

6530 PACIFIC AVE.

Stockton, CA 95207

±1,515 SF RETAIL / AVAILABLE / FOR LEASE



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OVERVIEW

For Lease

PREMISES

SEC W Benjamin Holt Dr. & Pacific Ave.

AVAILABLE SPACE: ±1,515 SF IN-LINE RETAIL

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

The Honey Baked Ham Company, US Food Chef Store, Chuck E. Cheese, O'Reilly Auto Parts, Grocery Outlet, CVS, Safeway and Trader Joe's

PROPERTY HIGHLIGHTS

- Excellent visibility
- Great traffic counts at a busy intersection
- Densely populated area
- Strong daytime population
- Located at a major retail trade area of Stockton
- Close proximity to San Joaquin Delta College, Lincoln HS and various major shopping malls

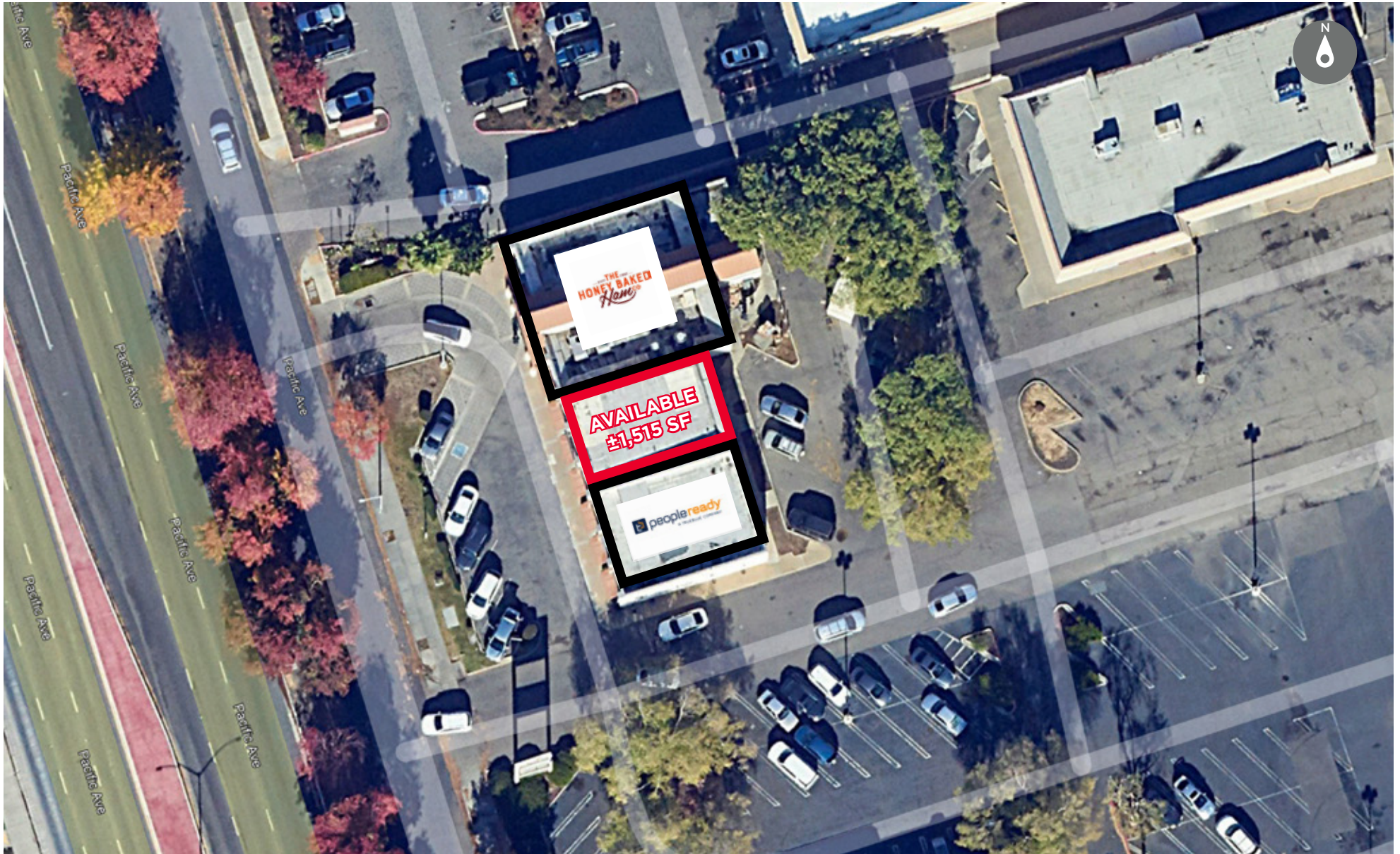


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SITE PLAN

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NEIGHBORHOOD MAP

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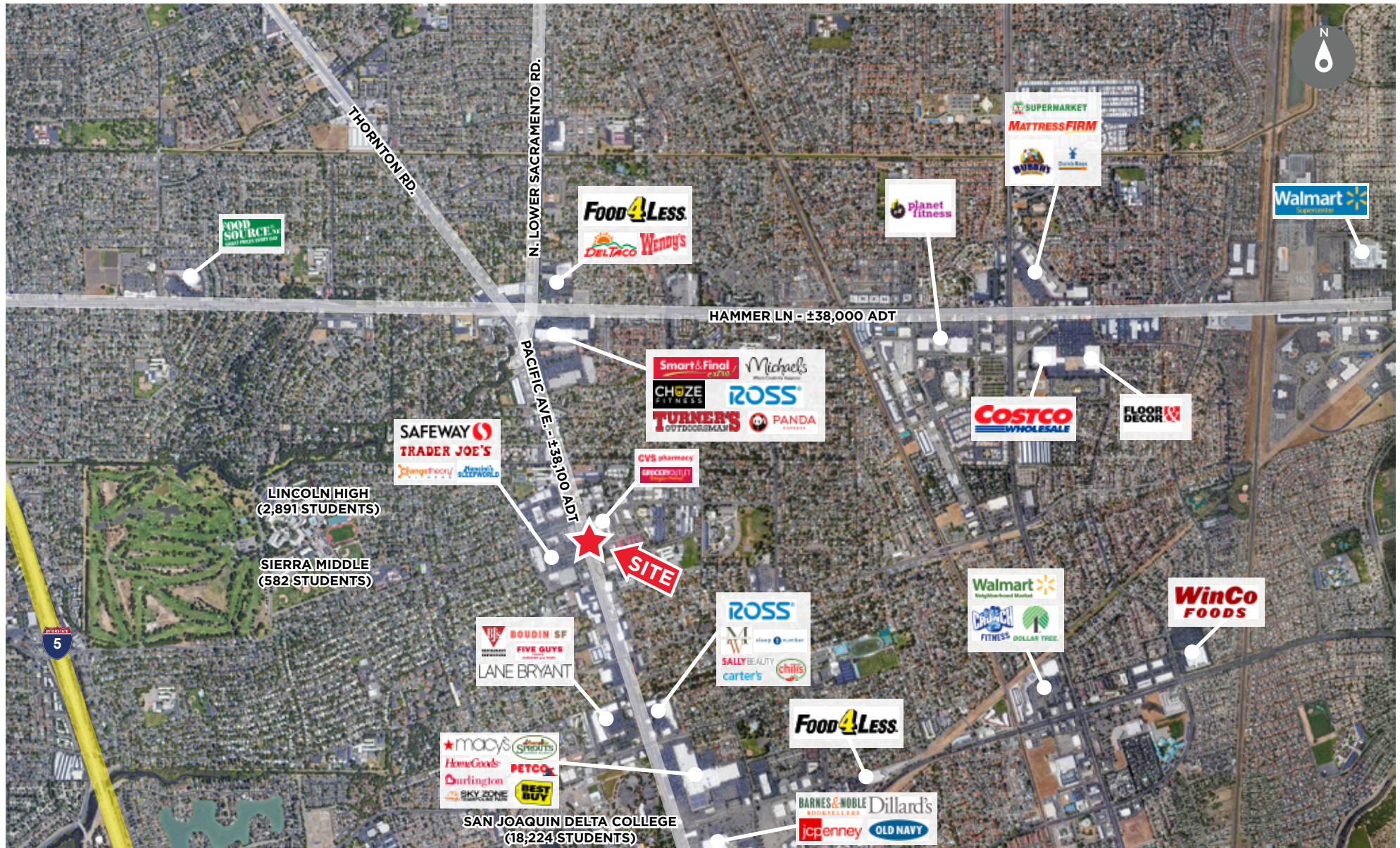


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TRADE AREA MAP

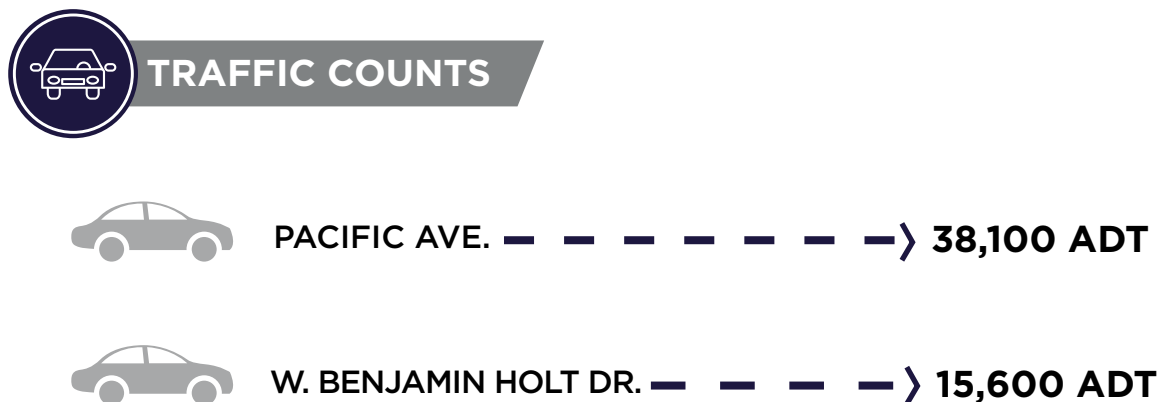
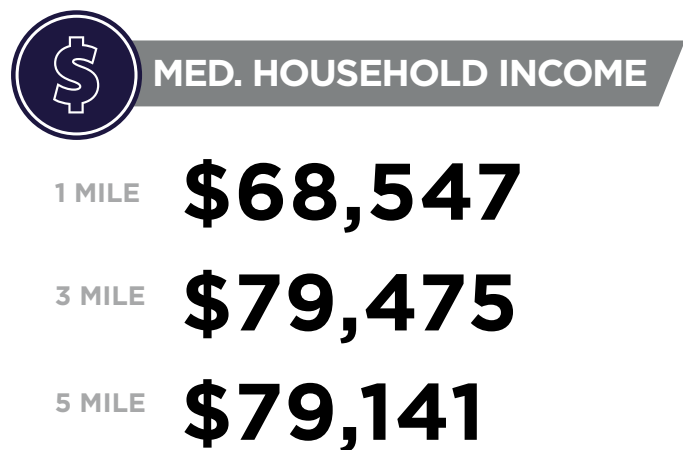
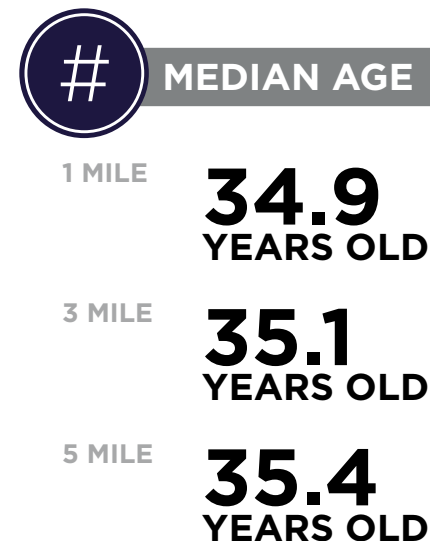
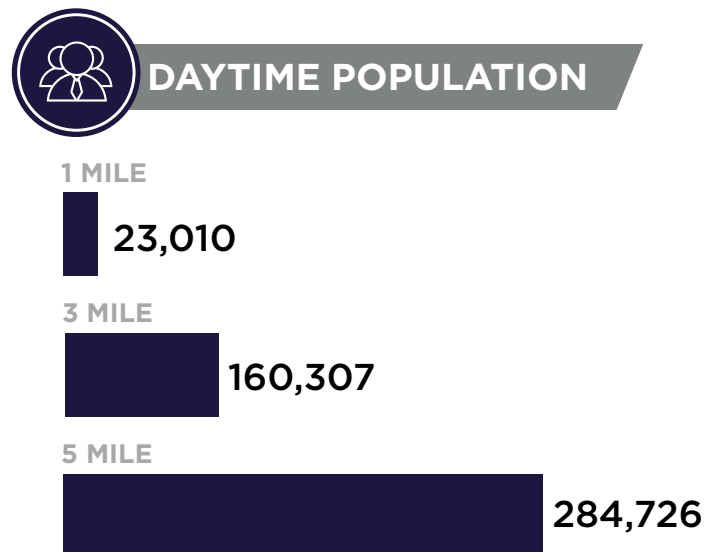
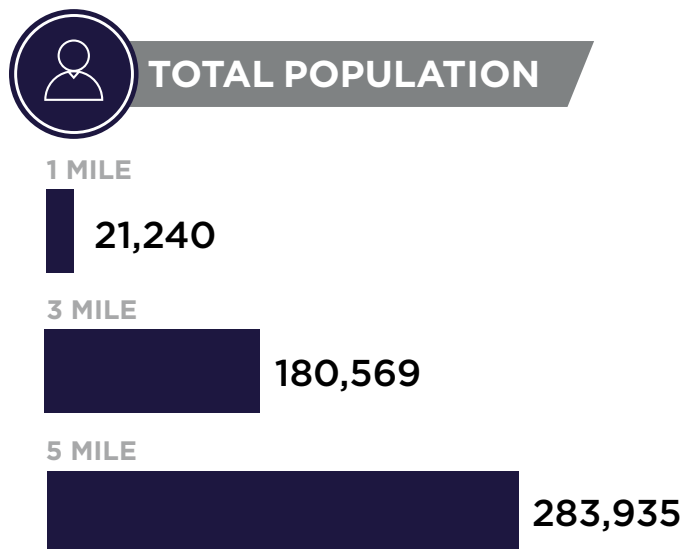
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DEMOGRAPHICS

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