

RETAIL SPACE

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**STOCKTON**  
—STOCKED FULL OF FLAVOR—

# STOCKTON'S PREMIER LIFESTYLE CENTER



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

5757 PACIFIC AVENUE STOCKTON, CALIFORNIA



# AERIAL VIEW



Stockton is located in San Joaquin County in California's Central Valley. It has grown from a community of rich agricultural and educational roots to an urban destination blooming with arts, culture, fine dining, shopping, sports, recreation and family activities.



# HIGHLIGHTS

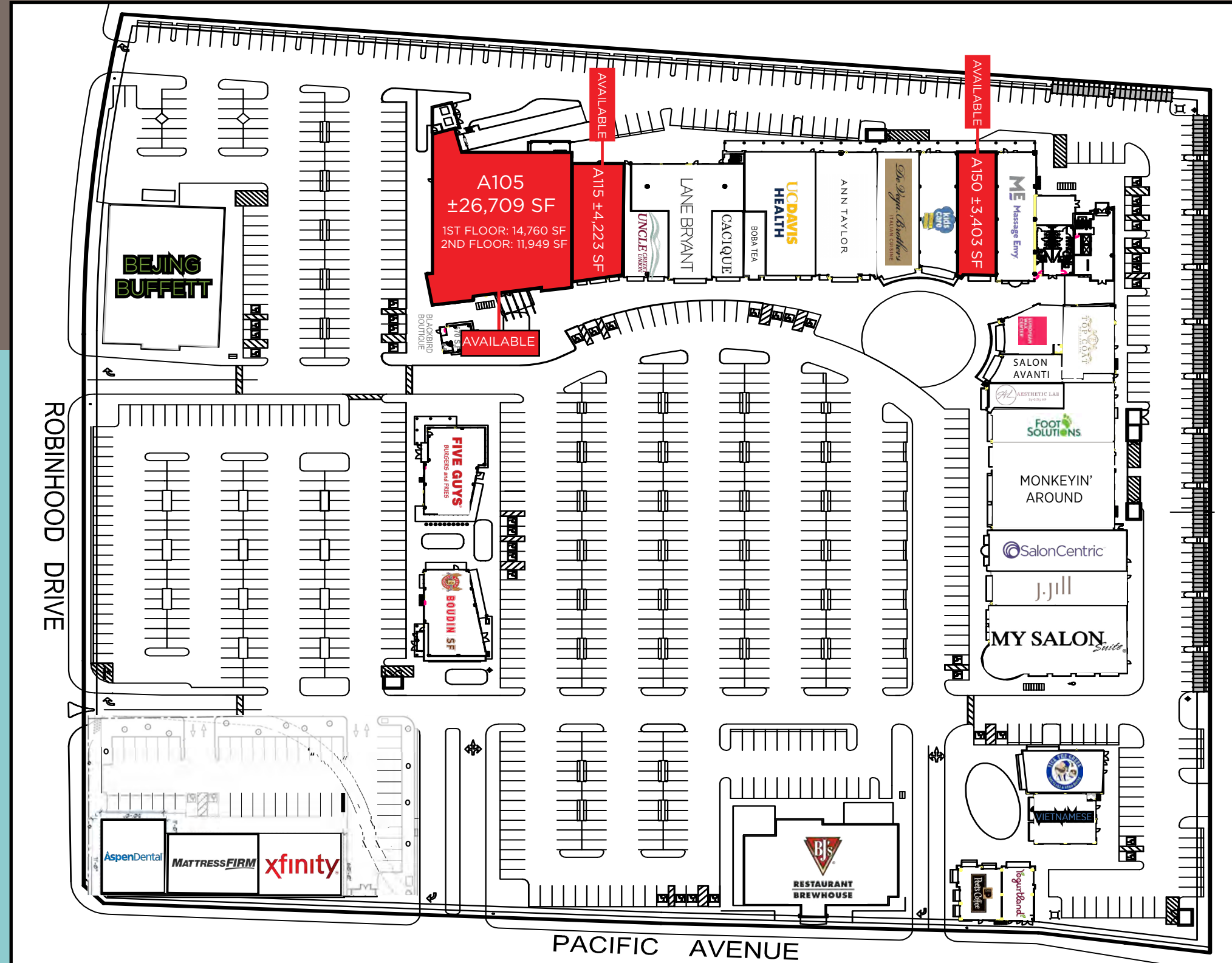
- Super regional location
- “Trophy Property” - Stockton’s leading lifestyle center
- Located in the heart of retail trade activity
- Best in class retail brands
- Combines retail and restaurants in an open-air village
- Entertainment destination and home of Stockton’s Summer Concert Series
- 30,000 SF of office on the second level provides for built in clientele
- 2007 Class A construction
- San Joaquin Delta College and University of the Pacific combine for nearly 30,000 students within one mile

# DEMOGRAPHICS

|                                 | 1.5 miles | 3 miles  | 5 miles  | 10 miles |
|---------------------------------|-----------|----------|----------|----------|
| <b>Total Population</b>         | 49,249    | 181,992  | 288,745  | 451,594  |
| <b>Total Daytime Population</b> | 52,005    | 164,613  | 108,114  | 450,553  |
| <b>Average Household Income</b> | \$57,268  | \$71,060 | \$73,176 | \$72,751 |

# SITE PLAN

## TENANTS IN THE CENTER



| SUITE | SF AVAILABLE                                       |
|-------|----------------------------------------------------|
| A105  | 26,709 SF - 1st Floor: 14,760<br>2nd Floor: 11,949 |
| A115  | 4,223 SF                                           |
| A150  | 3,403 SF                                           |

# PHOTOS



# STONE CREEK

## VILLAGE

**SACKEN**  
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**STONE CREEK**  
VILLAGE