For Lease

Georgetown Plaza

4545 Georgetown PI | Stockton, CA 95207



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Lease

Lease Price:

Contact Broker

Space Available: A1 - 850 SF;

B12 - 385 SF;

C35 - 550 SF; C36 - 550 SF;

E25 - 1,156 SF; F32 - 1,258 SF;

F42 - 730 SF; F36 - 1,080 SF

Lease Type: NNN

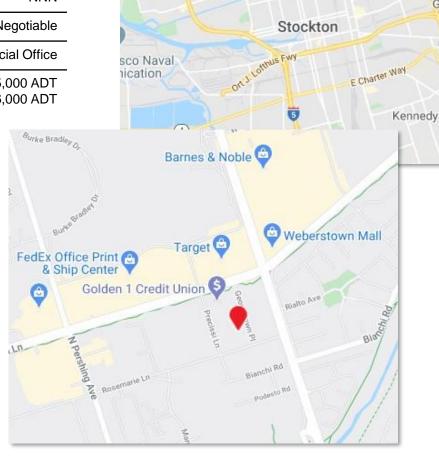
Lease Terms: Negotiable

Zoning: Commercial Office

Traffic Counts: W March Lane - ±25,000 ADT

Pacific Road - ±16,000 ADT

- Small to Mid-size turn-key Office spaces located in a single-level, garden style office complex
- Hard corner location with ample parking
- Professional office complex w/ easy access to March Lane, Pacific Avenue & Stockton's business/retail corridor
- Close proximity to restaurants, professional offices, and other services



Lincoln

Village

Country Club



Garden Acres

(4)

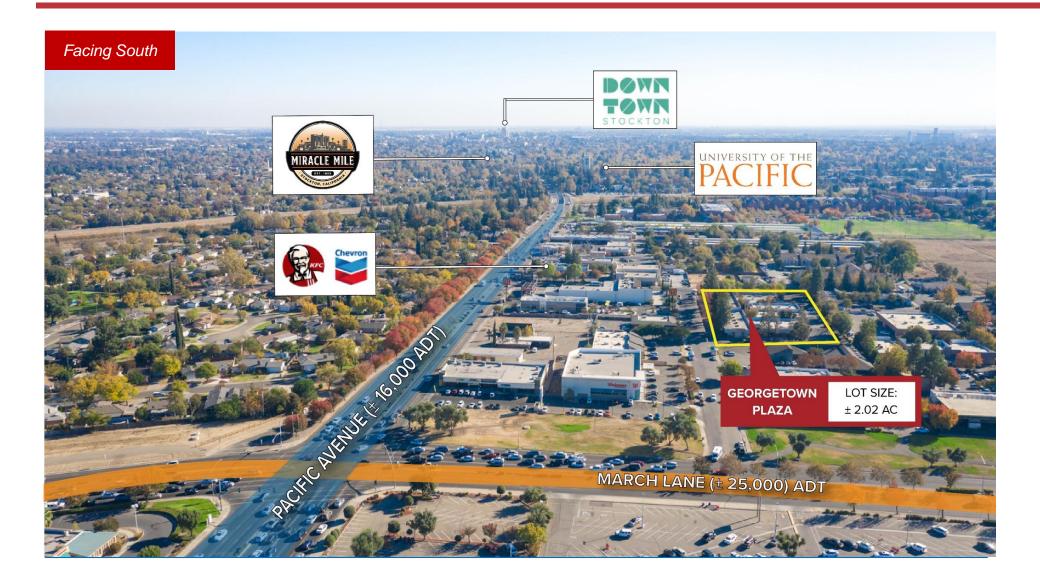
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Market View



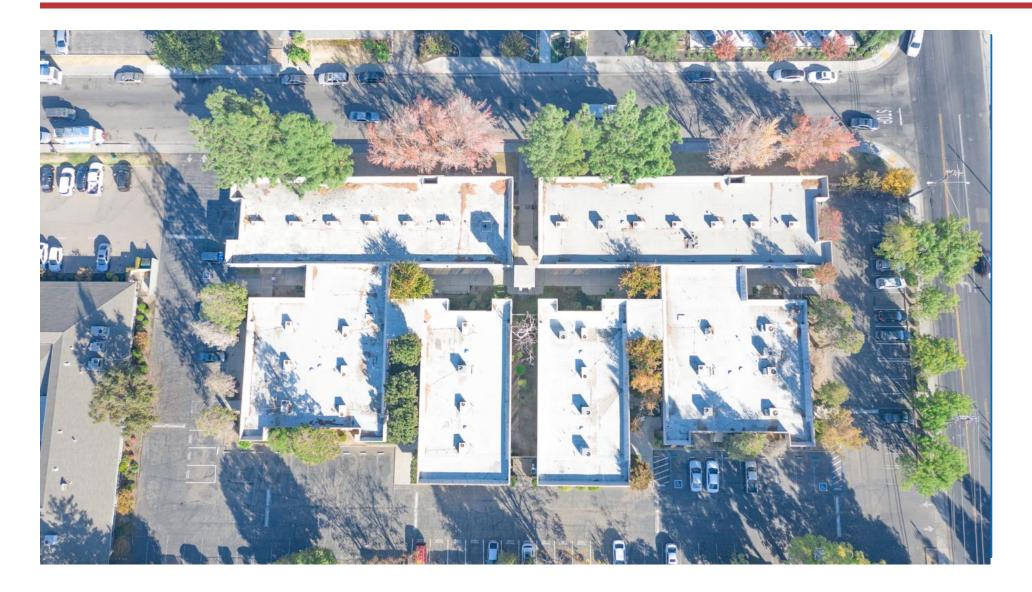


Market View





Aerial View





Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	21,603	174,666	313,059
2025 Projected Population:	22,939	186,533	335,155
2010 Census Population:	19,849	163,662	294,332
2025 Projected Growth:	1.2%	1.4%	1.4%
Households	1 mi	3 mi	5 mi
2020 Estimated Households:	7,654	61,695	101,272
2025 Projected Households:	7,940	64,134	105,414
2010 Census Households:	6,932	57,204	94,268
Projected Growth:	0.7%	0.8%	0.8%
Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,346	7,771	10,708
2020 Estimated Total Employees:	10,884	72,948	102,210

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$58,180	\$74,852	\$77,507
Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	39.9%	41.1%	36.8%
2020 Estimated Black/African American:	12.6%	11.4%	11.1%
2020 Estimated Asian/Pacific Islander:	18.9%	20.7%	22.6%
2020 Estimated American Indian/Native Alaskan:	1.2%	1.3%	1.1%
2020 Estimated Hispanic:	40.2%	39.1%	42.5%
2020 Estimated Other Races:	27.3%	25.5%	28.3%

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