

FULLY LEASED



College Square Shopping Center

NEC OF West March Lane & North Pershing Avenue | Stockton, CA



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

theeconiccompany.com

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TRAFFIC COUNTS

W. March Ln. | ±40,900 ADT

N. Pershing Ave. | ±28,100 ADT

NEIGHBORING TENANTS

- Planet Fitness, Hobby Lobby, Wienerschnitzel, T4U, Papa John's Pizza, ARCO (coming soon)
- Area co-tenants: In-Shape Health Club, Target, Walgreens, 99 Cents Only, Financial Credit Union, Office Depot, Dollar Tree, Big 5 Sporting Goods, Wells Fargo, Bank of America, & more

PROPERTY HIGHLIGHTS

- Exceptionally located retail space within the College Square Shopping Center
- Building signage available with visibility from the main center entrance
- Center benefits from ±60,000 average daily traffic counts throughout surrounding the shopping center
- College Square falls in between San Joaquin Delta College and University of the Pacific
- Newly constructed ARCO gas station at SWC of center coming soon



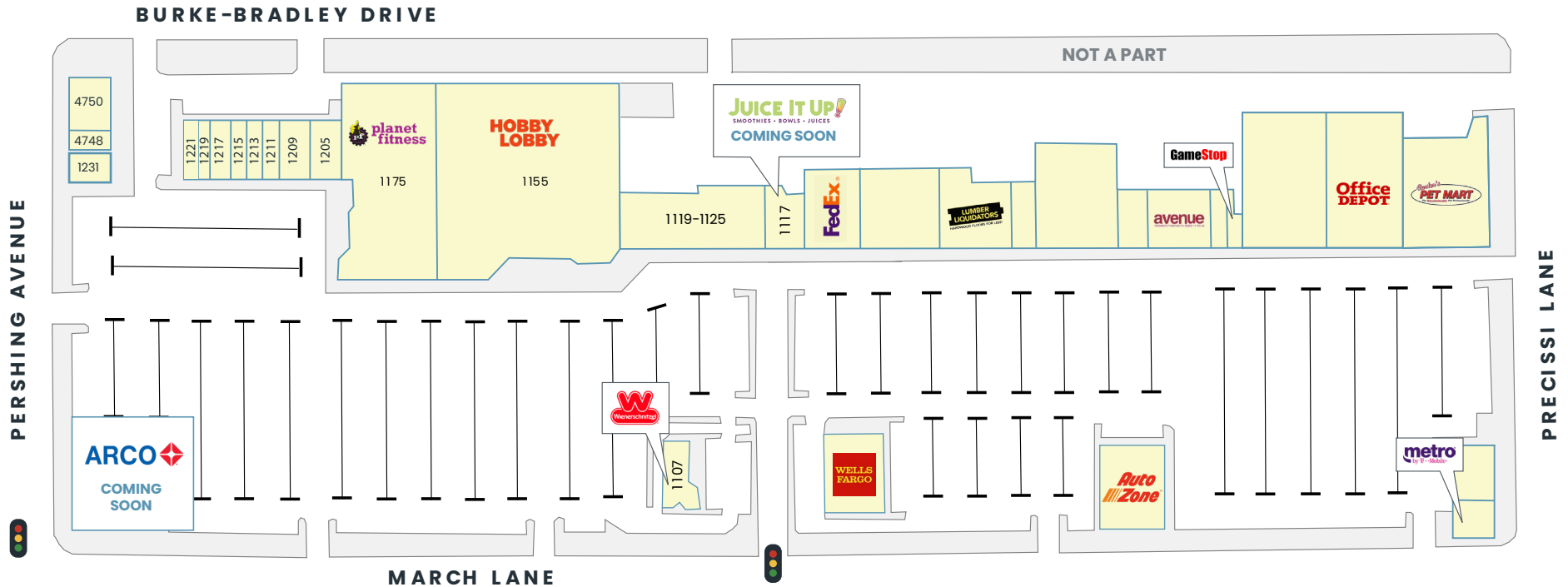
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1231	Empresso Coffeehouse	1,539	1213	Poke Salad	1,400	1119 -	Biolife Plasma Services	13,400
4748	Nail Galleria	875	1211	Papa John's Pizza	1,400	1125		
4750	College Laundry	3,375	1209	Full Steam Staffing	2,800	1117	Juice It Up!	1,652
1221	Leased	1,400	1205	Tepa Taqueria	2,800	1101	Wienerschnitzel	4,000
1219	Falafel Corner	1,050	1155	Hobby Lobby	55,000	PAD	ARCO	0.98 AC
1217	Dumpling U	1,732	1175	Planet Fitness	25,755			
1215	T4U	1,418						

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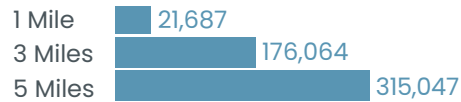
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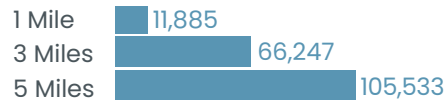
TOTAL POPULATION



AVG. HOUSEHOLD INCOME



DAYTIME POPULATION



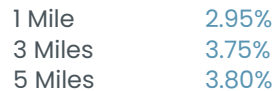
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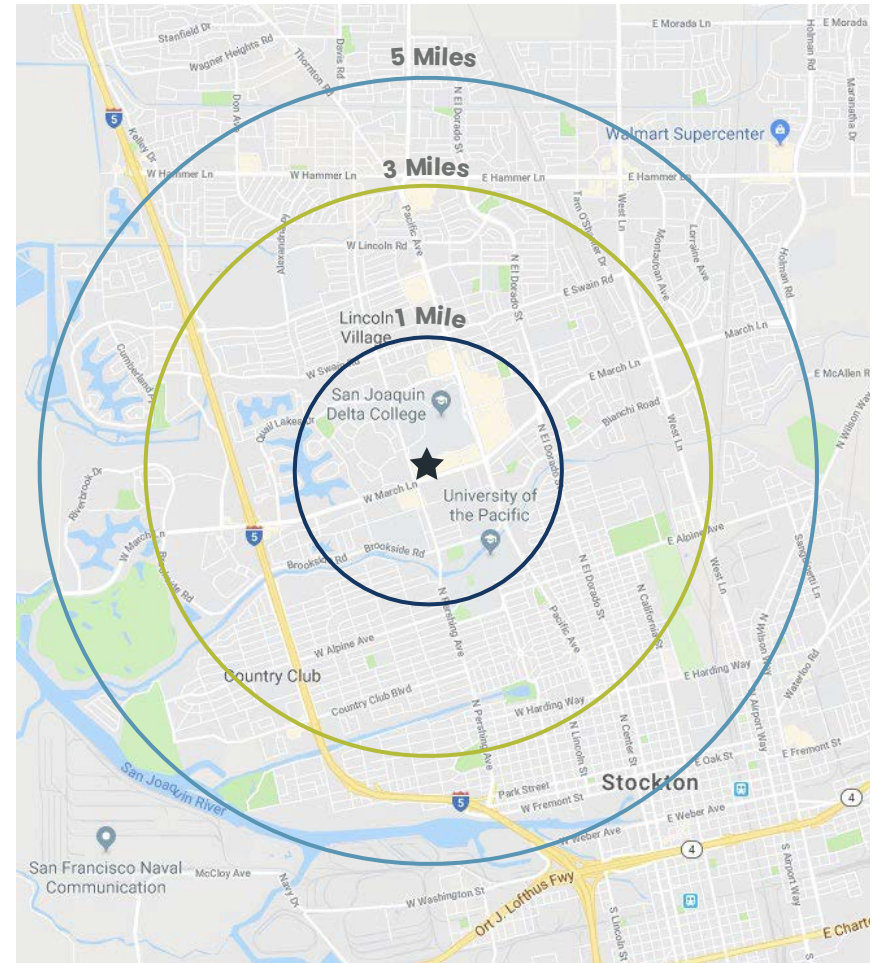
GROWTH RATES (2018-2023)



Source: 2022 Esri.

INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$77,991	\$87,559	\$89,620
Median Household Income	\$51,751	\$58,352	\$59,796
Per Capita Income	\$28,753	\$26,584	\$55,752

BUSINESS	1 Mile	3 Miles	5 Miles
Total Businesses	1,379	6,102	9,389
Total Employees	11,955	66,072	105,191



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