

# For Lease

# Georgetown Plaza

4545 Georgetown Pl | Stockton, CA 95207



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# **NAI**Pence Capital

A Subsidiary of **N** NORTHGATE

# Lease

## Lease Price:

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

## Contact Broker





# Market View





# Market View





# Aerial View



# Demographics

<b>Population</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
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%

<b>Households</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
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%

<b>Businesses</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
2020 Estimated Total Businesses:	1,346	7,771	10,708
2020 Estimated Total Employees:	10,884	72,948	102,210

<b>Income</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
2020 Estimated Average HHI:	\$58,180	\$74,852	\$77,507

<b>Race &amp; Ethnicity</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
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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