CUSHMAN & WAKEFIELD

College Square Shopping Center

NEC of West March Lane & North Pershing Avenue, Stockton, California

For LEASE

Nicole Key / Managing Director / nicole.key@cushwake.com / +1 209 425 3894 / DRE LIC#01907567
Tyler Murdaca / Director / tyler.murdaca@cushwake.com / +1 209 425 3893 / DRE LIC#01973380

WE ARE THE CENTER OF RETAIL

cushmanwakefield.com

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LEASE RATE
Contact Broker

AVAILABLE PAD SPACE
Building: ±6,163 Sq Ft
Land: ±16,000

ZONING
Large-Scale Commercial (C-L)

TRAFFIC COUNTS
W. March Ln. | ±41,000 ADT
N. Pershing Ave | ±28,100 ADT

NEIGHBORING TENANTS
- Join strong center co-tenants Planet Fitness, Hobby Lobby, Wienerschnitzel, Baskin Robbins, T4U, Deli Delicious & more
- Area co-tenants: In-Shape Health Club, Target, Walgreens, 99 Cents Only, Financial Credit Union, Office Depot, Dollar Tree, Big 5 Sporting Goods, Wells Fargo, Bank of America, & more

COMMENTS
- Exceptionally located retail space within the College Square Shopping Center
- Building signage available with visibility from the main center entrance
- Center benefits from ±60,000 average daily traffic counts throughout surrounding the shopping center
- College Square falls in between San Joaquin Delta College and University of the Pacific

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Suite	Tenant	Size
1231	Empresso Coffeehouse	1,539
4748	Nail Galleria	875
4750	College Laundry	3,375
1221	Capitol Donuts	1,400
1219	Baskin Robbins	1,050
1217	Deli Delicious	1,732

Suite	Tenant	Size
1215	T4U	1,418
1213	Poke Salad	1,400
1209	Sir Gauun's Co-Op Beauty	4,200
1205	Tepa Taqueria	2,800
1155	Hobby Lobby	55,000
1175	Planet Fitness	25,755

Suite	Tenant	Size
1125	Full Stream Staffing	2,800
1121	Brother's Furniture	6,600
1119	Brother's Furniture	4,000
1117	The Serpentarium	1,652
1101	Wienerschnitzel	4,000
PAD	**Building:**	**6,163**
	Land:	**16,000**

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TOTAL POPULATION

1 Mile	19,972
3 Miles	168,552
5 Miles	306,119

AVG. HOUSEHOLD INCOME

1 Mile	**$58,878**
3 Miles	**$70,435**
5 Miles	**$70,991**

DAYTIME POPULATION

1 Mile	26,287
3 Miles	159,641
5 Miles	293,111

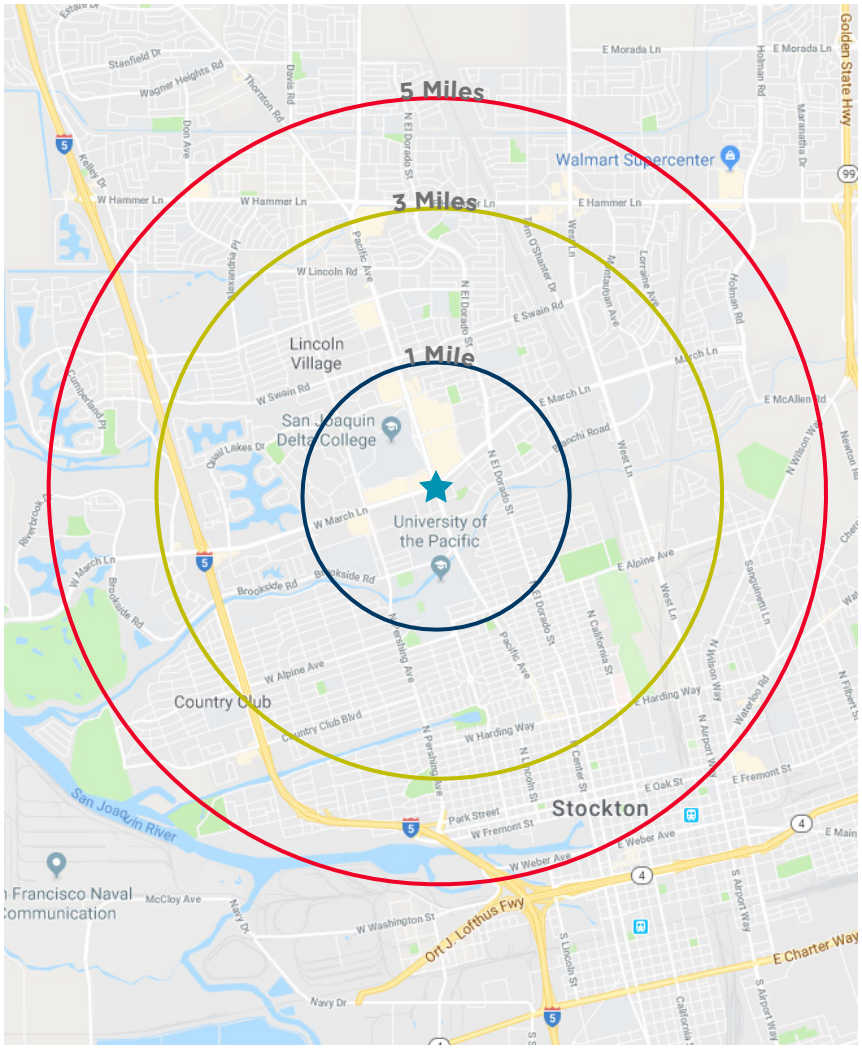
TRAFFIC COUNTS

W. March Lane	**41,000**
N. Pershing Ave	**28,100**

GROWTH RATES FOR TOTAL POPULATION

1 Mile	**3.5%**
3 Miles	**4.5%**
5 Miles	**4.75%**

INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	$58,878	$70,435	$70,991
2018 Median Household Income	$42,192	$47,722	$48,845
2018 Per Capita Income	$25,830	$25,500	$23,141
BUSINESS			
2018 Total Businesses	1,336	5,310	8,362
2018 Total Employees	12,872	56,917	98,922



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