

FOR LEASE

# College Square Shopping Center

NEC of West March Lane & North Pershing Avenue STOCKTON, CA



RESTAURANT PAD NOW AVAILABLE



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## College Square Shopping Center

STOCKTON, CA

## Property Summary

### Property Highlights

- Exceptionally located retail space within the College Square Shopping Center
- Building signage available with visibility from the main center entrance
- Join strong center co-tenants Planet Fitness, Hobby Lobby, Outback Steakhouse, Wienerschnitzel, Baskin Robbins, T4U, Deli Delicious & more
- 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
- 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, and more

#### Lease Rate

Contact Broker

#### Available Space

Suite 1119: ± 4,000 Sq Ft  
Suite 1243: ± 6,163 Sq Ft

#### Zoning

Large-Scale Commercial (C-L)

#### Traffic Counts

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



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Site Plan



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1231	Empresso Coffeehouse	1,539	1215	T4U	1,418	1125	Full Stream Staffing	2,800
4748	Nail Galleria	875	1213	Poke Salad	1,400	1121	Brother's Furniture	6,600
4750	College Laundry	3,375	1209	Sir Gauun's Co-Op Beauty	4,200	<b>1119</b>	<b>AVAILABLE</b>	<b>4,000</b>
1221	Capitol Donuts	1,400	1205	Tepa Taqueria	2,800	1117	The Serpentarium	1,652
1219	Baskin Robbins	1,050	1155	Hobby Lobby	55,000	1101	Wienerschnitzel	4,000
1217	Deli Delicious	1,732	1175	Planet Fitness	25,755	<b>1243</b>	<b>AVAILABLE</b>	<b>6,163</b>
						<b>PAD: 16,000 SF of Land</b>		

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Market Aerial



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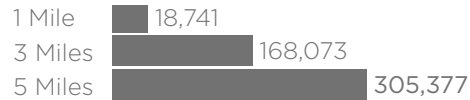
**College Square Shopping Center**

STOCKTON, CA

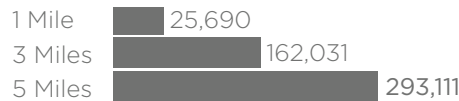
**2017 Demographics**



**TOTAL POPULATION**



**DAYTIME POPULATION**



**GROWTH RATES FOR TOTAL POPULATION**



**AVG. HOUSEHOLD INCOME**



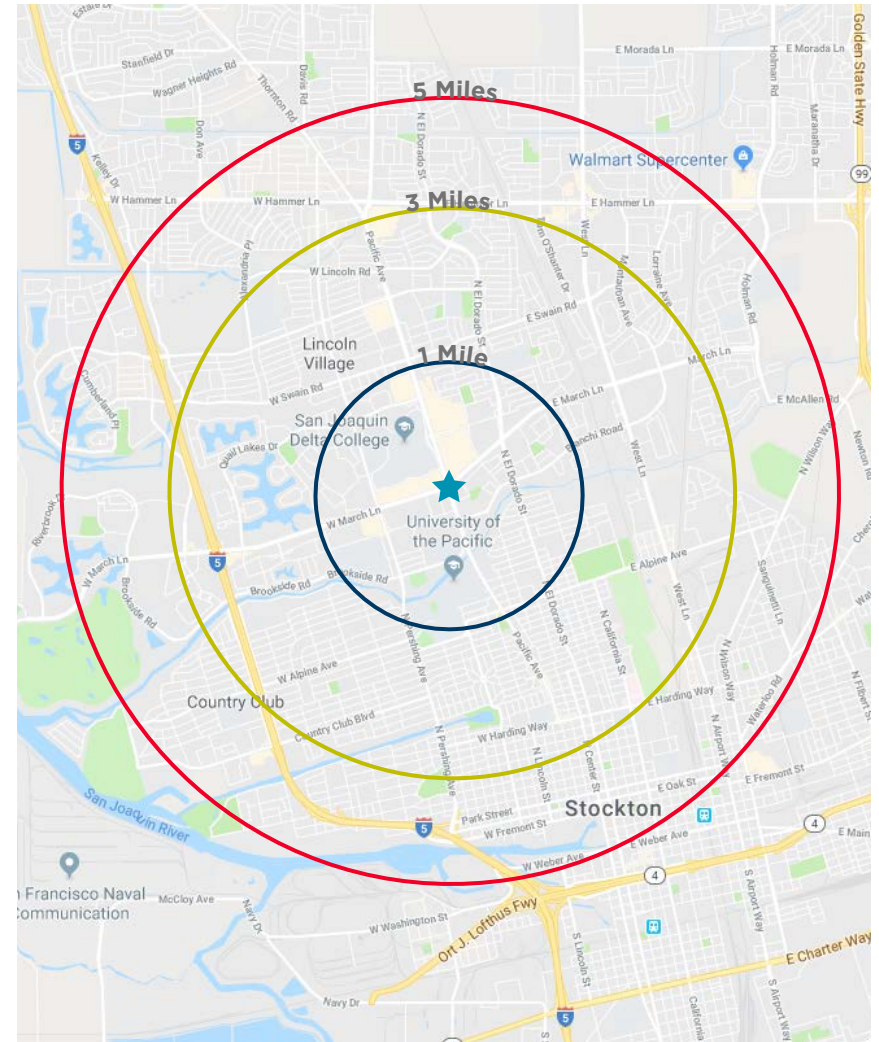
**TRAFFIC COUNTS (2016)**



INCOME	1 Mile	3 Miles	5 Miles
2017 Average Household Income	\$57,480	\$66,404	\$66,906
2017 Median Household Income	\$41,498	\$45,209	\$46,398
2017 Per Capita Income	\$25,118	\$24,068	\$21,847

BUSINESS	1 Mile	3 Miles	5 Miles
2017 Total Businesses	1,270	5,196	8,153
2017 Total Employees	12,835	57,230	97,624



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