

# CALAVERAS SQUARE RETAIL FOR LEASE

1019-1189 E. MARCH LANE, STOCKTON, CA

## LISTING DATA

**AVAILABLE SF:** ±1,000 - ±2,650 SF

### COMMENTS:

- The Wal-Mart Neighborhood Market anchored shopping center
- Located at one of the busiest intersections in Stockton!
- Over 65,000 cars per day!
- Exceptional parking and access from March Lane and West Lane!

## ECONOMIC DATA

**LEASE RATE:** Call for Lease Rate

## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	27,539	159,132	298,846
Average HH Income:	\$50,969	\$53,771	\$59,783

### TRAFFIC COUNTS:

March Ln: 34,000± Cars ADT  
West Ln: 31,000± Cars ADT

## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## AVAILABLE SPACES

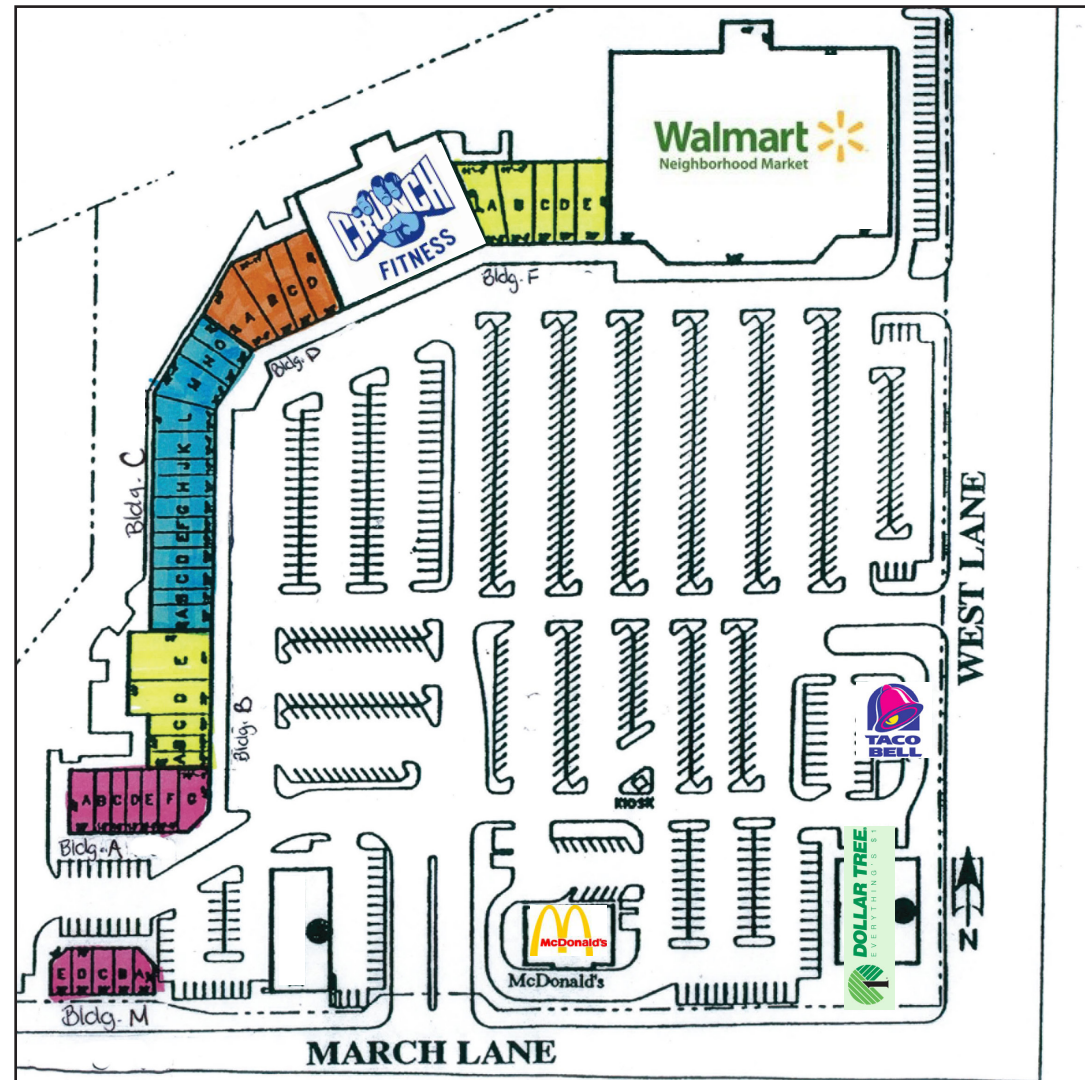
Building A
1061C/D - 1,800± sf
1061E - 1,000± sf
1061F - 1,190± sf

Building D
1139A - 2,650± sf

Building M
1019D - 1,000± sf



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RETAIL FOR LEASE  
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# COMPLETE PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0037/-121.2922

RFULL9

## 1189 E March Ln

### Stockton, CA

#### Population

	1 Mile		3 Miles		5 Miles	
Estimated Population (2015)	27,539		159,132		298,846	
Projected Population (2020)	28,744		166,231		312,265	
Census Population (2010)	25,757		149,986		282,665	
Census Population (2000)	22,649		135,919		254,536	
Projected Annual Growth (2015-2020)	1,205	0.9%	7,100	0.9%	13,419	0.9%
Historical Annual Growth (2010-2015)	1,782	1.4%	9,146	1.2%	16,180	1.1%
Historical Annual Growth (2000-2010)	3,107	1.4%	14,067	1.0%	28,129	1.1%
Estimated Population Density (2015)	8,773 <i>psm</i>		5,630 <i>psm</i>		3,807 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	

#### Households

Estimated Households (2015)	8,300		51,966		97,595	
Projected Households (2020)	8,653		54,243		101,864	
Census Households (2010)	7,733		48,671		91,769	
Census Households (2000)	6,757		46,061		85,190	
Projected Annual Growth (2015-2020)	354	0.9%	2,277	0.9%	4,269	0.9%
Historical Annual Change (2000-2015)	1,542	1.5%	5,904	0.9%	12,405	1.0%

#### Average Household Income

Estimated Average Household Income (2015)	\$50,969		\$53,771		\$59,783	
Projected Average Household Income (2020)	\$54,050		\$56,998		\$63,294	
Census Average Household Income (2010)	\$48,912		\$52,916		\$59,320	
Census Average Household Income (2000)	\$44,674		\$45,006		\$47,719	
Projected Annual Change (2015-2020)	\$3,081	1.2%	\$3,227	1.2%	\$3,511	1.2%
Historical Annual Change (2000-2015)	\$6,295	0.9%	\$8,765	1.3%	\$12,064	1.7%

#### Median Household Income

Estimated Median Household Income (2015)	\$41,769		\$42,686		\$47,214	
Projected Median Household Income (2020)	\$43,164		\$44,001		\$48,944	
Census Median Household Income (2010)	\$42,255		\$44,314		\$48,828	
Census Median Household Income (2000)	\$35,648		\$35,776		\$38,003	
Projected Annual Change (2015-2020)	\$1,395	0.7%	\$1,315	0.6%	\$1,730	0.7%
Historical Annual Change (2000-2015)	\$6,121	1.1%	\$6,910	1.3%	\$9,211	1.6%

#### Per Capita Income

Estimated Per Capita Income (2015)	\$15,423		\$17,727		\$19,676	
Projected Per Capita Income (2020)	\$16,331		\$18,760		\$20,793	
Census Per Capita Income (2010)	\$14,686		\$17,172		\$19,259	
Census Per Capita Income (2000)	\$13,395		\$15,208		\$15,921	
Projected Annual Change (2015-2020)	\$908	1.2%	\$1,033	1.2%	\$1,117	1.1%
Historical Annual Change (2000-2015)	\$2,029	1.0%	\$2,520	1.1%	\$3,755	1.6%
Estimated Average Household Net Worth (2015)	\$334,160		\$374,930		\$415,619	

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