## For Lease

# Venetian Gardens Square

1465 W March Lane | Stockton, CA 95207



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### Lease

#### **Contact Broker Lease Price:**

Suite 1453: ±4,600 SF Space Available:

Divisible

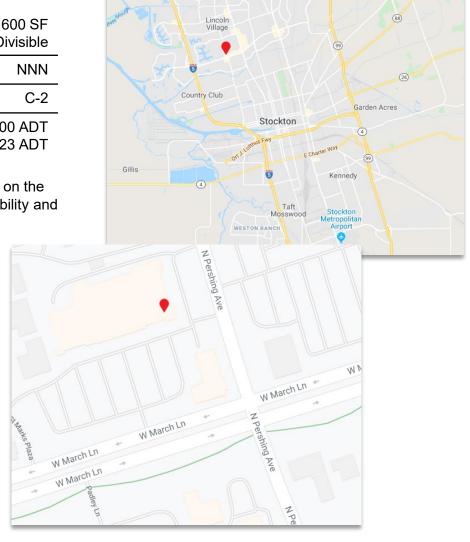
Lease Type:

Zoning:

**Traffic Counts:** West March Lane - ±25.000 ADT North Pershing Avenue - ±8,223 ADT

Suite for lease in Venetian Gardens Square. This center is ideally located on the corner of two major thoroughfares in Stockton, CA providing excellent visibility and access.

- Monument signage available at the entrances on West March Lane and North Pershing Avenue
- 99 Cents Only anchored shopping center
- Excellent exposure from two of Stockton's primary thoroughfares, March Lane and Pershing Avenue
- Co-tenants include 99 Cents only, Togo's, Shop N Go Liquor, Yummy Sushi Burrito, Pizza Hut, Great Hair Cuts, Western Dental, Cosmo Prof, and more



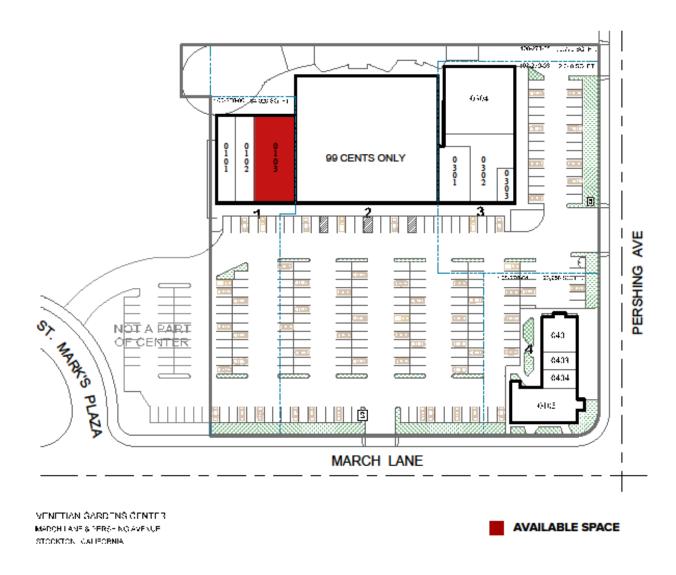


### **Market View**





### Site Plan





# Demographics

| Population                       | 1 mi   | 3 mi    | 5 mi    |
|----------------------------------|--------|---------|---------|
| 2020 Estimated Population:       | 20,390 | 167,695 | 302,207 |
| 2025 Projected Population:       | 21,728 | 178,889 | 323,347 |
| 2010 Census Population:          | 18,902 | 157,199 | 284,063 |
| 2025 Projected Growth:           | 1.3%   | 1.4%    | 1.4%    |
|                                  |        |         |         |
| Households                       | 1 mi   | 3 mi    | 5 mi    |
| 2020 Estimated Households:       | 7,610  | 60,028  | 98,393  |
| 2025 Projected Households:       | 7,923  | 62,305  | 102,367 |
| 2010 Census Households:          | 6,944  | 55,732  | 91,557  |
| Projected Growth:                | 0.8%   | 0.8%    | 0.9%    |
|                                  |        |         |         |
| Businesses                       | 1 mi   | 3 mi    | 5 mi    |
| 2020 Estimated Total Businesses: | 1,714  | 6,992   | 10,518  |
| 2020 Estimated Total Employees:  | 12,825 | 59,203  | 100,784 |

| Income   | 1 mi     | 3 mi     | 5 mi     |
|--|----------|----------|----------|
| 2020 Estimated Average HHI:                    | \$65,122 | \$79,164 | \$78,643 |
| Race & Ethnicity                               | 1 mi     | 3 mi     | 5 mi     |
| 2020 Estimated White:                          | 41.8%    | 42%      | 37%      |
| 2020 Estimated Black/African American:         | 15.2%    | 11.7%    | 11.2%    |
| 2020 Estimated Asian/Pacific Islander:         | 18.5%    | 20.6%    | 23.3%    |
| 2020 Estimated American Indian/Native Alaskan: | 1.2%     | 1.2%     | 1.1%     |
| 2020 Estimated Hispanic:                       | 34.5%    | 37.8%    | 41.4%    |
| 2020 Estimated Other Races:                    | 23.4%    | 24.5%    | 27.4%    |

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