

WEBERSTOWN MALL

Anchor and Pad space
5110 PACIFIC AVE, STOCKTON



Anchor Space - 25,000 - 92,432 SF

PAD ±1.75 AC

NORTH END OF WEBERSTOWN MALL LOCATED ON MAJOR THOROUGHFARE AND RETAIL ARTERIAL IN STOCKTON, CA

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HIGHLIGHTS

SPACES

Ground Floor Anchor Space - 25,000 - 92,432 SF

Basement Available - 85,859 SF

PAD - 1.75 AC Hard Corner available for Ground Lease

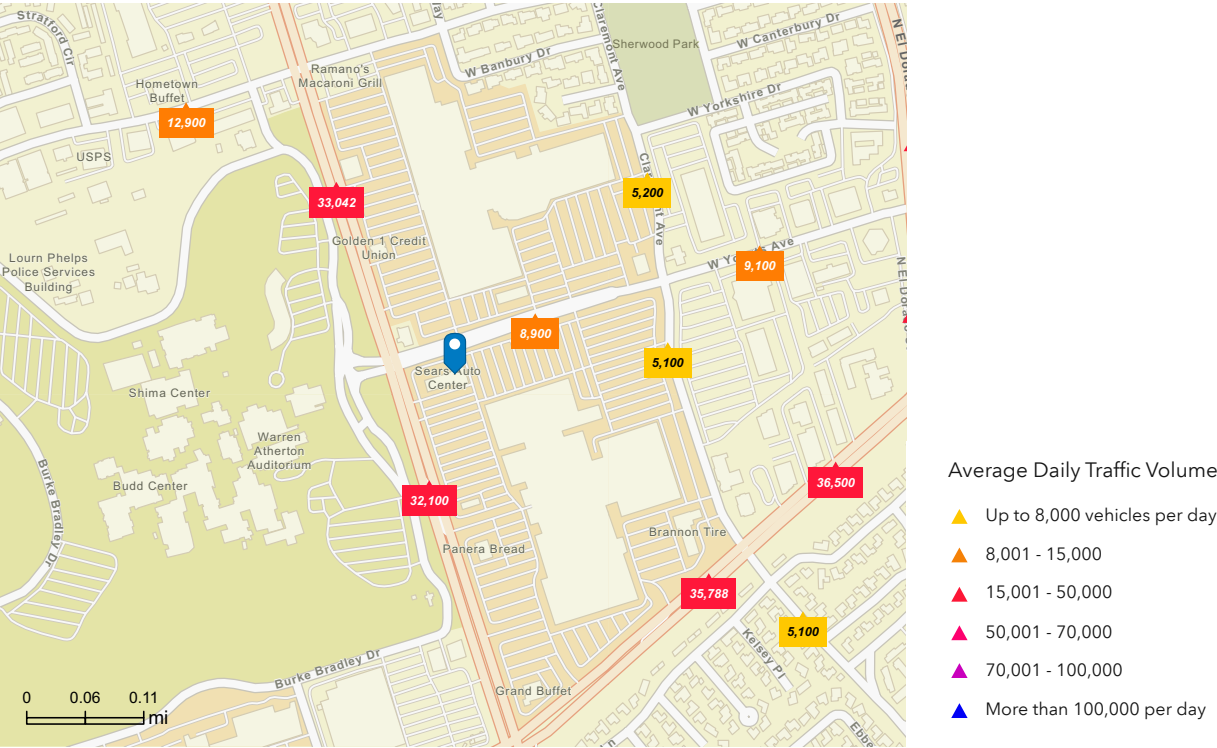
HIGHLIGHTS

- Prime location on Pacific Avenue
- Top regional mall in Stockton, CA
- ± 1.75 AC For Ground Lease
- Hard Corner Location
- Top retail intersection in Stockton market

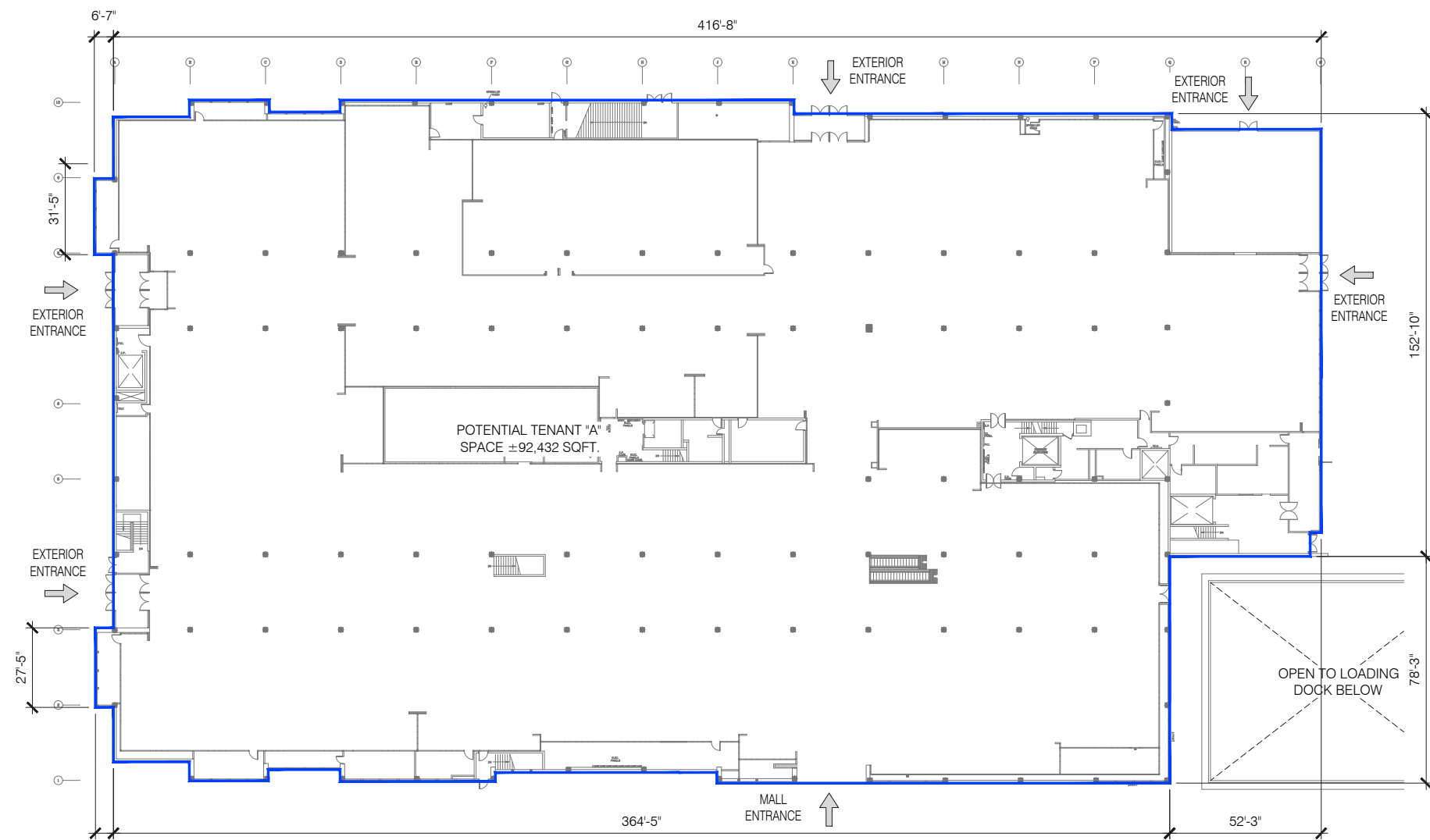
DEMOGRAPHICS

	3 Miles	5 miles	10 Miles
2025 Population	185,738	310,447	454,439
2025 Daytime Population	184,025	309,103	456,296
2025 Median HH Income	\$75,782	\$77,841	\$79,499
2025 Average HH Income	\$98,801	\$101,463	\$104,082

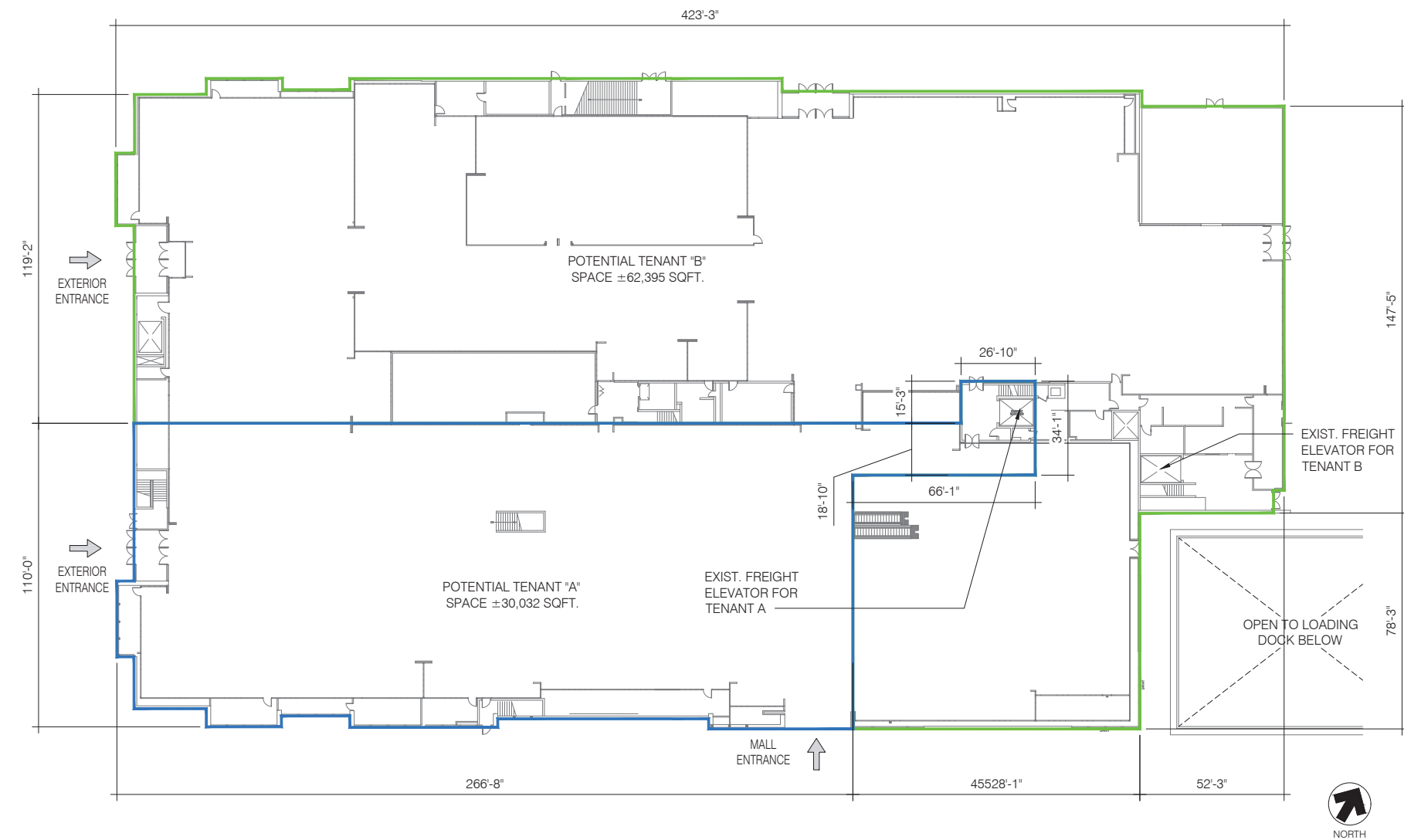
TRAFFC COUNTS



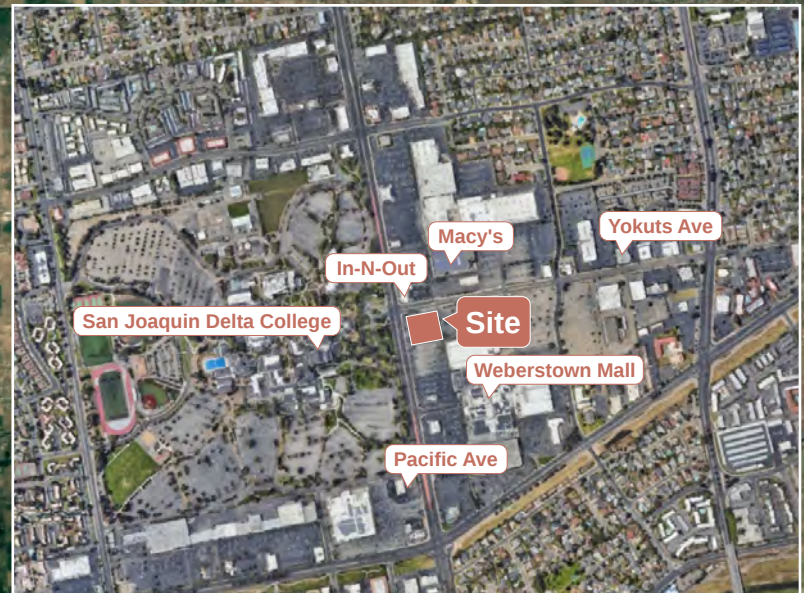
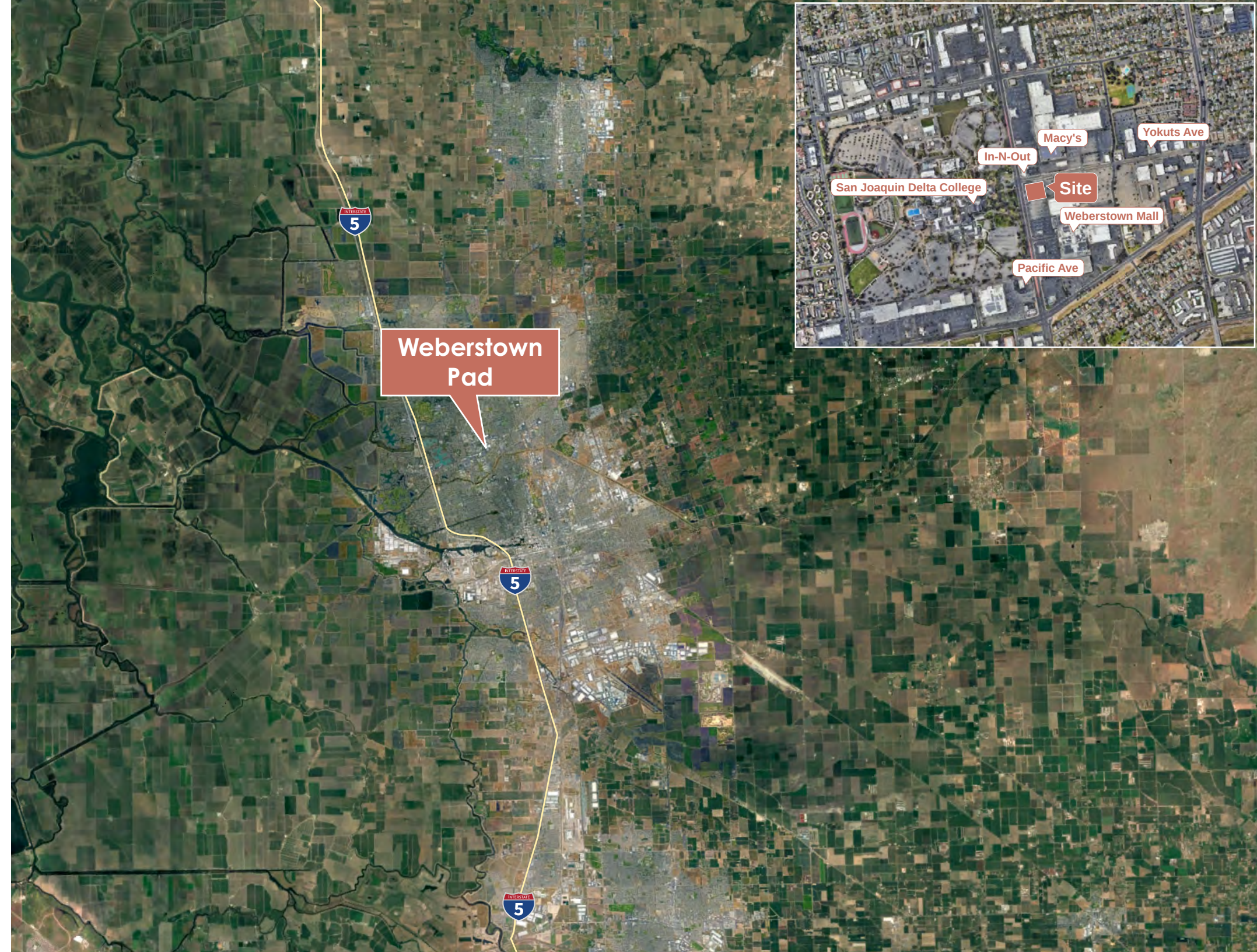
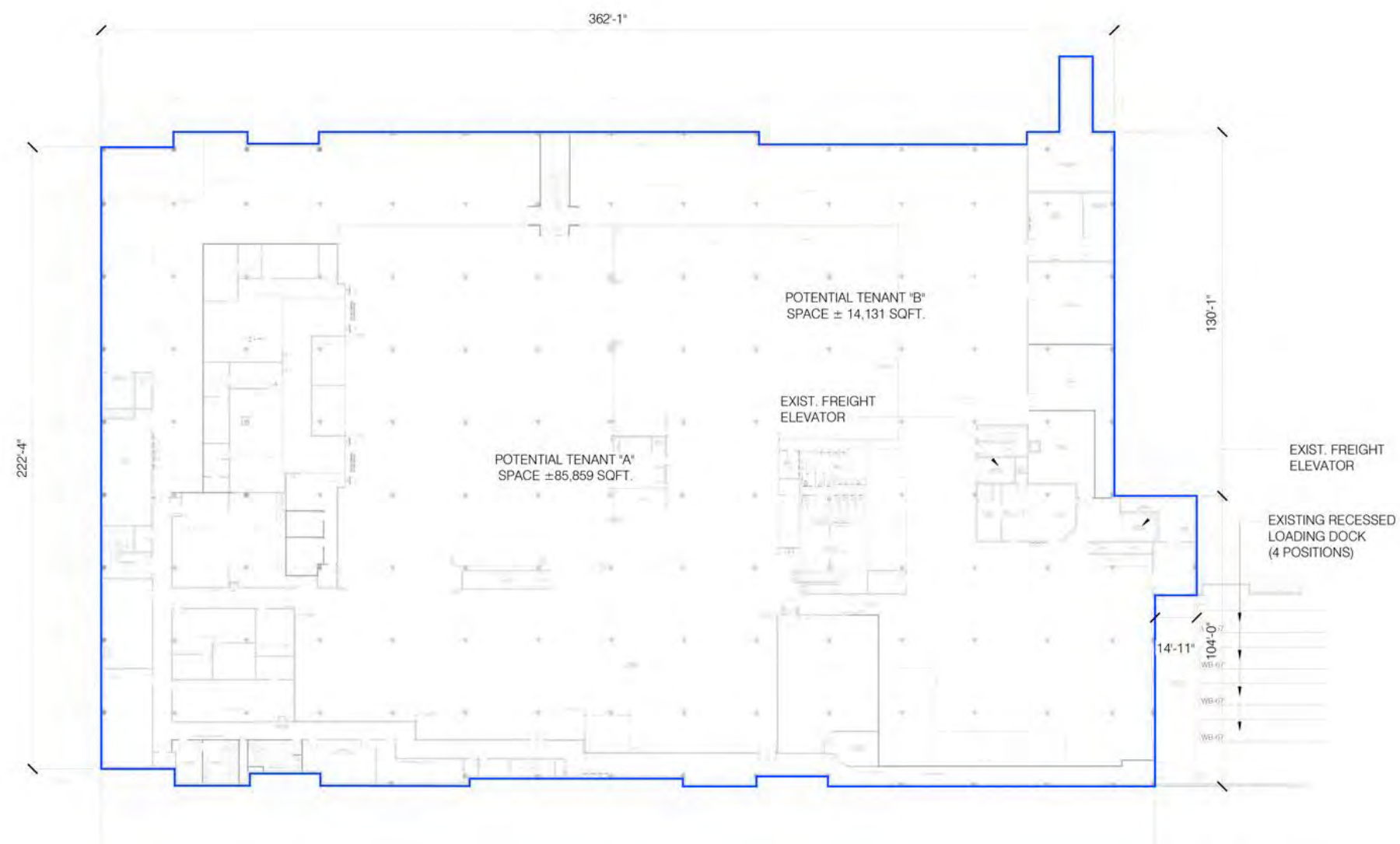
GROUND FLOOR SPACE - 92,432 SF

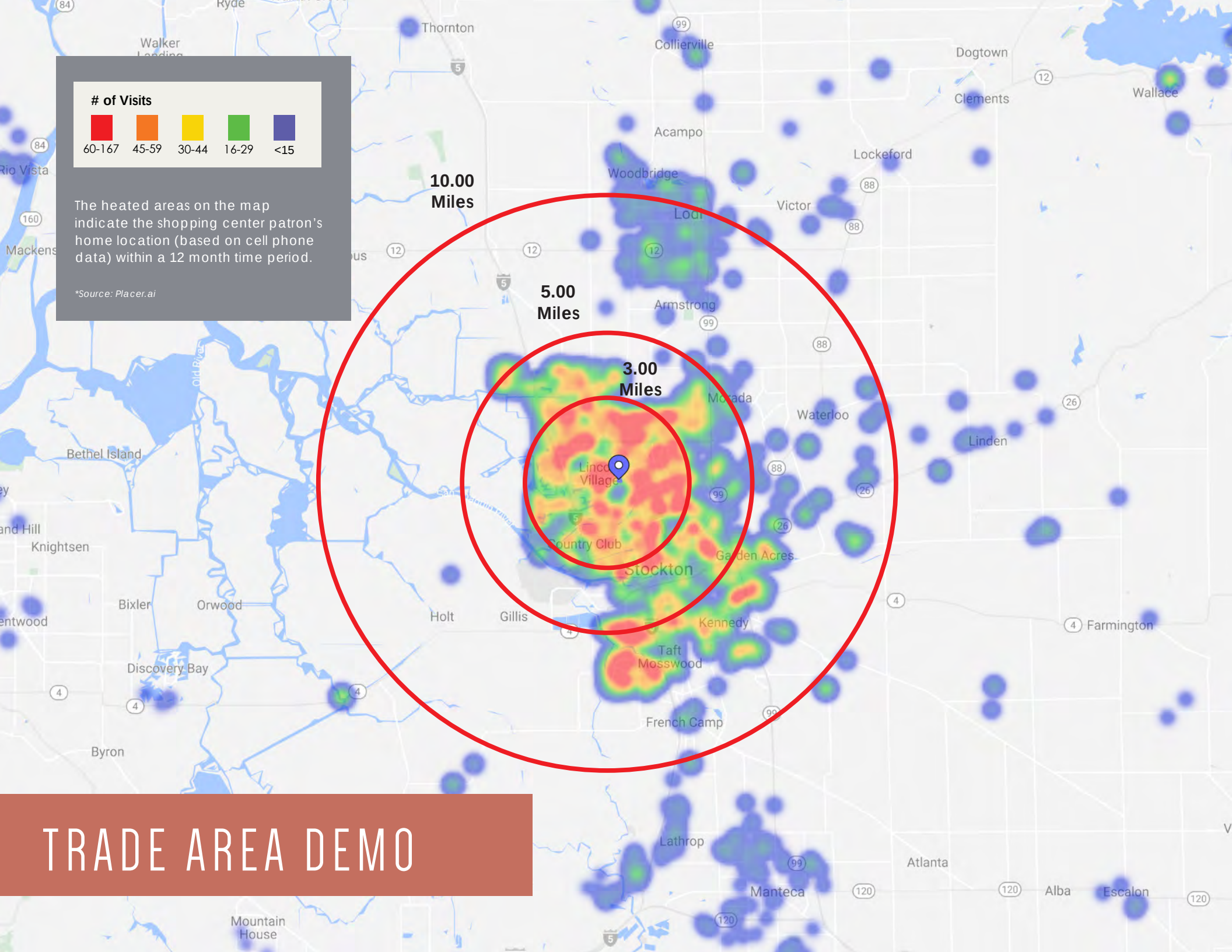


PROPOSED GROUND FLOOR DEMISING PLAN



BASEMENT FLOOR PLAN

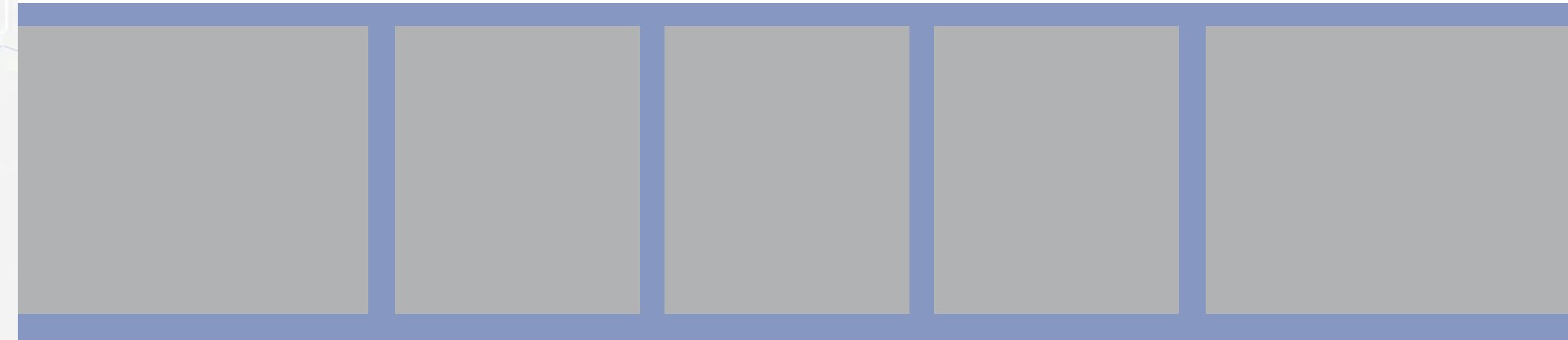




TRADE AREA DEMO

WEBERSTOWN ANCHOR AND PAD SPACE

5110 PACIFIC AVE, STOCKTON



ANCHOR
25,000 - 95,432 SF

PAD ±1.75 AC
GROUND LEASE

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