JLL

target
Excess Properties
For Sale/Lease

4707 PACIFIC AVE | STOCKTON, CA

- High identity retail pad at Stockton's strongest retail corridor
- Target anchored outparcel opportunity across the street from Weberstown Mall
- Area co-tenants include Target, Dillards, Macys, Barnes and Noble, Hobby Lobby, Big 5 Sporting Goods, Best Buy, Ulta, Petco, Home Goods and more

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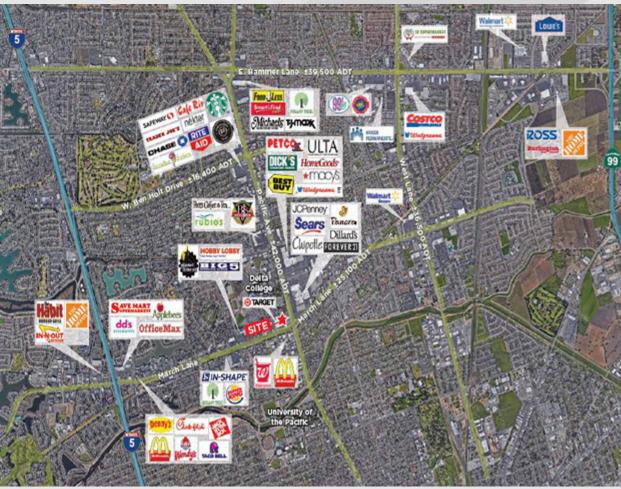**nicole.key@cushwake.com**

Size
± 8,000 SF Outparcel

Traffic Counts
Pacific Ave : 33,000 CPD
W March Ln : 40,900 CPD

Aerials

Key Area Retailers

Target
Dillard's

Hobby Lobby
Big 5 Sporting Goods

Walgreens
Ulta Beauty

Area Profile

	1 Mile Radius	**3** Mile Radius	**5** Mile Radius
Estimated Population	**22,502**	**180,001**	**313,955**
Daytime Population	**26,712**	**177,517**	**299,705**
Total Housing Units	**7,497**	**61,780**	**98,712**
Median Age	**29**	**34**	**33**
Average Household Income	**$52,212**	**$67,967**	**$70,947**
Median Household Income	**$35,911**	**$46,116**	**$48,700**

Top Tapestry Lifestyle Segments 3 Mile Radius

RUSTBELT TRADITIONS

10.9%

We are family-oriented, stable, hardworking people who have lived, worked, and played in the same area in older cities around the Great Lakes for years. We work in manufacturing, retail, and health care. We watch ESPN, AMC, Animal Planet, and some children shows on one of our four TVs.

FRONT PORCHES

10.8%

We are a blend of family types that tends to skew younger. Half of us rent and many of us live in older townhomes or duplexes. Our friends and family heavily influence our spending decisions, such as cars that are fun to drive. We have low incomes and net worths and often rely on loans.

FRESH AMBITIONS

10.2%

We are young married couples with children or single parents in multigenerational households. Many of us are recent arrivals and are not highly educated, but we have overcome the language barrier to earn high school diplomas. We save for shopping and a trip back home.