

APPROX. 12,000 SF FREESTANDING BUILDING ON APPROX. 1.4 ACRES



FOR SALE OR LEASE | 1233 E. Martin Luther King Boulevard | Stockton, CA

## PROPERTY FEATURES

- » 44,334 Cars per day
- » Signalized intersection
- » 360 degree trade area
- » Left turn access
- » Good visibility, the trees on Airport Way can be removed

FOR MORE INFORMATION, CONTACT:

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**DIRECTOR**

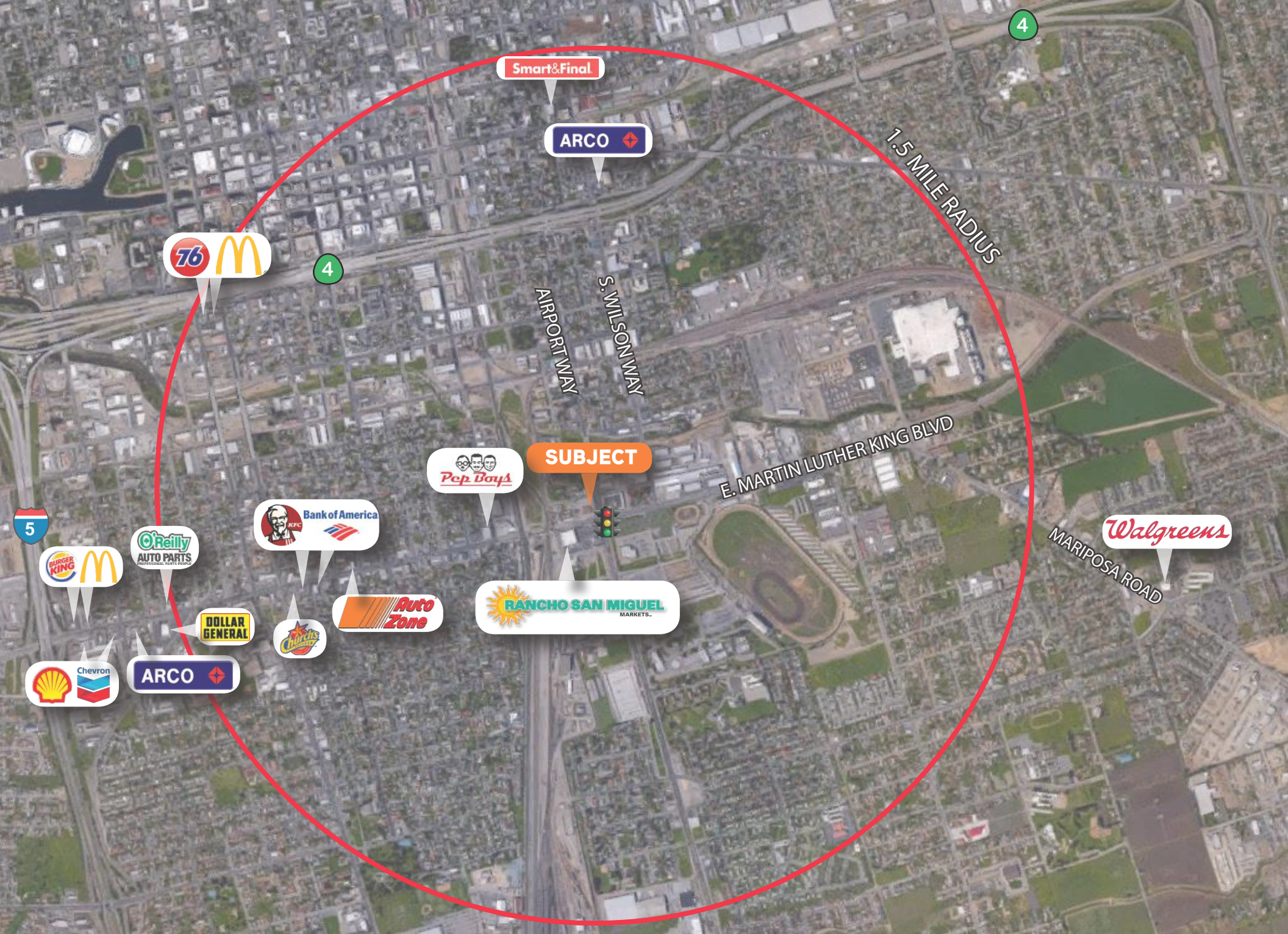
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LIC#01199417







Smart&Final

ARCO

76 McDonald's

4

4

1.5 MILE RADIUS

AIRPORTWAY

S. WILSONWAY

SUBJECT

Pep Boys

Bank of America

E. MARTIN LUTHER KING BLVD

Walgreens

MARIPOSA ROAD

5

BURGER KING McDonald's

O'Reilly AUTO PARTS

DOLLAR GENERAL

Chick-fil-A

Auto Zone

RANCHO SAN MIGUEL MARKETS

Shell Chevron

ARCO



» Measurements are approximate



» The existing pylon sign will remain



2017	1-Mile	2-Mile	3-Mile
Population	20,036	67,806	125,685
Average HH Income	\$49,746	\$46,272	\$56,156
Total Employees	5,953	33,051	55,050

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