

AVAILABLE FOR SALE
PARK WEST PLACE SHOPPING CENTER | 5,900± SF BUILDING

10834 TRINITY PARKWAY

STOCKTON, CA

PRICE REDUCTION!



For information, please contact:

Troy McKenney

Newmark Pearson Commercial
t 559-447-6277
tmckenney@pearsonrealty.com
CA RE Lic. #00952671

Craig Holdener, CCIM

Newmark Pearson Commercial
t 559-447-6293
choldener@pearsonrealty.com
CA RE Lic. #01904352

Christopher Sill

Lee & Associates
t 209-598-2804
csill@lee-associates.com
CA RE Lic. #01188616

This image is for marketing and illustrative purposes only and may not represent the actual product or service.

NEWMARK
PEARSON COMMERCIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

10834 TRINITY PARKWAY

STOCKTON, CA

PROPERTY

INFORMATION

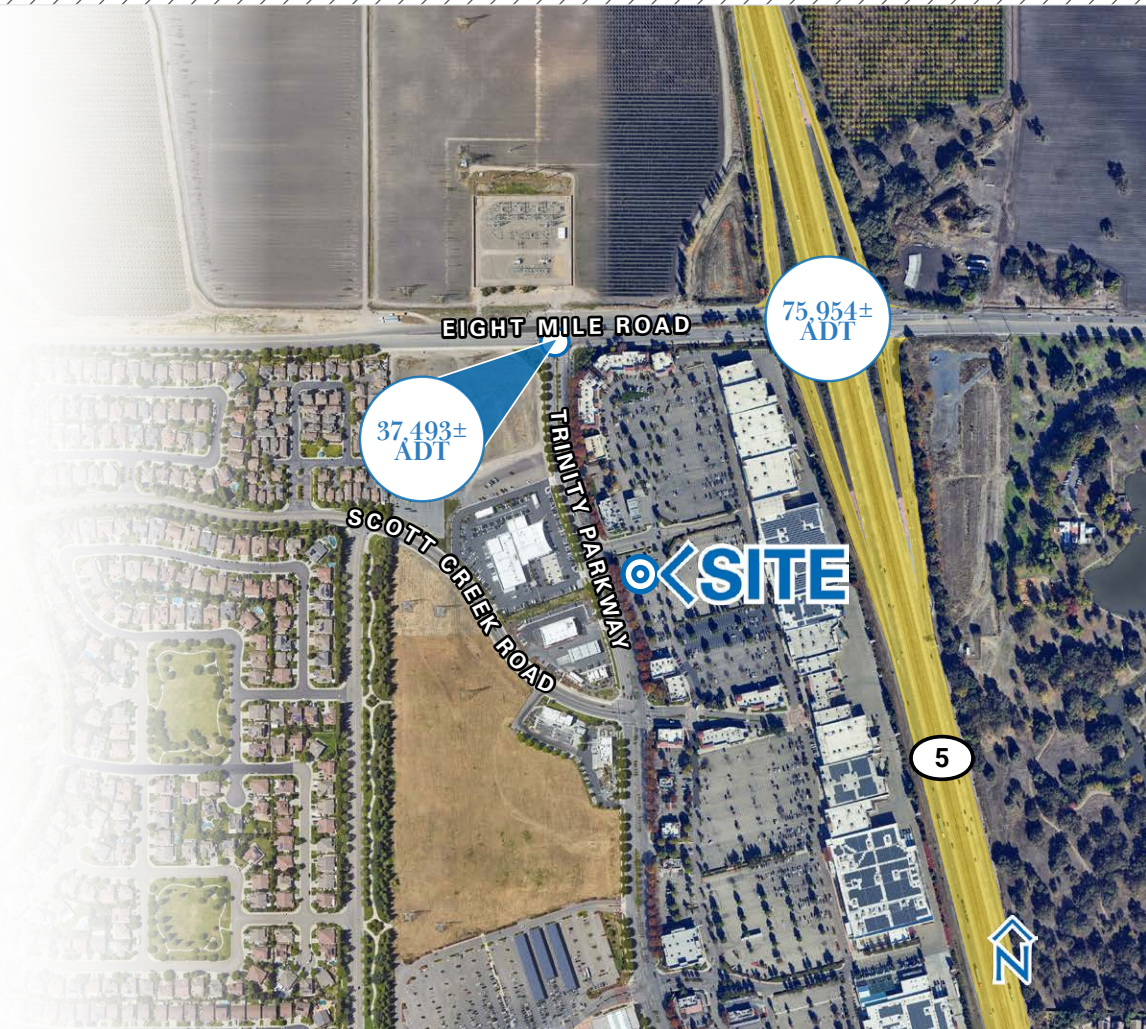
Lot Size: 5,900± SF With Drive Thru
Tenancy: Single, Currently Vacant
Year Built: 2005
APN: 066-020-160 (*San Joaquin County*)
Asking Price: \$2,950,000

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2031 Projection	9,031	57,492	128,355
2026 Estimate	8,424	55,888	126,438
Growth 2026-2031	7.20%	2.87%	1.52%
Growth 2020-2026	15.99%	7.25%	2.65%
Growth 2010-2020	21.48%	6.91%	7.46%
2031 Projection	2,819	17,495	42,323
2026 Estimate	2,639	17,019	41,670
Growth 2026-2031	6.83%	2.80%	1.57%
Growth 2020-2026	18.34%	6.91%	2.62%
Growth 2010-2020	6.76%	2.03%	4.29%
<i>2026 Est. Average HH Income</i>	\$170,013	\$145,762	\$127,622

Source: Claritas 2026



TRAFFIC COUNTS
37,493± ADT

75,954± ADT

Source: Kalibrate TrafficMetrix 2024

Eight Mile Road at Trinity Parkway
(Eastbound & Westbound)

Interstate 5
(Northbound & Southbound)

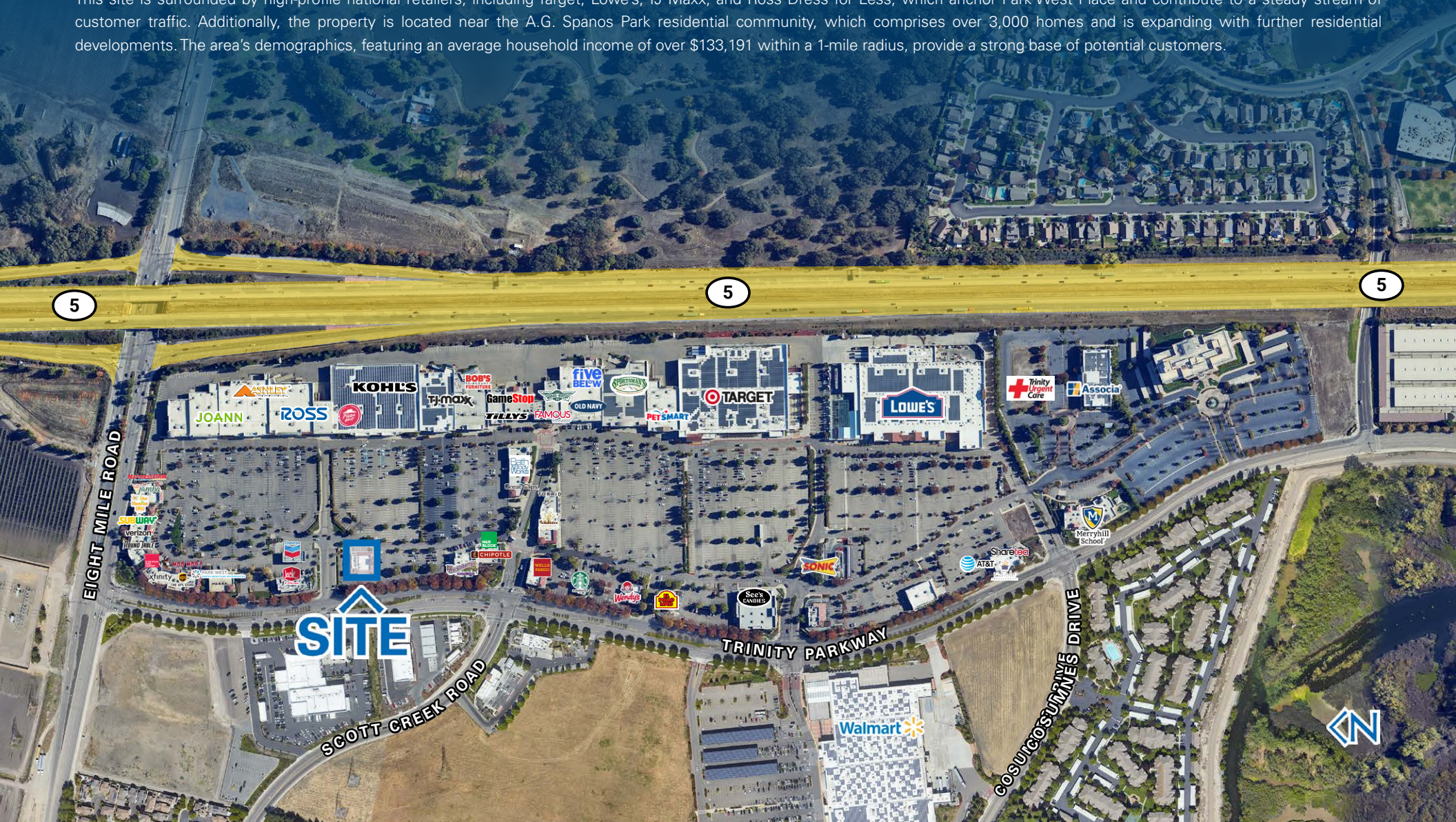
10834 TRINITY PARKWAY

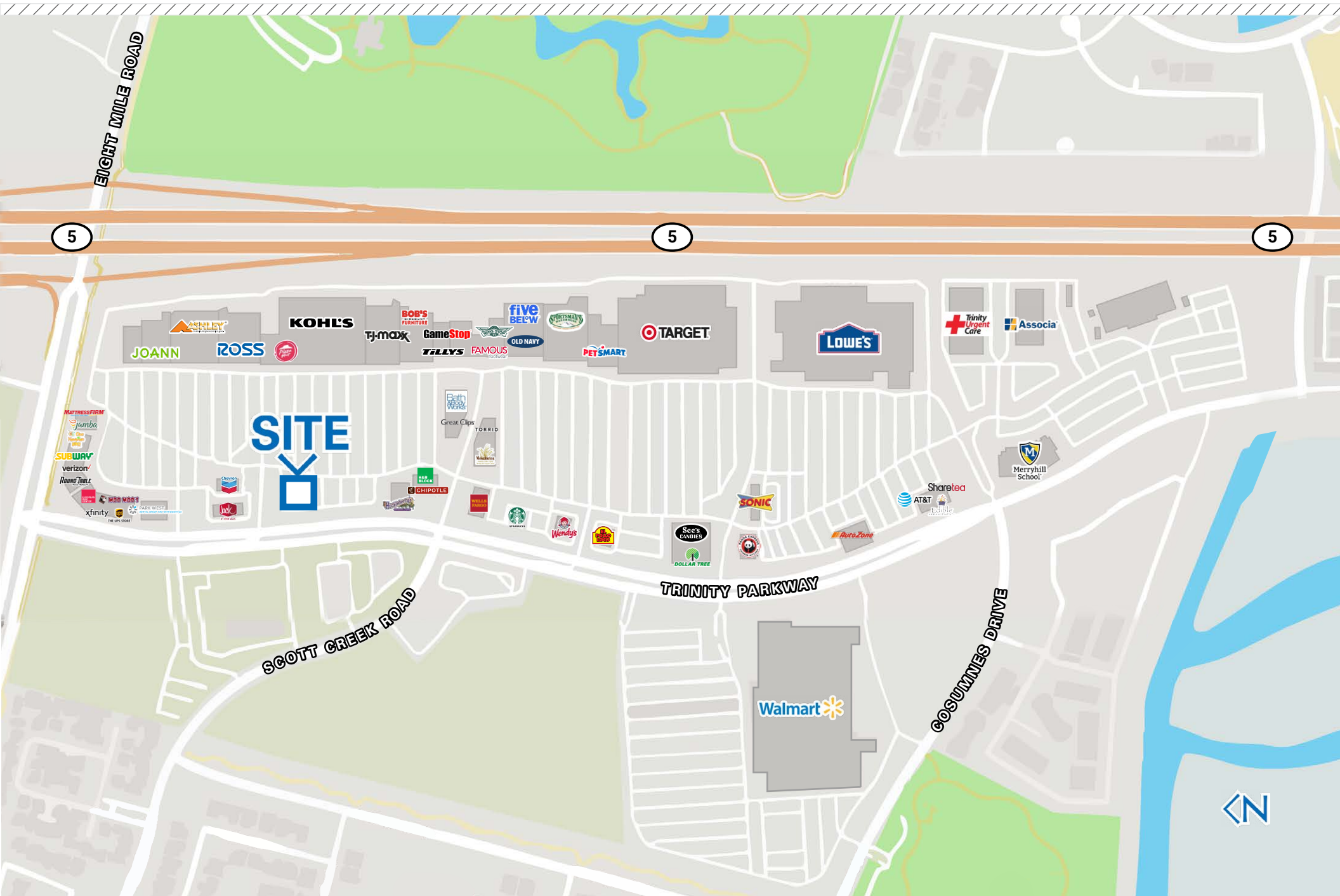
STOCKTON, CA

LOCATION DESCRIPTION

Located at 10834 Trinity Parkway in Stockton, CA, this property presents a prime opportunity within the vibrant Park West Place shopping center. The 5,900± square-foot building, set on a 0.83± acre lot in a Mixed-Use (MX) zone, offers exceptional visibility and access, with over 70,890± ADT vehicles passing daily on Interstate 5 and 33,211± ADT vehicles on Eight Mile Road. The building is ideally situated with multiple access points, ample dedicated parking, and a drive-thru layout, making it versatile for various commercial uses.

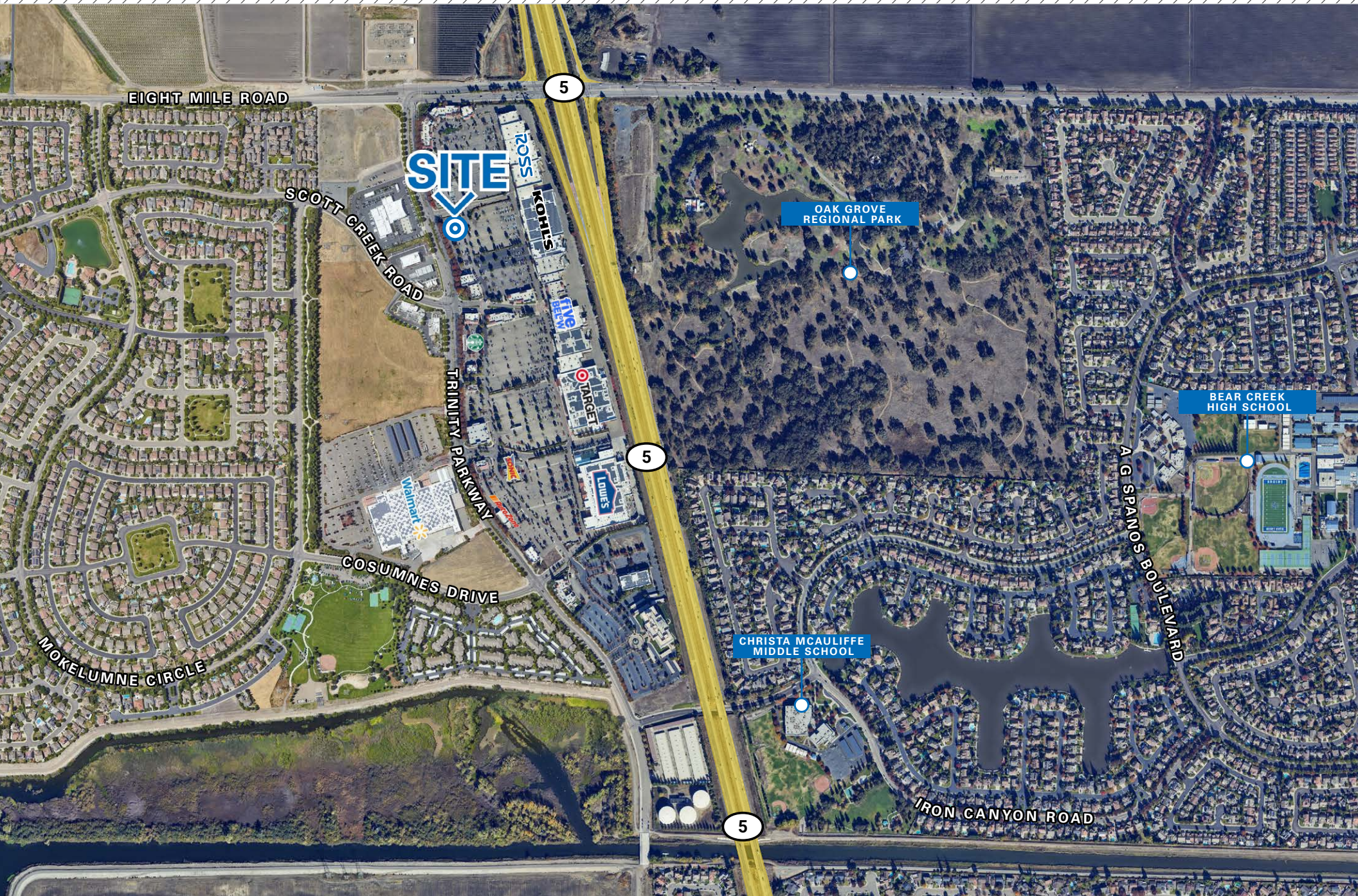
This site is surrounded by high-profile national retailers, including Target, Lowe's, TJ Maxx, and Ross Dress for Less, which anchor Park West Place and contribute to a steady stream of customer traffic. Additionally, the property is located near the A.G. Spanos Park residential community, which comprises over 3,000 homes and is expanding with further residential developments. The area's demographics, featuring an average household income of over \$133,191 within a 1-mile radius, provide a strong base of potential customers.





10834 TRINITY PARKWAY
STOCKTON, CA

AERIAL
MAP



AVAILABLE FOR SALE
PARK WEST PLACE SHOPPING CENTER | 5,900± SF

10834 TRINITY PARKWAY

STOCKTON, CA

For information, please contact:

Troy McKenney

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671

Craig Holdener, CCIM

Newmark Pearson Commercial

t 559-447-6293

choldener@pearsonrealty.com

CA RE Lic. #01904352

Christopher Sill

Lee & Associates

t 209-598-2804

csill@lee-associates.com

CA RE Lic. #01188616

NEWMARK
PEARSON COMMERCIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEWMARK PEARSON COMMERCIAL
7480 N. Palm Ave. #101, Fresno, CA 93711
Corporate License #00020875
t 559-432-6200
newmarkpearson.com

LEE & ASSOCIATES | STOCKTON
241 Frank West Circle, Suite 300 Stockton, CA 95206
Corporate License #01166901
t 209-983-1111
lee-associates.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.