

For Lease

Redevelopment Grocery Center

2180 Mariposa Road | Stockton, CA 95205



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NAIPence Capital

A Subsidiary of  NORTHGATE

Lease

Lease Price:

Space Available:

Contact Broker

±1,500 - 90,000 Sq Ft

Lease Type:

NNN

Traffic Counts:

Mariposa Rd - ±11,500 ADT
Farmington Rd - ±9,300 ADT

A unique grocery/retail anchored center opportunity in South Stockton is ready for redevelopment. This marketplace is hugely underserved by retail and has a draw to the east for several miles.

- Underserved south Stockton market servicing outlying farming communities of Farmington, Linden and French Camp
- Convenient access to Hwy 4 and Hwy 99
- Big Box, Jr Box and Shop space available
- Pad spaces available for fast food and gas



Proposed Site Plan



Proposed Site Aerial



Market View



Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	11,043	82,493	175,706
2025 Projected Population:	11,938	89,705	189,069
2010 Census Population:	10,319	77,833	164,571
2025 Projected Growth:	1.6%	1.7%	1.5%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	2,898	22,473	50,904
2025 Projected Households:	3,044	23,794	53,374
2010 Census Households:	2,500	20,150	43,378
Projected Growth:	1%	1.2%	1%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	222	2,883	6,429
2020 Estimated Total Employees:	2,268	37,803	79,730

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$56,502	\$51,604	\$62,366

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	24.5%	31%	34.1%
2020 Estimated Black/African American:	11.5%	9.7%	11.4%
2020 Estimated Asian/Pacific Islander:	9.3%	10.2%	15.2%
2020 Estimated American Indian/Native Alaskan:	0.9%	1.3%	1.3%
2020 Estimated Hispanic:	68.7%	70.6%	38.1%
2020 Estimated Other Races:	53.8%	47.8%	38.1%

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