



Exclusive Property Summary

COLLIERS INTERNATIONAL > STOCKTON, CA > RETAIL

Tim Mustin > Research Analyst

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1
LIVINGSTON COMMONS
WINTON PKWY NEAR B ST
LIVINGSTON, CA 95334
Improved SF: ± 107,172
Type: Community Center
Status: Planned (w/in 12 mos)
Class: A
Zoning:

Available SF: ± 107,172
Min/Max: ± 1,000 / 55,000
Avail Date:
Acres: ± 9.93

Lease Comments:
 To begin construction Fall 2012. Shops, pads and junior anchor spaces available.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130
 Jim McMasters; 925-279-5567

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016015817



2
1301 W LOCKEFORD ST
LODI, CA 95242
Improved SF: ± 5,935
Type: Strip Retail
Status: Existing
Class: B
Zoning:

Available SF: ± 5,935
Min/Max: ± 5,935 / 5,935
Avail Date: Immediate
Acres: ± 0.36

Sale Comments:
 Investment Sale. Strip Retail home to Subway Sandwich, who has occupied the space since 1987. The current franchisee operates four Subway Sandwich locations throughout the city of Lodi.

For Sale

Exclusive Brokers
 Adam Lucatello; 209-475-5118

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Sale Price: \$1,420,000
Sale PSF: Contact Broker



Avail ID: 1016122368



3
THE PLAYA MERCED
YOSEMITE PKWY (HWY 140) NEAR PARSONS AVE
MERCED, CA 95340
Improved SF: ± 87,576
Type: Retail
Status: Existing
Class: A
Zoning:

Available SF: ± 3,000
Min/Max: ± 3,000 / 3,000
Avail Date: Immediate
Acres: ± 6.00

Lease Comments:
 Improved pad approved for drive-thru available in grocery & drug anchored center. Pad can accommodate 3,000± SF building. Anchor is Rancho San Miguel and CVS. Signalized intersection.

For Lease

Exclusive Brokers
 Lisa Hodgson; 209-475-5111
 Andy Hodgson; 209-475-5129

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016108380



4
THE PLAYA MERCED
YOSEMITE PKWY (HWY 140) NEAR PARSONS AVE
MERCED, CA 95340

Improved SF: ± 87,576
Type: Retail
Status: Existing
Class: A
Zoning:

Available SF: ± 13,000
Min/Max: ± 13,000 / 13,000
Avail Date: Immediate
Acres: ± 6.00

Lease Comments:
Hard-corner ±13,000 SF pad available for ground lease or purchase.

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

View Flyer

Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016108379



5
GREGORY GARDENS SHOPPING CENTER
2000-2057 TULLY RD, SUITE 2009
MODESTO, CA 95350

Improved SF: ± 86,905
Type: Neighborhood Center
Status: Existing
Class:
Zoning:

Available SF: ± 23,350
Min/Max: ± 976 / 10,226
Avail Date: Immediate
Acres: ± 7.00

Lease Comments:
Newly remodeled neighborhood center. Strong traffic counts. Anchor tenant: Dollar General, dd's Discounts. Multiple spaces available.

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129
Ben Rishwain; 209-475-5130
Lisa Hodgson; 209-475-5111

View Flyer

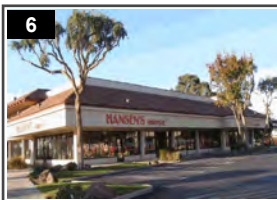
Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016083486



6
TOWN & COUNTRY SQUARE
2045 W BRIGGSMORE AVE
MODESTO, CA 95350

Improved SF: ± 51,000
Type: Community Center
Status: Existing
Class: B
Zoning: Commercial

Available SF: ± 17,454
Min/Max: ± 17,454 / 17,454
Avail Date: Immediate
Acres: ± 0.11

Lease Comments:
Freestanding building of over 17,000 SF available. Co-tenants include Starbuck's Western Dental, and Outback Steak House.

For Lease

Exclusive Brokers
Jim McMasters; 925-279-5567
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016099410



7
TOWN & COUNTRY SQUARE
 2045 W BRIGGSMORE AVE, SUITE 4,5,7,8
 MODESTO, CA 95350
 Improved SF: ± 51,000
 Type: Community Center
 Status: Existing
 Class: B
 Zoning: Commercial

Available SF: ± 5,532
 Min/Max: ± 1,404 / 2,808
 Avail Date: Immediate
 Acres: ± 0.11

View Flyer

Map

Parking Ratio: TBD
 Load Factor:

Lease Rate: Contact Broker



Lease Comments:
 Shop space available. Co-tenants include Starbuck's Western Dental, and Outback Steak House.

Features:
 Signage - Pylon & Building
 Traffic Count - 47,861

For Lease**Exclusive Brokers**

Ben Rishwain; 209-475-5130
 Jim McMasters; 925-279-5567

Avail ID: 1016048632



9
585 WICKLUND WAY
 MOUNTAIN HOUSE, CA 95391
 Improved SF: ± 3,883
 Type: Retail
 Status: Existing
 Class:
 Zoning:

Available SF: ± 2,414
 Min/Max: ± 1,100 / 2,414
 Avail Date: Immediate
 Acres: ± 1.00

View Flyer

Map

Parking Ratio: TBD
 Load Factor:

Lease Rate: \$2.25 NNN



Lease Comments:
 New development. Beautifully built out space. Can be divided.

For Lease**Exclusive Brokers**

Ben Rishwain; 209-475-5130

Avail ID: 1016051420



10
1402 COLONY RD
 RIPON, CA 95366
 Improved SF: ± 5,000
 Type: Strip Retail
 Status: Existing
 Class: A
 Zoning: HC (City of Ripon)

Available SF: ± 5,000
 Min/Max: ± 5,000 / 5,000
 Avail Date: Immediate
 Acres: ± 0.52

View Flyer

Map

Parking Ratio: TBD
 Load Factor:

Sale Price: \$1,485,500
 Sale PSF: \$297.10



Sale Comments:
 Investment Sale. This Starbucks and Subway anchored investment opportunity is located on the southeast quadrant of the intersection of Highway 99 and Jack Tone Road in Ripon, California. The subject property has excellent access and visibility from Highway 99. This Starbucks site is the only Starbucks within the City of Ripon. Starbucks enjoys the use of a drive-thru, which attracts the commuters on the heavily trafficked Highway 99.

For Sale**Exclusive Brokers**

Andy Hodgson; 209-475-5129
 Adam Lucatello; 209-475-5118

Avail ID: 1016122371

11



**1402 COLONY RD, SUITE C
RIPON, CA 95366**

Improved SF: ± 5,000
Type: Strip Retail
Status: Existing
Class: A
Zoning: HC (City of Ripon)

Available SF: ± 1,150
Min/Max: ± 1,150 / 1,150
Avail Date: Immediate
Acres: ± 0.52
Lease Rate: \$1.25 NNN

Parking Ratio: TBD
Load Factor:

[View Flyer](#) [Map](#)





Lease Comments:
Co-tenants include Starbucks, Subway, and Carl's Jr. Signalized intersection. Ample parking. Building signange visible from HWY 99. Strong traffic counts.

For Lease**Exclusive Brokers**

Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

Avail ID: 1016118745

12





**RIPON TOWN SQUARE
1201 W MAIN ST, SUITE 15
RIPON, CA 95366**

Improved SF: ± 73,581
Type: Retail
Status: Existing
Class: A
Zoning: C2 (City of Ripon)

Available SF: ± 2,250
Min/Max: ± 2,250 / 2,250
Avail Date: Immediate
Acres: ± 6.52
Lease Rate: \$1.10 NNN
Expenses: \$0.25

Parking Ratio: TBD
Load Factor:

[View Flyer](#) [Map](#)


Lease Comments:
Established neighborhood center with grocery anchor space available. Co-tenants include Dollar General, CVS Pharmacy, Mountain Mike's Pizza and Subway. Monument signage available.

For Lease**Exclusive Brokers**

Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111
Ben Rishwain; 209-475-5130

Avail ID: 1016107677

13





**RIPON TOWN SQUARE
1201 W MAIN ST, SUITE 4
RIPON, CA 95366**

Improved SF: ± 73,581
Type: Retail
Status: Existing
Class: A
Zoning: C2 (City of Ripon)

Available SF: ± 1,200
Min/Max: ± 1,200 / 1,200
Avail Date: Immediate
Acres: ± 6.52
Lease Rate: \$1.10 NNN
Expenses: \$0.25

Parking Ratio: TBD
Load Factor:

[View Flyer](#) [Map](#)

Lease Comments:
Suite facing Wilma Avenue. Established neighborhood center with grocery anchor space available. Co-tenants include Dollar General CVS Pharmacy, Mountain Mike's Pizza and Subway. Monument signage available.

For Lease**Exclusive Brokers**

Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111
Ben Rishwain; 209-475-5130

Avail ID: 1016099133



14

**10100 LOWER SACRAMENTO RD
STOCKTON, CA 95210**

Improved SF: ± 17,750
Type: Retail
Status: Existing
Class: C
Zoning:

Available SF: ± 1,400
Min/Max: ± 1,400 / 1,400
Avail Date: Immediate
Acres: ± 2.70

View Flyer

Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Lease Comments:
Newly remodeled. Favorable rental rates. Retail strip center in North Stockton. Access for both Lodi and Stockton residents.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

Avail ID: 1016095181



15

**1530 E HAMMER LN
STOCKTON, CA 95210**

Improved SF: ± 2,330
Type: Freestanding
Status: Existing
Class: A
Zoning:

Available SF: ± 2,330
Min/Max: ± 2,330 / 2,330
Avail Date: Immediate
Acres: ± 0.31

View Flyer

Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Lease Comments:
New building. Perfect for medical use. Co-Brand opportunity. Excellent visibility from Hammer Lane.

For Sublease

Exclusive Brokers
Ben Rishwain; 209-475-5130

Avail ID: 1016117575



16

**2702-2828 W COUNTRY CLUB BLVD, SUITE 2702
STOCKTON, CA 95204**

Improved SF: ± 79,685
Type: Retail
Status: Existing
Class: B
Zoning:

Available SF: ± 5,911
Min/Max: ± 528 / 3,260
Avail Date: Immediate
Acres: ± 9.37

View Flyer

Map

Parking Ratio: TBD
Load Factor:

Lease Rate: Contact Broker



Lease Comments:
Former Blockbuster. Retail center anchored by Big Lots, and Safeway. Highly visible pad available with immediate freeway access. Multiple private offices, large reception area, conference room, private restrooms available in each suite. Very motivated landlord offering below market rents. Retail and office suites.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

Avail ID: 1016045109



17

2920 N E ST
STOCKTON, CA 95205

Improved SF: ± 400

Type: Retail

Status: Existing

Class: C

Zoning: C-G (City of Stockton)

Available SF: ± 17,424

Min/Max: ± 17,424 / 17,424

Avail Date: Immediate

Acres: ± 0.40

Lease Rate: \$2,500/mo GR

Parking Ratio: TBD

Load Factor:

View Flyer

Map



Lease Comments:

Concrete lot with a small office fronting Wilson Way totaling 17,424± SF (0.40 Acres). Fully fenced and secured with gate and exterior lighting. Former car lot but would ideally accommodate a equipment rental, outdoor storage, or a contractor.

For Lease

Exclusive Brokers

Andy Hodgson; 209-475-5129

Wes Widmer; 209-475-5109

Avail ID: 1016091482



18

33 N AMERICAN ST
STOCKTON, CA 95202

Improved SF: ± 7,800

Type: Retail

Status: Existing

Class: C

Zoning: C-D (City of Stockton)

Available SF: ± 7,800

Min/Max: ± 7,800 / 7,800

Avail Date: Immediate

Acres: ± 0.11

Parking Ratio: TBD

Load Factor:

View Flyer

Map



Sale Comments:

Retail 1st floor ±5,000 SF. Office 2nd floor ±2,800 SF. Currently occupied by four tenants, generating \$2,500 of income. This building qualifies for the City Facade Improvement Program. Located near legal and governmental corridor with close proximity to two parking lots.

For Sale

Exclusive Brokers

Andy Hodgson; 209-475-5129

Lisa Hodgson; 209-475-5111

Avail ID: 1016080615



19

AIRPARK 599
ARCH AIRPORT RD
STOCKTON, CA 95206

Improved SF: ± 206,000

Type: Retail

Status: Potential Development

Class: A

Zoning: Mixed Use

Available SF: ± 206,000

Min/Max: ± 20,000 / 206,000

Avail Date: Immediate

Acres: ± 10.00

Parking Ratio: TBD

Load Factor:

View Flyer

Map



Lease Comments:

Airpark 599 is a 550-acre, master-planned development situated at the very core of a thriving business corridor in California's Central Valley. Within three-miles surrounding the park are 21,000 workers and 11,000 households with an average income of \$52,142 annually. • Retail services are visible from and adjacent to State Highway 99 with daily traffic counts of 104,000.

For Lease

Exclusive Brokers

Michael Goldstein, SIOR; 209-475-5106

Gregory O'Leary, SIOR; 209-475-5108

Avail ID: 1016080809



20

BEN HOLT CENTER
526 W BENJAMIN HOLT DR
STOCKTON, CA 95207-3876
 Improved SF: ± 11,500
 Type: Neighborhood Center
 Status: Existing
 Class: C
 Zoning:

Available SF: ± 3,600
 Min/Max: ± 3,600 / 3,600
 Avail Date: Immediate
 Acres: ± 1.11
 Lease Rate: Contact Broker

Lease Comments:
 Densely populated neighborhood. Pylon signage.
 Competitive pricing.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 6.09/1000
 Load Factor:



Avail ID: 1016119729



21

COLLEGE SQUARE
MARCH LN NEAR PERSHING AVE
STOCKTON, CA 95207
 Improved SF: ± 250,000
 Type: Community Center
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 14,323
 Min/Max: ± 1,539 / 6,600
 Avail Date: Immediate
 Acres: ± 25.00
 Lease Rate: Contact Broker

Lease Comments:
 Well located retail center anchored by Office Depot, Big 5 Sporting Goods and Goodwill.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 5.04/1000
 Load Factor:



Avail ID: 1016119376



23

COLLEGE SQUARE
MARCH LN NEAR PERSHING AVE
STOCKTON, CA 95207
 Improved SF: ± 250,000
 Type: Community Center
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 81,000
 Min/Max: ± 81,000 / 81,000
 Avail Date: Immediate
 Acres: ± 25.00
 Lease Rate: Contact Broker

Lease Comments:
 Anchor space available. Well located retail center anchored by Office Depot, Big 5 Sporting Goods and Goodwill.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 5.04/1000
 Load Factor:



Avail ID: 1016119375



24
EASTLAND PLAZA
 522-678 N WILSON WAY
 STOCKTON, CA 95205
 Improved SF: ± 200,000
 Type: Neighborhood Center
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 10,000
 Min/Max: ± 1,138 / 7,868
 Avail Date: Immediate
 Acres: ±

Lease Comments:
 Dominant neighborhood center with excellent sales volume supported by Food 4 Less, Walgreens, and 99 Cent's Store. See brochure for demographic data. Two available suites (1,138 SF & 2,039 SF - able to combine) and one suite (7,868 SF) with tenant on reduced rent.

For Lease

Exclusive Brokers
 Andy Hodgson; 209-475-5129
 Lisa Hodgson; 209-475-5111
 Ben Rishwain; 209-475-5130

View Flyer

Parking Ratio: TBD
 Load Factor:
 Lease Rate: \$1.75 NNN
 Expenses: \$0.33

Features:
 Signage - Pylon Signage
 Traffic Count - 26,400 ADT

Avail ID: 1016103682



25
EASTLAND PLAZA SHOPPING CENTER
 678 N WILSON WAY
 STOCKTON, CA 95205
 Improved SF: ± 6,096
 Type: Freestanding
 Status: Existing
 Class: B
 Zoning: C-G (City of Stockton)

Available SF: ± 6,096
 Min/Max: ± 6,096 / 6,096
 Avail Date: Immediate
 Acres: ± 0.63

Lease Comments:
 Prominent Building Signage along Wilson Way. Open and divisible floor plan. Contact broker for sale price. Property is part of Eastland Plaza Shopping Center, one of Stockton's most successful grocery and drug anchored centers.

For Lease and Sale

Exclusive Brokers
 Andy Hodgson; 209-475-5129
 Lisa Hodgson; 209-475-5111

View Flyer

Parking Ratio: 5.90/1000
 Load Factor:
 Lease Rate: \$1.50 NNN
 Expenses: \$0.31
 Sale Price: \$914,400
 Sale PSF: \$150.15

Avail ID: 1016111080



26
HAMMERTOWN CENTER
 1032 E HAMMER LN, SUITE E
 STOCKTON, CA 95209
 Improved SF: ± 171,070
 Type: Neighborhood Center
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 3,600
 Min/Max: ± 3,600 / 3,600
 Avail Date: Immediate
 Acres: ± 15.00

Lease Comments:
 Shopping center anchored by dd's Discounts and 99 Cent Only.

For Lease

Exclusive Brokers
 Andy Hodgson; 209-475-5129
 Lisa Hodgson; 209-475-5111

View Flyer

Parking Ratio: TBD
 Load Factor:
 Lease Rate: \$1.25 NNN
 Expenses: \$0.40

Features:
 Traffic Count - 131,032 ADT

Avail ID: 1016112551

27



HAMMERTOWN CENTER
902-1440 E HAMMER LN, SUITE B
STOCKTON, CA 95209
Improved SF: ± 171,070
Type: Neighborhood Center
Status: Existing
Class: B
Zoning:

Available SF: ± 14,248
Min/Max: ± 14,248 / 14,248
Avail Date: Immediate
Acres: ± 15.00

Lease Rate: Contact Broker
Expenses: \$0.40

Parking Ratio: TBD
Load Factor:

[View Flyer](#) [Map](#)




Lease Comments:
Factory 2U lease expires 3/2012. Shopping center anchored by dd's Discounts and 99 Cent Only. Pylon signange available.

Features:
Traffic Count - 131,032 ADT

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

Avail ID: 1016116475

28



LAKESIDE PLAZA
2233 GRAND CANAL BLVD
STOCKTON, CA 95207
Improved SF: ± 73,463
Type: Strip Retail
Status: Existing
Class: B
Zoning:

Available SF: ± 15,781
Min/Max: ± 1,109 / 8,549
Avail Date: Immediate
Acres: ± 4.38

Lease Rate: \$1.00 NNN
Expenses: \$0.35

Parking Ratio: TBD
Load Factor:

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Lease Comments:
Marshall's anchored retail center along March Lane. Excellent rents. Motivated landlord.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

Avail ID: 1016079551

29



LANDMARK PLAZA
7170 WEST LN, SUITE 5
STOCKTON, CA 95210
Improved SF: ± 14,000
Type: Strip Retail
Status: Existing
Class: B
Zoning:

Available SF: ± 4,485
Min/Max: ± 1,360 / 4,485
Avail Date: Immediate
Acres: ± 1.46

Lease Rate: \$1.10 NNN
Expenses: \$0.33

Parking Ratio: 3.00/1000
Load Factor:

[View Flyer](#) [Map](#)




Lease Comments:
Ample parking. Negotiable lease rates. Wide variety of square footages.

Features:
Traffic Count - 29,000 ADT on West Ln.

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129

Avail ID: 1016070031



30 West Place

PARK WEST PLACE
10318-10940 TRINITY PKWY
STOCKTON, CA 95219
Improved SF: ± 775,000
Type: Retail
Status: Existing
Class: A
Zoning: MX (City of Stockton)

Available SF: ± 15,100
Min/Max: ± 5,000 / 6,700
Avail Date: Immediate
Acres: ± 70.26
Lease Rate: Contact Broker

Lease Comments:
Two retail pads (Pad P-1 & Pad P-2) available for ground lease or build to suit. No additional on/off site contribution from tenant. Pad H slated for multi-tenant building 1,000 SF to 6,700 SF of shop space available for lease. Located at main entrance to Park West Place. Estimated delivery 3Q 2012. Anchor tenants include Lowe's, Kohl's and Target.

For Lease

Exclusive Brokers
Lisa Hodgson; 209-475-5111
Andy Hodgson; 209-475-5129

View Flyer

Map

Parking Ratio: TBD
Load Factor:



Avail ID: 1016105951



31

QUAIL LAKES SHOPPING CENTER
4719 QUAIL LAKES DR
STOCKTON, CA 95207
Improved SF: ± 141,050
Type: Neighborhood Center
Status: Existing
Class: A
Zoning: C-G (City of Stockton)

Available SF: ± 8,075
Min/Max: ± 900 / 4,478
Avail Date: Immediate
Acres: ± 14.00
Lease Rate: Contact Broker
Expenses: \$0.39

Lease Comments:
Please do not disturb existing tenants. Dominant grocery anchored shopping center at major freeway interchange with co-anchor position available. Center is located within the highest income demographic area in Stockton. Minimal vacancy due to strong trade area. Anchor position created by CVS moving to out parcel with in center. Neighboring tenants include Save Mart Supermarket, Office Depot, Applebee's, Olive Garden and CVS Pharmacy (new construction).

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

View Flyer

Map

Parking Ratio: TBD
Load Factor:



Features:
Freeway Visibility - I-5
Traffic Count - High

Avail ID: 1016102005



32

QUAIL LAKES SHOPPING CENTER
4719 QUAIL LAKES DR
STOCKTON, CA 95207
Improved SF: ± 141,050
Type: Neighborhood Center
Status: Existing
Class: A
Zoning: C-G (City of Stockton)

Available SF: ± 25,744
Min/Max: ± 25,744 / 25,744
Avail Date: Immediate
Acres: ± 14.00
Lease Rate: Contact Broker
Expenses: \$0.39

Lease Comments:
Dominant grocery anchored shopping center at major freeway interchange with co-anchor position available. Center is located within the highest income demographic area in Stockton. Minimal vacancy due to strong trade area. Anchor position created by CVS moving to out parcel with in center. Neighboring tenants include Save Mart Supermarket, Office Depot, Applebee's, Olive Garden and CVS Pharmacy (new construction).

For Lease

Exclusive Brokers
Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

View Flyer

Map

Parking Ratio: TBD
Load Factor:



Features:
Freeway Visibility - I-5
Traffic Count - High

Avail ID: 1016116634



33
STOCKTON AUTO MALL
3646 E TELSTAR PLACE
STOCKTON, CA 95207
 Improved SF: ± 6,000
 Type: Specialty
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 6,000
 Min/Max: ± 6,000 / 6,000
 Avail Date: Immediate
 Acres: ± 4.44

View Flyer

Map



Parking Ratio: TBD
 Load Factor:

Sale Price: \$1,500,000
 Sale PSF: Contact Broker

Sale Comments:
 Add-value investment or owner/user opportunity. Located in the Stockton Auto Mall, in the "Used Car Zone". Property includes seven (7) individual lots. Each lot includes: Sales Office, Building and Monument Signage, and Exterior yard lighting.

For Sale

Exclusive Brokers
 Michael Goldstein, SIOR; 209-475-5106
 Wes Widmer; 209-475-5109

Avail ID: 1016098400



34
STOCKTON CINEMA CENTRE 16
222 N EL DORADO ST, SUITE F&J
STOCKTON, CA 95202
 Improved SF: ± 82,000
 Type: Specialty
 Status: Existing
 Class: A
 Zoning: Commercial

Available SF: ± 1,200
 Min/Max: ± 1,200 / 1,200
 Avail Date: Immediate
 Acres: ± 2.21

View Flyer

Map



Parking Ratio: TBD
 Load Factor:

Lease Rate: \$1.50 NNN
 Expenses: \$0.33

Lease Comments:
 Close to parking structures. Core Downtown location with retail amenities. 1 million people per year visit the City Centre Cinema. Former AAA Insurance. Can be used for office or retail.
 Features:
 Sprinklers

For Lease

Exclusive Brokers
 Andy Hodgson; 209-475-5129

Avail ID: 1016095195



36
UNIVERSITY SQUARE
4343 PACIFIC AVE
STOCKTON, CA 95204
 Improved SF: ± 30,000
 Type: Retail
 Status: Existing
 Class: C
 Zoning:

Available SF: ± 2,000
 Min/Max: ± 2,000 / 2,000
 Avail Date: Immediate
 Acres: ± 1.58

View Flyer

Map



Parking Ratio: TBD
 Load Factor:

Lease Rate: \$1.25 NNN
 Expenses: \$0.20

Lease Comments:
 Located directly off busy Pacific Avenue @ Bianchi Road. Excellent parking. Co-tenants include: Sakura, Tiger Yogurt, Sprint, Max Muscle, Beyond Pots and Pans. Exclusive restrooms.

For Lease

Exclusive Brokers
 Andy Hodgson; 209-475-5129

Avail ID: 1016118793



37
VENETIAN BRIDGES
 2222-2334 GRAND CANAL BLVD
 STOCKTON, CA 95207
 Improved SF: ± 26,519
 Type: Strip Retail
 Status: Existing
 Class: B
 Zoning: C-2

Available SF: ± 5,928
 Min/Max: ± 281 / 3,658
 Avail Date: Immediate
 Acres: ± 0.85
 Lease Rate: \$0.90 NNN
 Expenses: \$0.25



Parking Ratio: TBD
 Load Factor:

Lease Comments:
 Shop space available. Near March Lane and I-5.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

Avail ID: 1016091533



38
GRANT LINE COMMONS
 2301 N CORRAL HOLLOW RD
 TRACY, CA 95377
 Improved SF: ± 8,160
 Type: Retail
 Status: Existing
 Class: A
 Zoning:

Available SF: ± 2,575
 Min/Max: ± 2,575 / 2,575
 Avail Date: Immediate
 Acres: ± 0.78
 Lease Rate: Contact Broker



Parking Ratio: TBD
 Load Factor:

Lease Comments:
 Sublease. Mixed use building for retail and/or medical. Excellent location along busy Corral Hollow Road and Grant Line. New building. Perfect opportunity for yogurt business and or medical use. Space can easily be demised.

For Sublease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

Avail ID: 1016073175



40
TRACY MARKETPLACE
 2960 W GRANT LINE RD
 TRACY, CA 95304
 Improved SF: ± 700,000
 Type: Power Center
 Status: Existing
 Class: A
 Zoning:

Available SF: ± 24,000
 Min/Max: ± 24,000 / 24,000
 Avail Date: Immediate
 Acres: ± 48.00
 Lease Rate: \$1.00 TBD
 Expenses: \$3.60



Parking Ratio: TBD
 Load Factor:

Lease Comments:
 24,000± SF Junior anchor position in soon to be Super Walmart, Costco anchored Tracy Marketplace. Suite is in line with Michael's, Bed Bath Beyond, Petco, and Mancini's. Wal Mart Super Center opening tabbed for 2012. Ample parking on own parcel with reciprocal parking throughout shopping center. Other tenants include: Golden Corral, Bank of America, Les Schwab, Burger King and Taco Bell. Staples vacates 4/2012.

Features:
 Freeway Visibility - I-205
 Highway Access - I-205
 Signage - Pylon Signage
 Traffic Count - I-205 - 105,000 ADT

For Lease

Exclusive Brokers
 Mark Giovanzana; 408-282-3861
 Andy Hodgson; 209-475-5129

Avail ID: 1016117246



41

LANDER MARKETPLACE
 1609-1687 LANDER AVE
 TURLOCK, CA 95380
 Improved SF: ± 22,416
 Type: Community Center
 Status: Existing
 Class:
 Zoning:

Available SF: ± 8,376
 Min/Max: ± 1,233 / 3,125
 Avail Date: Immediate
 Acres: ± 8.00

Lease Comments:
 Co-Tenants: Save Mart, Long's, Krage Auto, & Starbucks.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: TBD
 Load Factor:

Lease Rate: \$1.10 NNN
 Expenses: \$0.35



Avail ID: 1016095225



42

TURLOCK TOWN CENTER
 503-783 N GOLDEN STATE BLVD
 TURLOCK, CA 95380
 Improved SF: ± 183,823
 Type: Retail
 Status: Existing
 Class:
 Zoning:

Available SF: ± 31,539
 Min/Max: ± 1,188 / 5,940
 Avail Date: Immediate
 Acres: ±

Lease Comments:
 Co-tenants include; Big 5, 99 Cent Only, Anchor Blue, Rite Aid, Sears, and Goodwill.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130
 Jim McMasters; 925-279-5567

View Flyer

Map

Parking Ratio: TBD
 Load Factor:

Lease Rate: \$1.10 NNN
 Expenses: \$0.35



Avail ID: 1016055315