

AVAILABLE FOR LEASE

SWC STOCKTON BLVD. & LAWRENCE DR.
SACRAMENTO, CA

Smart & Final

Smart & Final NOW OPEN!
Ross COMING SOON!
Under new renovation
Completion Spring 2020

STOCKTON PLAZA

Blair J. Wheatley
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James A. Teare, CRX, CLS
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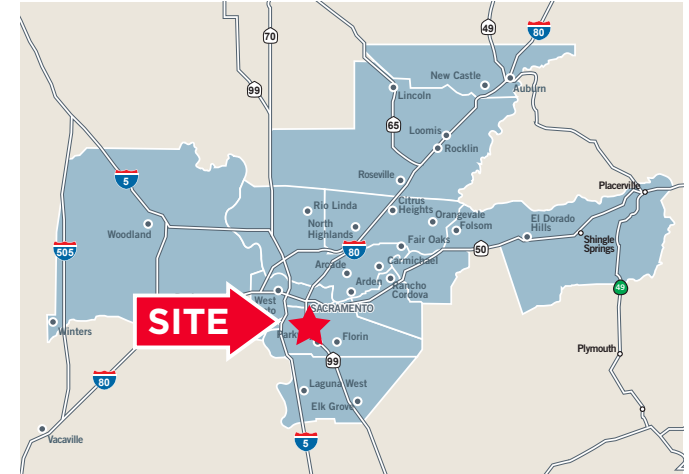
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ABOUT

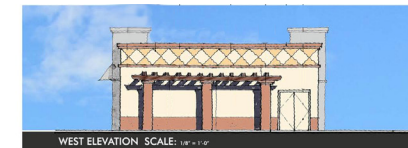
PROPERTY PROFILE

- Location:** SWC Stockton Blvd & Lawrence Dr
Sacramento, CA
- Spaces Available:** ±1,480 up to ±8,400 SF
In-line, end cap & pad spaces
- Trade Area Neighbors:** Planet Fitness, Aaron's, FoodsCo Market,
Harbor Freight Tools & Dollar Tree



PROPERTY HIGHLIGHTS

Stockton Plaza is a neighborhood shopping center in Sacramento's Stockton Boulevard retail corridor. Stockton Boulevard is a primary north/south commuter thoroughfare and offers excellent street visibility to am/pm commuter traffic with over 770 feet of frontage on Stockton Blvd. The site offers monument signage, easy egress/ingress, competitive lease rates and low NNN's.



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DEMOGRAPHICS



TOTAL POPULATION

1 MILE



2 MILE

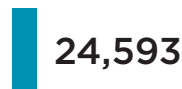


3 MILE



DAYTIME POPULATION

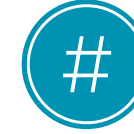
1 MILE



2 MILE



3 MILE



MEDIAN AGE

1 MILE

33.2
YEARS OLD

2 MILE

32.4
YEARS OLD

3 MILE

33.5
YEARS OLD



AVG HOUSEHOLD INCOME

1 MILE

\$49,570

2 MILE

\$50,939

3 MILE

\$61,100



TRAFFIC COUNTS



STOCKTON BLVD 33,465 ADT



FRUITRIDGE RD 24,123 ADT

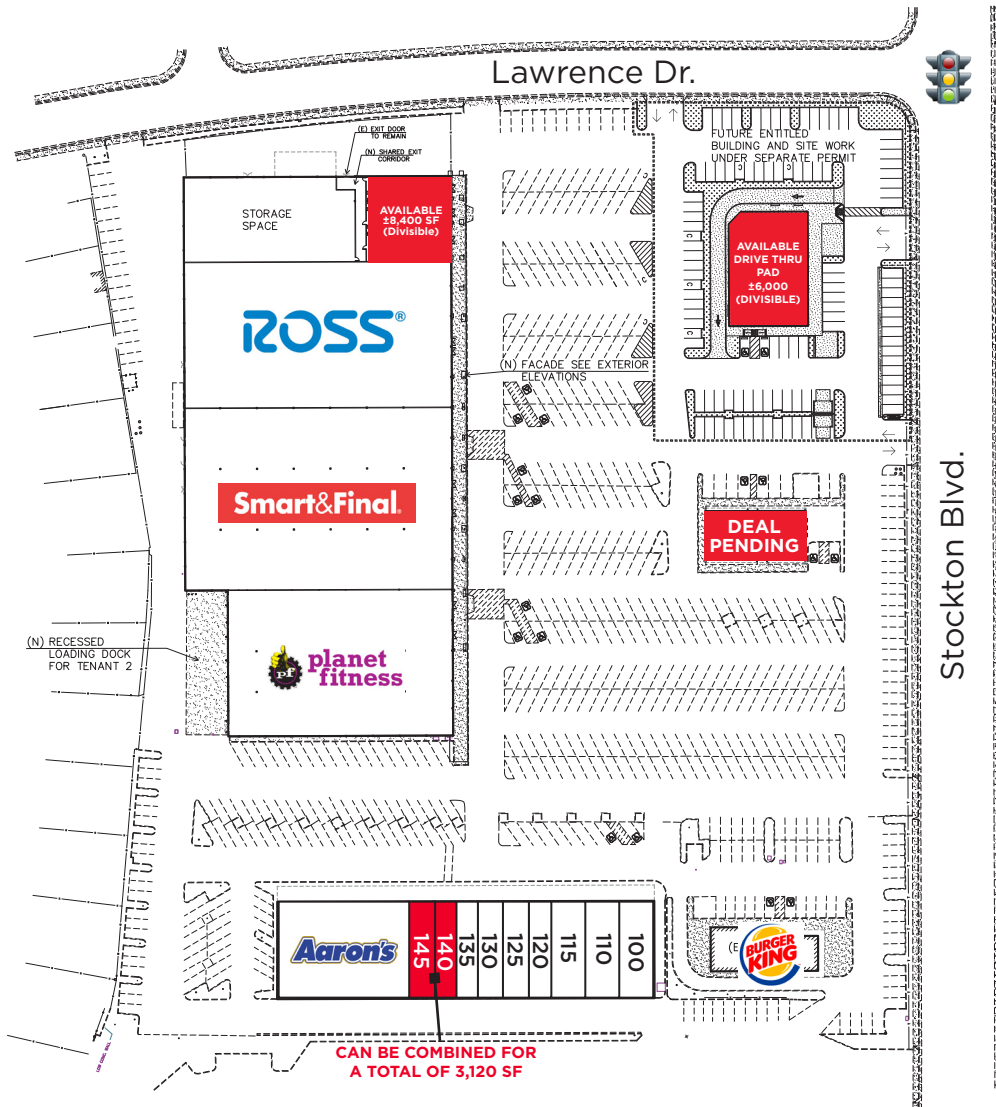
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SITE PLAN



#	TENANT	SF
100/110	Access Dental	±4,861
115	Tobacco Store	±1,877
120	Comprex LLC	±1,292
125	Lily's Beauty	±1,020
130	Check into Cash	±1,258
135	Euromarket	±1,656
140	AVAILABLE	±1,480
145	AVAILABLE	±1,640
150-180	Aaron's Rents	±9,300
5150	Burger King	±3,795
TBD	AVAILABLE (Divisible)	±8,400
5200-B	Ross	±26,400
5200-A	Smart and Final	±33,000
5210	Planet Fitness	±22,000
5060	PAD A - Drive Thru (Divisible)	±6,000
5140	DEAL PENDING	±3,280

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AERIAL - CLOSE UP



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AERIAL - FAR



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