



SITE
±9.56 ACRES

FOR SALE

Commercial Land Development

4799 East Eight Mile Road
Stockton, California

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PROPERTY SUMMARY

4799 East Eight Mile Road

COMMERCIAL LAND DEVELOPMENT
Stockton, California

SALE PRICE: Contact Broker

APN: 059-260-64

ZONING: AU-20

PARCEL SIZE: ±9.56 ACRES

**WATER
(City/County/Well):** • Well on Property

PROPERTY HIGHLIGHTS:

- ±9.56 Acres of commercial property located between Stockton and Lodi
- Strong visibility along Eight Mile Road and Highway 99
- Property is within the sphere of influence of the City of Stockton's 2035 General Plan
- Premium site for a storage and gas station
- Area co-tenants include: Chevron, Eight Mile Storage, Lomeli Gardens, Asco Power Technologies, Cotta Ferreria Custom Farming, + more



MARKET VIEW

4799 East Eight Mile Road

COMMERCIAL LAND DEVELOPMENT
Stockton, California



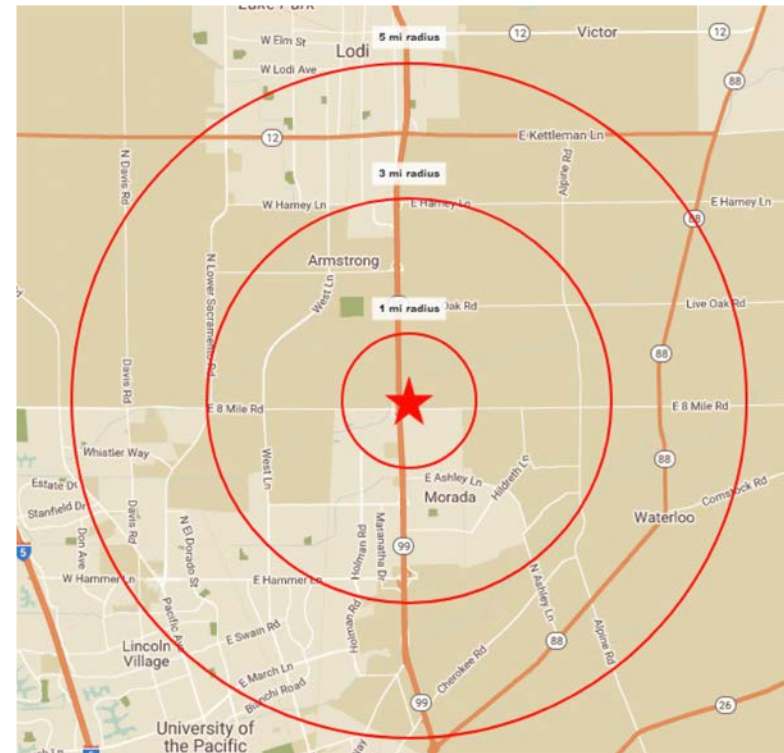
DEMOGRAPHICS

4799 East Eight Mile Road

COMMERCIAL LAND DEVELOPMENT
Stockton, California

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2018 Estimated Population	2,707	32,171	150,649
2023 Projected Population	2,887	34,234	160,724
2010 Census Population	2,359	30,501	141,350
Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
2018 Median Age	40.1	34.4	33.6
HOUSEHOLDS			
2018 Estimated Households	867	9,039	46,340
2023 Projected Households	907	9,430	48,502
2010 Census Households	770	8,564	43,753
Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2017	1.7%	3.0%	1.4%
RACE AND ETHNICITY			
2018 Estimated White	52.3%	30.1%	38.9%
2018 Estimated Black or African American	4.0%	8.5%	8.7%
2018 Estimated Asian or Pacific Islander	24.7%	41.1%	28.8%
2018 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.8%
2018 Estimated Other Races	18.4%	19.7%	22.8%
2018 Estimated Hispanic	28.7%	27.2%	33.3%
INCOME			
2018 Estimated Average Household Income	\$144,310	\$90,310	\$78,261
2018 Estimated Median Household Income	\$113,655	\$72,597	\$60,413
2018 Estimated Per Capita Income	\$46,392	\$25,462	\$24,148
BUSINESS			
2018 Estimated Total Businesses	45	581	4,058
2018 Estimated Total Employees	489	11,530	44,592

RADIUS MAP



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