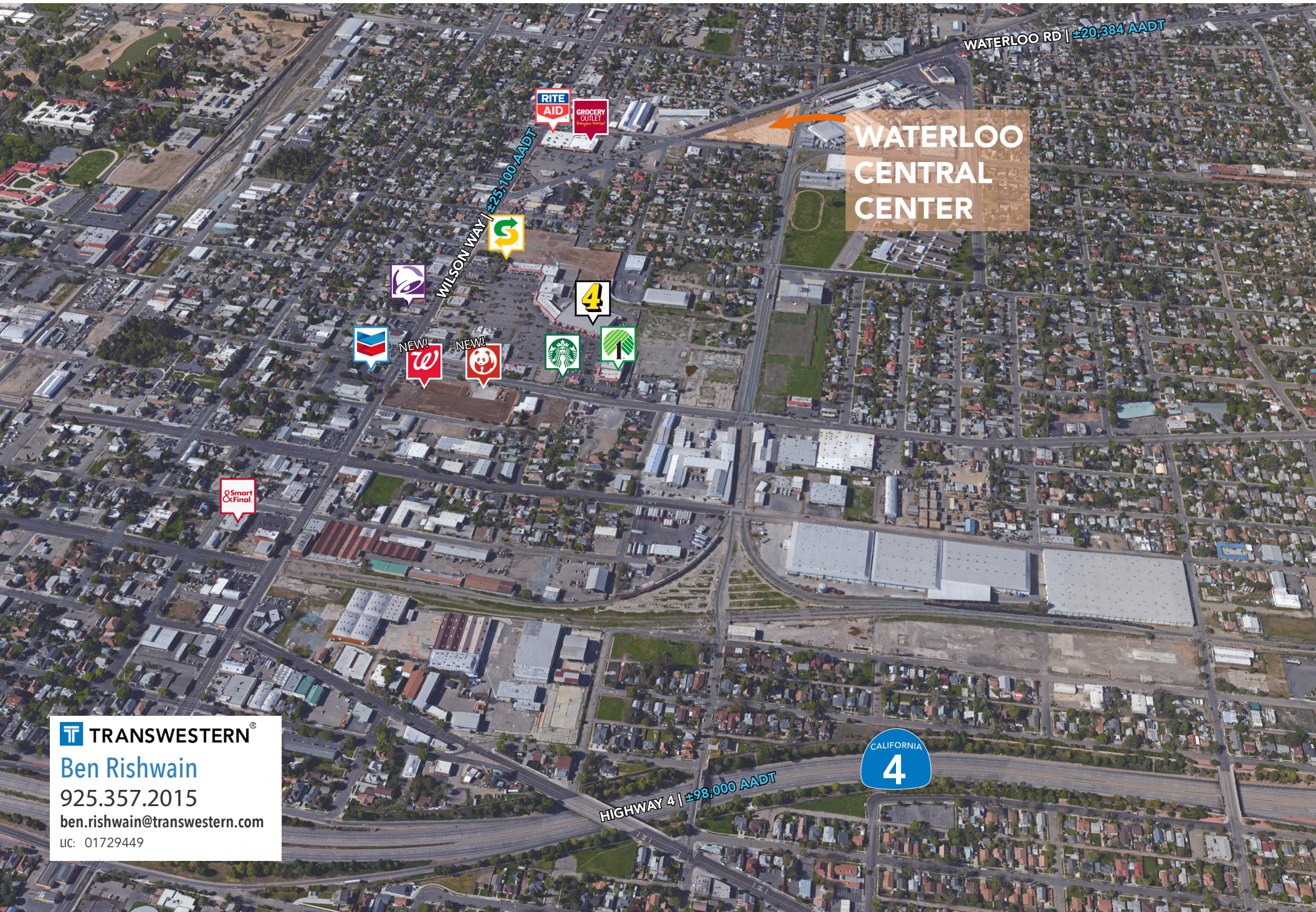
Available Contiguous Block: ±19,352 SF



Available: ±3,000 SF



# WATERLOO CENTRAL CENTER



WATERLOO RD | ±20,384 AADT

WATERLOO  
CENTRAL  
CENTER

WILSON WAY | ±25,100 AADT

HIGHWAY 4 | ±98,000 AADT



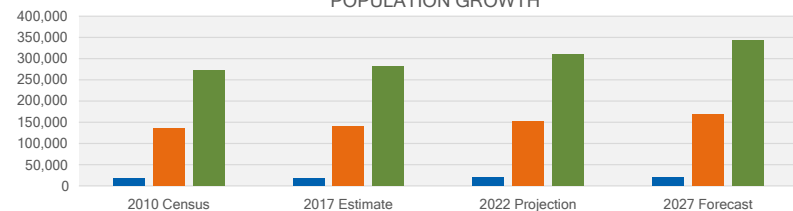
**TRANSWESTERN**<sup>®</sup>  
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# WATERLOO CENTRAL CENTER

	1 mile		3 miles		5 miles	
	#	%	#	%	#	%
<b>POPULATION</b>						
2027 Forecast	20,954		169,046		343,138	
2022 Projection	19,051		153,206		310,439	
2017 Estimate	17,469		139,483		281,931	
2010 Census	17,106		134,753		271,980	
Forecast Growth 2027-2022		9.99%		10.34%		10.53%
Projected Growth 2022-2017		9.06%		9.84%		10.11%
Estimated Growth 2017-2010		2.12%		3.51%		3.66%
<b>HOUSEHOLDS</b>						
2027 Forecast	6,141		51,813		106,506	
2022 Projection	5,575		46,805		96,154	
2017 Estimate	5,101		42,452		87,107	
2010 Census	4,980		40,932		83,845	
Forecast Growth 2027-2022		10.16%		10.70%		10.77%
Projected Growth 2022-2017		9.30%		10.26%		10.39%
Estimated Growth 2017-2010		2.43%		3.71%		3.89%
<b>ETHNICITY/RACE</b>						
White	3,188	18.25%	27,163	19.47%	61,752	21.90%
Black	940	5.38%	11,310	8.11%	27,302	9.68%
Asian	919	5.26%	17,066	12.24%	47,837	16.97%
Hispanic	11,868	67.94%	78,725	56.44%	133,075	47.20%
Other	553	3.17%	5,219	3.74%	11,965	4.24%
<b>EDUCATION</b>						
Less than 9th Grade	2,727	26.10%	18,104	21.38%	28,979	16.75%
Some High School, no Diploma	1,800	17.23%	13,257	15.66%	23,450	13.56%
High School Graduate (or GED)	3,153	30.18%	22,342	26.39%	44,458	25.70%
Some College, no Degree	1,869	17.89%	16,356	19.32%	38,823	22.44%
Associate Degree	521	4.99%	5,771	6.82%	14,113	8.16%
Bachelor's Degree	309	2.96%	6,034	7.13%	15,757	9.11%
Masters Degree	58	0.56%	1,997	2.36%	4,929	2.85%
Professional School Degree	8	0.08%	433	0.51%	1,628	0.94%
Doctorate Degree	2	0.02%	370	0.44%	858	0.50%
<b>WORKPLACE/INCOME</b>						
Median Household Income	\$ 28,665		\$ 33,831		\$ 39,688	
Average Household Income	\$ 37,615		\$ 46,624		\$ 54,149	
Total Employment	9,991		68,944		124,185	
White Collar	2,446	24.53%	22,890	33.34%	40,462	32.71%
Blue Collar	7,524	75.47%	45,770	66.66%	83,228	67.29%
Median Employee Salary	\$ 42,404		\$ 42,136		\$ 40,872	
Average Employee Salary	\$ 46,834		\$ 49,274		\$ 48,771	
Daytime Population	22,178		168,359		346,596	
Weekly Per Capita Spending	\$ 309.90		\$ 319.58		\$ 328.72	

POPULATION GROWTH



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