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[View Site Specific COVID-19 Prevention Plan](#)



**CUSHMAN &
WAKEFIELD**

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ABOUT MARINA CENTER

The 97,731 square foot Marina Shopping Center is located with high visibility on the corner of Interstate 5 and Benjamin Holt Drive within the master-planned community of Lincoln Village West in Stockton, and one mile from Stockton's premier, master-planned community, Brookside, with 3,000 homes and a 67.5 acre business/office park. Remodeled most recently in 2015, the Center is three miles from two million square feet of office and retail space in the March Lane business corridor and two miles from the Pacific Avenue business and retail corridor.

Major tenants includes anchor tenants like Marina Marketplace and Ace Hardware. Freestanding pads comprise an additional 6,378 square feet of space in the Center with national tenants McDonald's and Starbucks. Other businesses include Village Veterinary Clinic, Blue Wave Express Car Wash (coming soon) and LumberJack's Restaurant.



LEASE PRICE

Contact Broker

SPACES AVAILABLE

Suite 6 - ±3,000 - 5,992 SF

TOTAL RENTABLE AREA

± 97,731 SF

ZONING

General Commercial (GC)

TRAFFIC COUNTS

W Benjamin Holt Dr | 18,850 ADT
Interstate 5 | 102,500 ADT

SHOPPING CENTER CENTER CO-TENANTS

Marina Marketplace, Ace Hardware, McDonald's, Starbucks, Eddie's Pizza, Octavio's, Subway, Mandarin Express + more

PROPERTY HIGHLIGHTS

- Prime shop space within a strong neighborhood shopping center that rarely has vacancy
- Suite 6 features the ability for a patio expansion - ideal for outdoor dining
- Located at the W Benjamin Holt Drive exit off Interstate 5 with great freeway visibility
- Highly visible area along W Benjamin Holt Drive with elevated daily traffic averaging 18,850 vehicles daily
- Multiple signalized ingress/egress access points to the center
- Surrounded by dense residential - including affluent neighborhoods of Brookside and Lincoln Village West
- Access to major corridors of North Stockton - Pacific Avenue, March Lane, and Hammer Lane
- Highway pylon signage available
- **Do not disturb tenant**



NEIGHBORHOOD DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
POPULATION	17,379	125,158	238,477
MEDIAN HOUSEHOLD INCOME	\$65,461	\$59,780	\$56,828
POPULATION GROWTH	5.01%	5.16%	5.34%



HERNDON PL



INTERSTATE 5 102,500 ADT

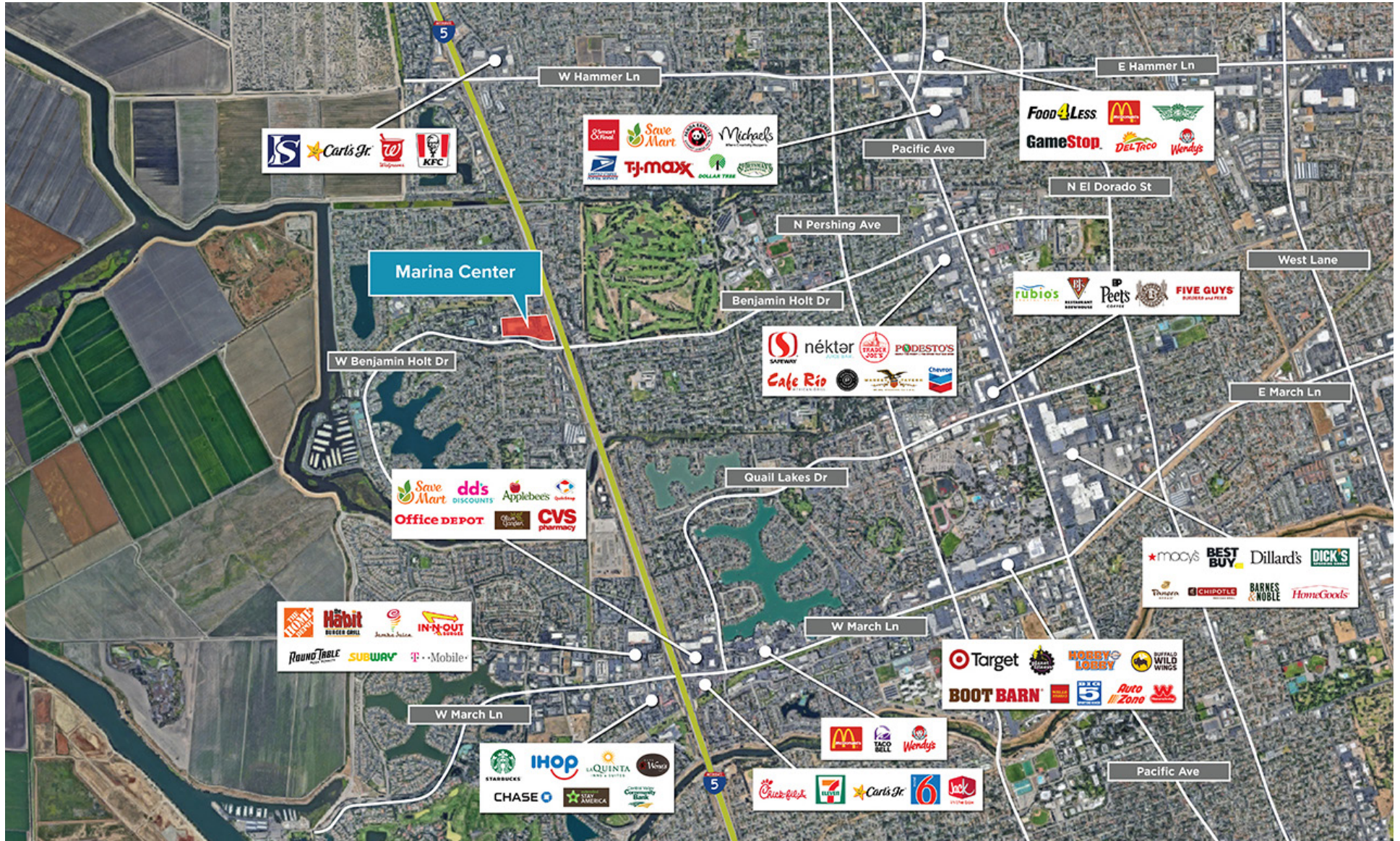
GRIGSBY PL

1	Marina Marketplace	28,700 SF	10	Spa For Paws	1,080 SF
2	Temperance Liquors	2,400 SF	11	Doyle's Barber Shop	460 SF
3	Ace Hardware	8,868 SF	12	SJC Office of Education	1,453 SF
4	Sequin Nails and Spa	1,404 SF	13	Octavio's	1,040 SF
5	Hooked Health & Wellness	480 SF	14	Octavio's	3,200 SF
6	Available	3,000 - 5,922 SF	15	Subway	2,000 SF
7	Salon Le V	1,150 SF	16	Mandarin Villa Express	1,200 SF
8	Instant Wireless	900 SF	17	McDonald's	4,356 SF
9	Eddie's Pizza Cafe	4,074 SF	18	Starbucks	1,920 SF



SHOP SPACES FOR LEASE

WEST BENJAMIN HOLT DRIVE AT INTERSTATE 5 | STOCKTON, CA



STOCKTON, CALIFORNIA

The City of Stockton is one of California’s fastest growing communities and is currently the 13th largest city in California of about 311,000 in total population. Stockton is situated within the Central Valley in Northern California -approximately 80 miles east of San Francisco and 45 miles south of Sacramento with access to several major interstates (I-5, I-205) and freeways (Hwy 99, Hwy 4). Much of Northern California’s imported goods and e-commerce distribution also find their way through the Port of Stockton, the regional airport, and the extensive rail system.

In the mid-2000’s, Stockton underwent a tremendous economic expansion with projects including revitalizing its downtown, including an indoor arena, baseball stadium and waterfront hotel (offering first-class professional sports and entertainment throughout the year) and the development of several residential subdivisions that are about one-third the price of a San Francisco Bay Area home.

Stockton’ has a healthy work population base that provides considerable opportunity for the residents. In 2019, there was approximately 108,000 total employees -65% white collar and 35% blue collar. The top 3 industries within the community are (1) Health Care and Social Services (±20,400 jobs), (2) Retail (±14,000 jobs), followed by (3) Education (±13,400 jobs).

