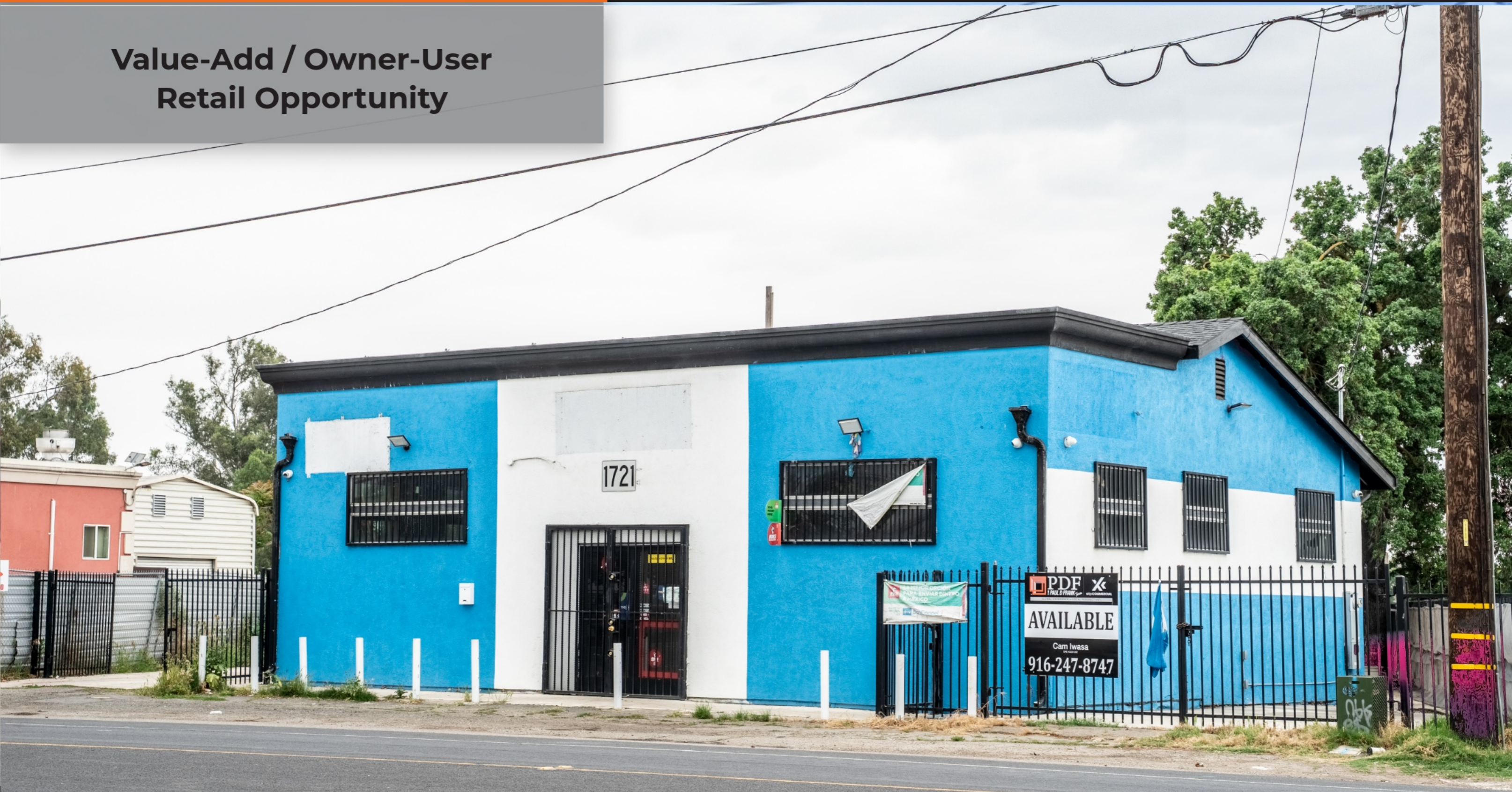


RETAIL PROPERTY
1721 S Mariposa Rd
Stockton, CA 95205



**Value-Add / Owner-User
Retail Opportunity**



EXECUTIVE SUMMARY

1721 S Mariposa Road, Stockton, CA

1721 S Mariposa Road presents a remarkable owner-user or value-add investment opportunity, advantageously positioned within a dense commercial corridor in Stockton, California. The site spans a substantial, fully gated parcel, providing exceptional flexibility for a diverse array of retail or commercial applications, including extensive outdoor storage and comprehensive display requirements.

Situated with prominent street-level visibility, the property benefits significantly from its seamless access and immediate proximity to Highway 99. This superior regional connectivity ensures operators can rapidly service the broader Stockton metropolitan area while simultaneously capitalizing on the high daily traffic counts surrounding the major thoroughfare.

The immediate submarket is anchored by a robust demographic profile, characterized by over 198,000 residents residing within a five-mile radius. This intensely populated, culturally distinct trade area provides a clear advantage for investors and operators striving to capture sustained localized demand, offering a prime canvas to establish essential retail services tailored precisely to the community.

Whether positioned for an owner-user intending to establish a commanding local footprint or an investor implementing a strategic value-add leasing program, the asset's underlying fundamentals are incredibly strong. The structural layout and geographic positioning combine to offer a reliable foundation for long-term commercial success and significant upside potential.



PROPERTY OVERVIEW

1721 MARIPOSA ROAD, STOCKTON, CALIFORNIA
| STANDALONE RETAIL SPACE

Presenting a prime standalone retail property located at 1721 Mariposa Road in Stockton, California. This exceptional facility encompasses highly adaptable interior space complemented by a substantial exterior footprint. A defining feature is its expansive, gated lot that delivers secure and ample parking—a significant operational advantage in today's urban retail landscape.

The site's versatile exterior configuration provides an optimal foundation for businesses requiring fleet vehicle parking, expansive outdoor storage capacities, or a designated, secure customer parking area, making it an incredibly flexible asset in an active market area.



INVESTMENT HIGHLIGHTS

- **Strategic Location with Highway Access:** Direct proximity to Highway 99 yields excellent real estate visibility and critical regional connectivity, enhancing both customer draw and supply chain logistics.
- **Dense Trade Area Demographics:** A robust consumer base exceeding 198,000 residents within a 5-mile radius establishes a formidable target market for diverse retail operations.
- **Owner-User / Value-Add Potential:** An outstanding opportunity for a business seeking a dedicated operating facility or an investor aiming to reposition the asset to place a targeted, long-term retail tenant.
- **Ample & Secure Parking:** The generous, fully fenced lot offers abundant parking, representing a vital operational asset for any retail, fleet, or service-oriented enterprise.
- **Targeted Demographic Opportunity:** With a strong Hispanic demographic profile (over 80% within 1 mile), the trade area suggests immediate demand for specific retail and service offerings catering natively to the local community.



DEMOGRAPHIC OVERVIEW

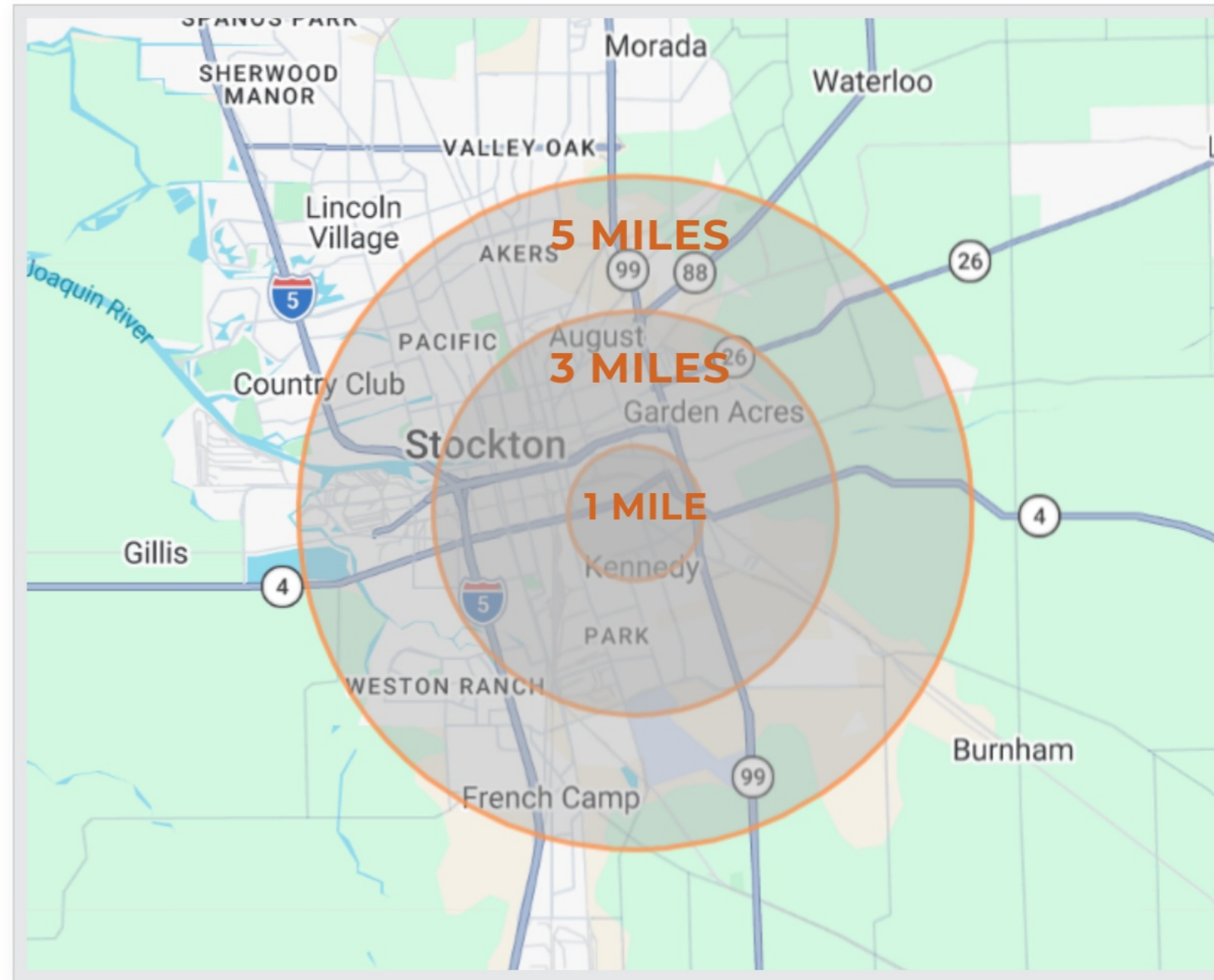
Situated at 1721 S Mariposa Rd, the property benefits from a densely populated and dynamic trade area forming a robust consumer base for future retail operations. The immediate 1-mile radius features a tightly concentrated demographic profile, presenting an exceptional targeted opportunity for culturally relevant operations, value-oriented concepts, and essential community services.

KEY TRADE AREA METRICS

- **Expansive Reach:** Nearly 198,000 residents across over 58,000 households within a 5-mile radius, ensuring deep market penetration.
- **High Density:** Over 27,000 households within a 3-mile radius driving consistent, multi-directional daily traffic.
- **Targeted Opportunity:** High concentration (80.7%) of Hispanic residents in the immediate 1-mile radius, ideal for culturally aligned offerings.
- **Stable Income Base:** Median household incomes rising to \$64,623 in the extended market, supporting diversified consumer spending.

AREA DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Population	15,242	94,087	198,246
Households	4,083	27,043	58,213
Median Income	\$52,306	\$53,783	\$64,623
Hispanic Pop.	80.7%	73.4%	58.8%
Unemployment	9.26%	8.45%	7.74%



SURROUNDING AMENITIES & ACCESS



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