

3.12± Acres - Stockton, CA

FOR SALE

9360 N. State Route Hwy 99 Frontage Rd.

LOCATION:

9360 N. State Route Hwy 99 Frontage Rd.,
Stockton, CA

AVAILABLE LAND: 3.12± Acres

SALE PRICE: \$611,582.40 (\$4.50 psf)

DEMOGRAPHICS: 1 mile 2 miles 3 miles

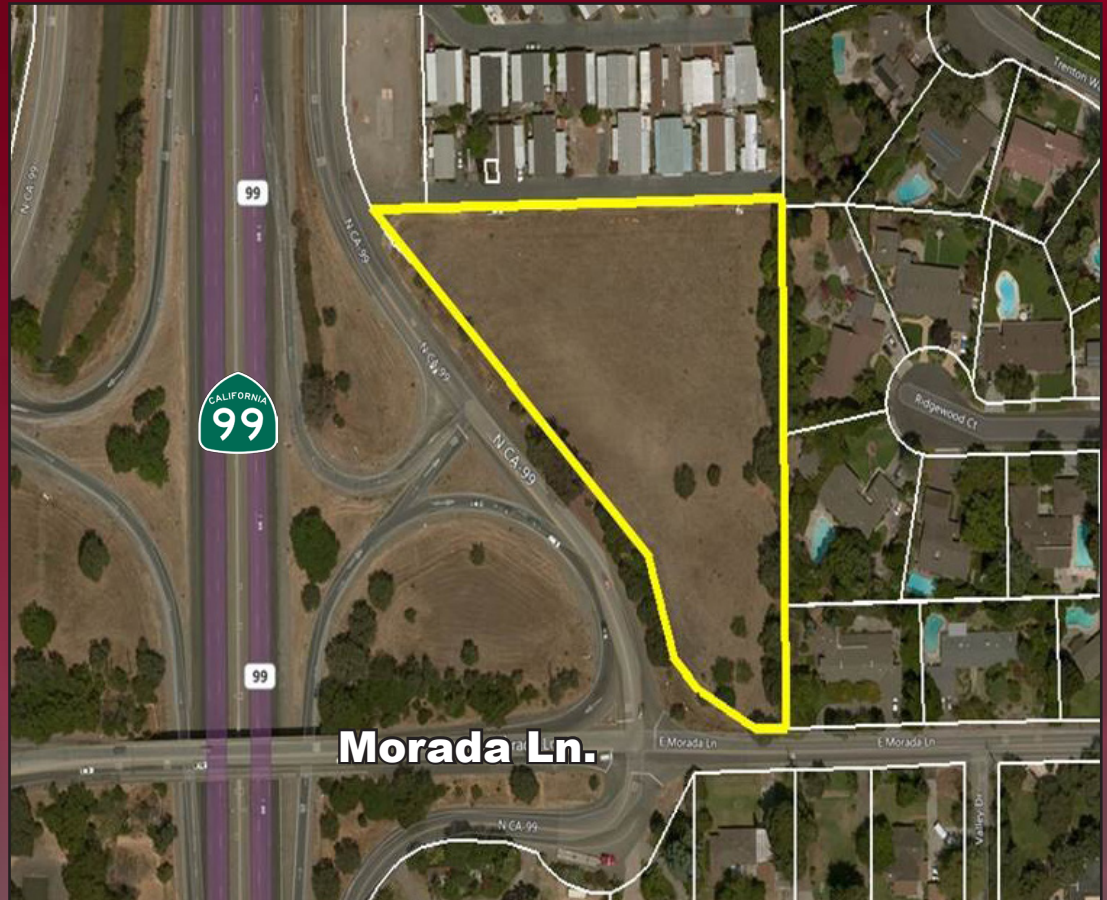
Population:	12,788	29,917	60,348
Income:	\$84,604	\$74,266	\$67,004

TRAFFIC COUNTS:

Highway 99: 81,000± cars ADT

COMMENTS:

- Re-zone potential to Hwy Commercial
- Great freeway access, exposure and visibility
- Located in San Joaquin County
- Interchange location



For more information contact:

Jim Martin, SIOR

BRE # 01214270

Direct: 209-983-4088

Office: 209-983-1111

jmartin@lee-associates.com

Christopher W. Sill

BRE # 01188616

Direct: 209-983-6837

Office: 209-983-1111

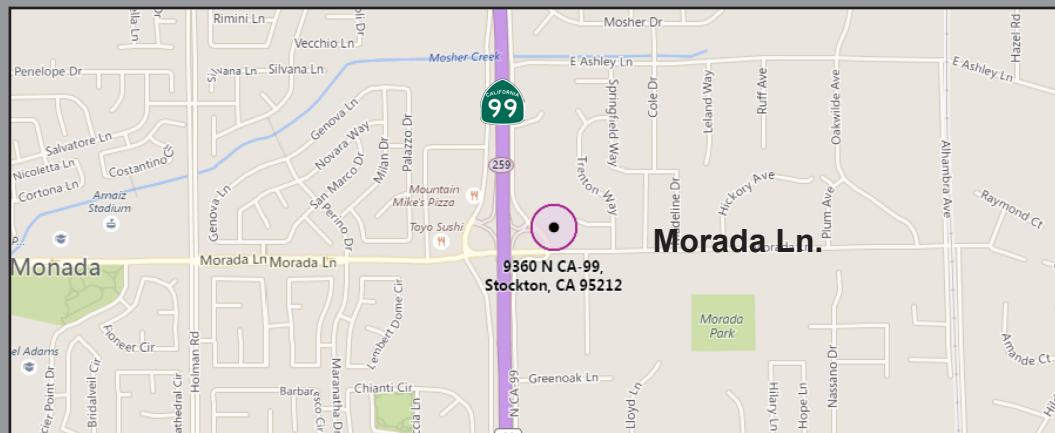
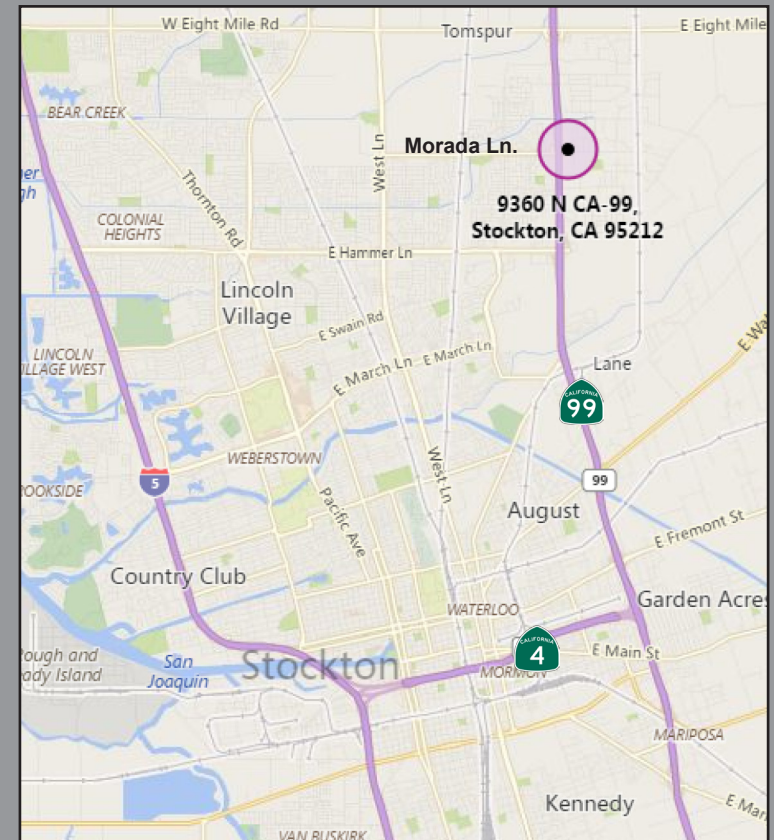
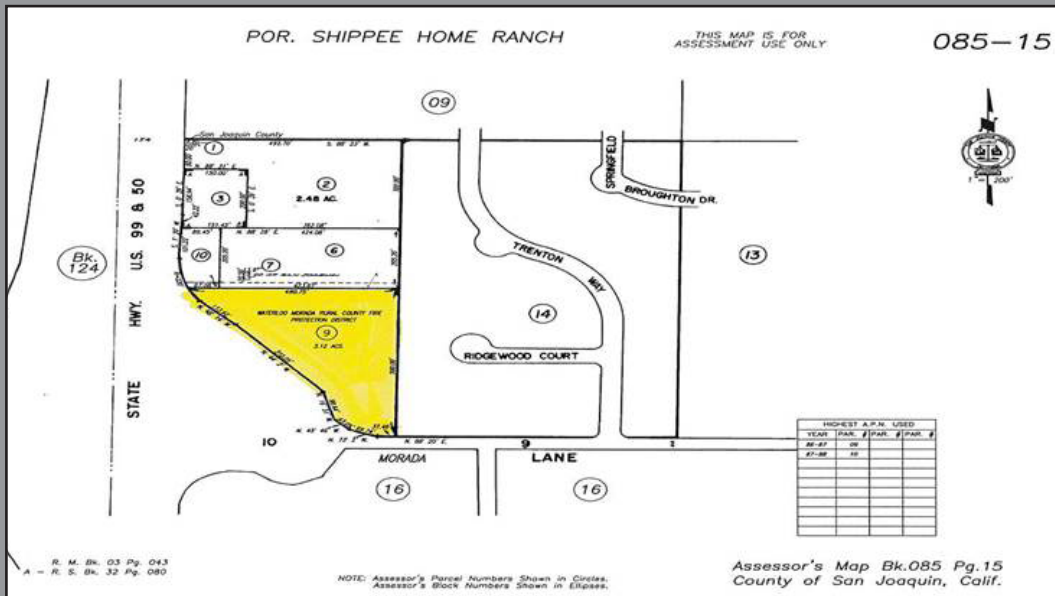
csill@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

3.12± ACRES - Stockton, CA

9360 N. State Route Hwy 99 Frontage Rd.



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LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0380/-121.2572

RFULL9

9360 N CA-99 Stockton, CA	1 Mile	2 Miles	3 Miles
Population			
Estimated Population (2016)	12,788	29,917	60,348
Projected Population (2021)	13,865	32,338	65,289
Census Population (2010)	11,704	28,003	57,124
Census Population (2000)	4,004	17,181	41,530
Projected Annual Growth (2016-2021)	1,078 1.7%	2,421 1.6%	4,941 1.6%
Historical Annual Growth (2010-2016)	1,083 1.5%	1,914 1.1%	3,224 0.9%
Historical Annual Growth (2000-2010)	7,701 19.2%	10,822 6.3%	15,594 3.8%
Estimated Population Density (2016)	4,074 <i>psm</i>	2,383 <i>psm</i>	2,135 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>
Households			
Estimated Households (2016)	3,627	8,372	17,095
Projected Households (2021)	3,827	8,809	18,003
Census Households (2010)	3,304	7,808	16,128
Census Households (2000)	1,534	5,264	12,337
Projected Annual Growth (2016-2021)	200 1.1%	436 1.0%	908 1.1%
Historical Annual Change (2000-2016)	2,093 8.5%	3,108 3.7%	4,758 2.4%
Average Household Income			
Estimated Average Household Income (2016)	\$84,604	\$74,266	\$67,004
Projected Average Household Income (2021)	\$98,433	\$85,988	\$77,143
Census Average Household Income (2010)	\$95,455	\$74,842	\$64,527
Census Average Household Income (2000)	\$75,593	\$55,100	\$49,816
Projected Annual Change (2016-2021)	\$13,829 3.3%	\$11,722 3.2%	\$10,138 3.0%
Historical Annual Change (2000-2016)	\$9,011 0.7%	\$19,166 2.2%	\$17,188 2.2%
Median Household Income			
Estimated Median Household Income (2016)	\$66,999	\$59,854	\$53,520
Projected Median Household Income (2021)	\$73,917	\$66,000	\$58,840
Census Median Household Income (2010)	\$64,208	\$54,290	\$50,431
Census Median Household Income (2000)	\$55,687	\$43,225	\$41,184
Projected Annual Change (2016-2021)	\$6,917 2.1%	\$6,146 2.1%	\$5,320 2.0%
Historical Annual Change (2000-2016)	\$11,312 1.3%	\$16,629 2.4%	\$12,336 1.9%
Per Capita Income			
Estimated Per Capita Income (2016)	\$24,043	\$20,860	\$19,053
Projected Per Capita Income (2021)	\$27,211	\$23,493	\$21,339
Census Per Capita Income (2010)	\$26,948	\$20,869	\$18,218
Census Per Capita Income (2000)	\$29,917	\$17,049	\$14,875
Projected Annual Change (2016-2021)	\$3,168 2.6%	\$2,633 2.5%	\$2,286 2.4%
Historical Annual Change (2000-2016)	-\$5,874 -1.2%	\$3,811 1.4%	\$4,178 1.8%
Estimated Average Household Net Worth (2016)	\$917,879	\$787,292	\$662,597

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.