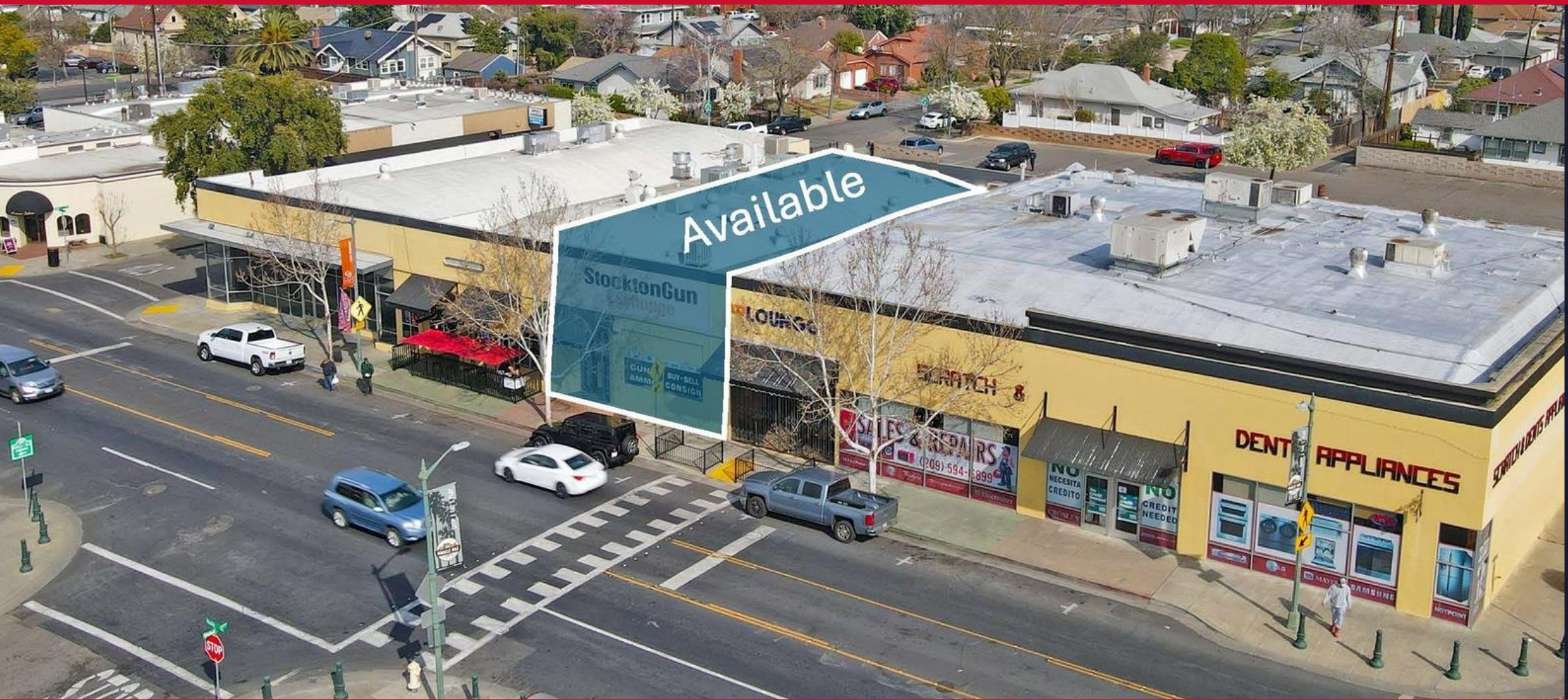


# FOR LEASE: PRIME RETAIL SPACE ON STOCKTON'S MIRACLE MILE



## 1732 PACIFIC AVE.

Stockton, CA 95204

**ANDY LE , CCIM, MBA**  
**JUNIOR VICE PRESIDENT**

209.471.6358 | andy@fcrei.com  
CA DRE #02110117



## PROPERTY DESCRIPTION

Located in the heart of Stockton's Miracle Mile District, 1732 Pacific Ave offers an outstanding leasing opportunity in one of the city's most vibrant commercial corridors, renowned for its diverse mix of retail, dining, and professional businesses. This property provides an estimate  $\pm 2,700$  SF of total leasable space, ideal for retail, office, or service-based businesses. Additionally, it includes a private restroom and a bonus basement, perfect for storage or additional operational needs. Positioned directly across from Dutch Bros and just a block from Starbucks, this location benefits from high foot traffic and excellent visibility. Offered on a Modified Gross Lease, tenants pay a base rent and will not have any variable expenses related to Property Insurance and Property tax.

## PROPERTY HIGHLIGHTS

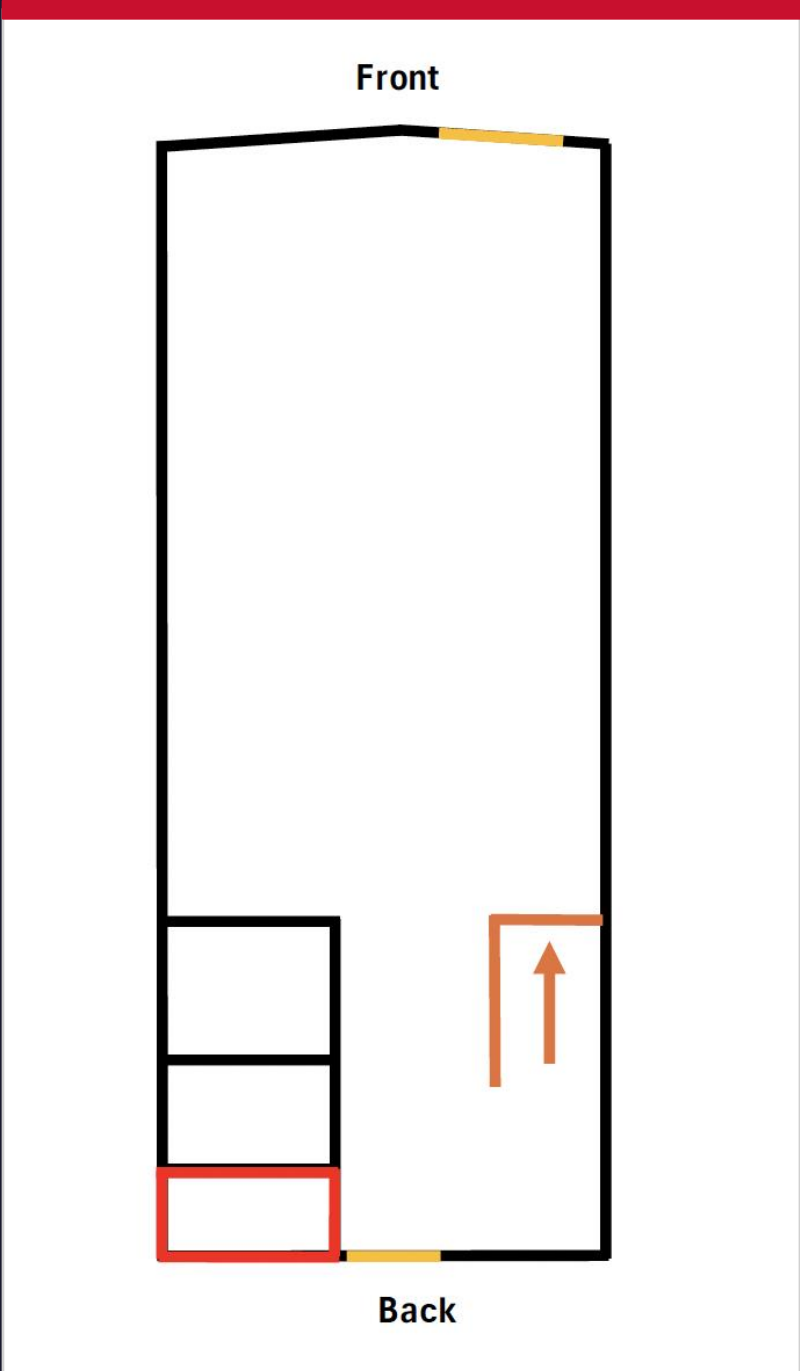
- $\pm 2,700$  SF – wide open floor plan with built-out offices, ideal for a variety of uses.
- Bonus Space: Basement for storage or additional use.
- Signage Opportunity: Maximize visibility with prominent storefront signage.
- Prime Location: High-traffic area in Stockton's Miracle Mile with excellent visibility.
- Versatile Use: Ideal for retail, office, salon, studio, or boutique businesses.

## OFFERING SUMMARY

<b>Lease Rate</b>	<b>Available SF</b>
<b>\$1.67 SF/mo (MG)</b>	<b><math>\pm 2,700</math> SF</b>

## DEMOGRAPHICS

	0.3 MI	0.5 MI	1 MI
Total Households	881	2,302	8,026
Total Population	2,107	5,623	20,250
Avg HH Income	\$82,061	\$83,037	\$77,905



LEGEND

- Bathroom
- Entrance
- Stairs to Basement





**EXCLUSIVELY LISTED BY:**



**ANDY LE, CCIM, MBA**

Junior Vice President

209.471.6358

andy@fcrei.com

CA DRE #02110117