

FOR SUBLEASE | ± 1,128 – 2,413 SF RETAIL SPACE

Soda Corners Shopping Center

8014 Lower Sacramento Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

© 2023 the econic company. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PROPERTY INFORMATION

Soda Corners Shopping Center

8014 Lower Sacramento Road | Stockton, CA



LEASE RATE

Contact Broker

LEASE EXPIRATION:

October 31, 2025

ZONING

General Commercial (CG)

AVAILABLE SPACE

Unit G-H ±2,413 SF
(Space may be demised
into smaller units)

BASE RENT SCHEDULE

11/1/22 - 10/31/23: \$2.01/SF + NNN
11/1/22 - 10/31/24: \$2.05/SF + NNN
11/1/23 - 10/31/25: \$2.09/SF + NNN

TRAFFIC COUNTS

E Hammer Ln - 38,000 ADT
Pacific Ave - 20,600 ADT
Lower Sacramento Rd - 18,176 ADT

AREA CO-TENANTS

Food 4 Less, Del Taco, Game Stop, TJ Maxx, Smart & Final, Restaurant Depot Express, Walgreen's, Turner's Outdoorsman + more

PROPERTY HIGHLIGHTS

- Highly visible retail unit within a Food 4 Less anchored shopping center
- Space is currently combined as one (1) unit - may be divisible to two (2) smaller units
- Additional term may be available (subject to Landlord consent)
- Ample parking with multiple ingress/egress points along Lower Sacramento Rd and E Hammer Lane
- Within a strong retail hub along E Hammer Lane with strong area co-tenants, including: Smart & Final, TJ Maxx, Walgreens, Food 4 Less + more
- Dense residential surrounds the property with a population of over 160,000 within a 3-mile radius



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

MARKET VIEW – AREA AMENITIES

Soda Corners Shopping Center

8014 Lower Sacramento Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

MARKET VIEW – AREA AMENITIES

Soda Corners Shopping Center

8014 Lower Sacramento Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

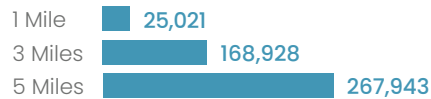
AREA DEMOGRAPHICS

Soda Corners Shopping Center

8014 Lower Sacramento Road | Stockton, CA



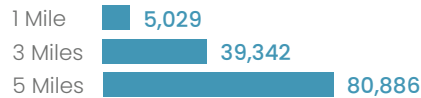
TOTAL POPULATION



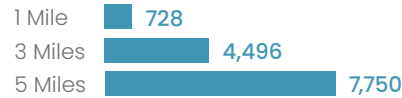
MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL BUSINESSES



Source: 2022 Esri.



5-YEAR POPULATION GROWTH RATE



AVERAGE HOUSEHOLD INCOME



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com