

SERVENTI'S CENTER HIGH PROFILE SHOP SPACE FOR LEASE

7141 PACIFIC AVENUE, STOCKTON, CA



LISTING DATA

AVAILABLE SF: 1,560± SF

COMMENTS:

- High profile retail space located in Serventi's Center in Stockton, CA
- Located directly across the street from Lincoln Center and Lincoln Elementary School.
- Former Hair Salon space
- Ample parking is available, with both front and rear parking lots conveniently accessible to staff and clientele
- Strong residential surrounding the site-ideal for neighborhood retail uses
- Highly visible signage opportunities!



For more information, contact:

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ECONOMIC DATA

LEASE RATE: \$1.65/SF per month, Modified Gross

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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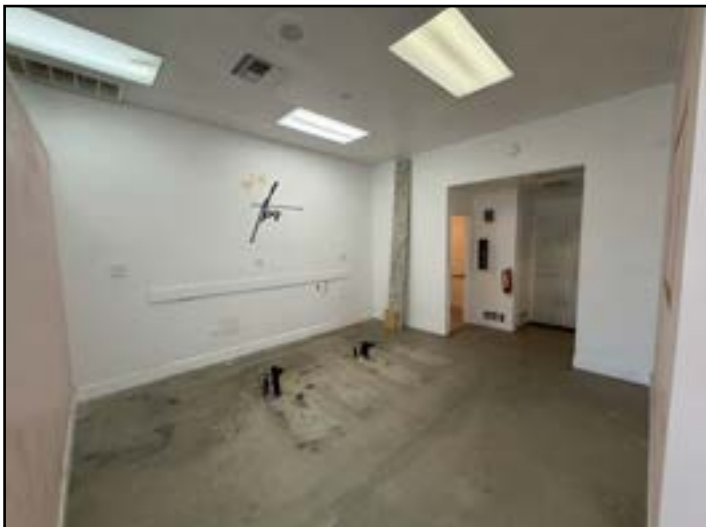
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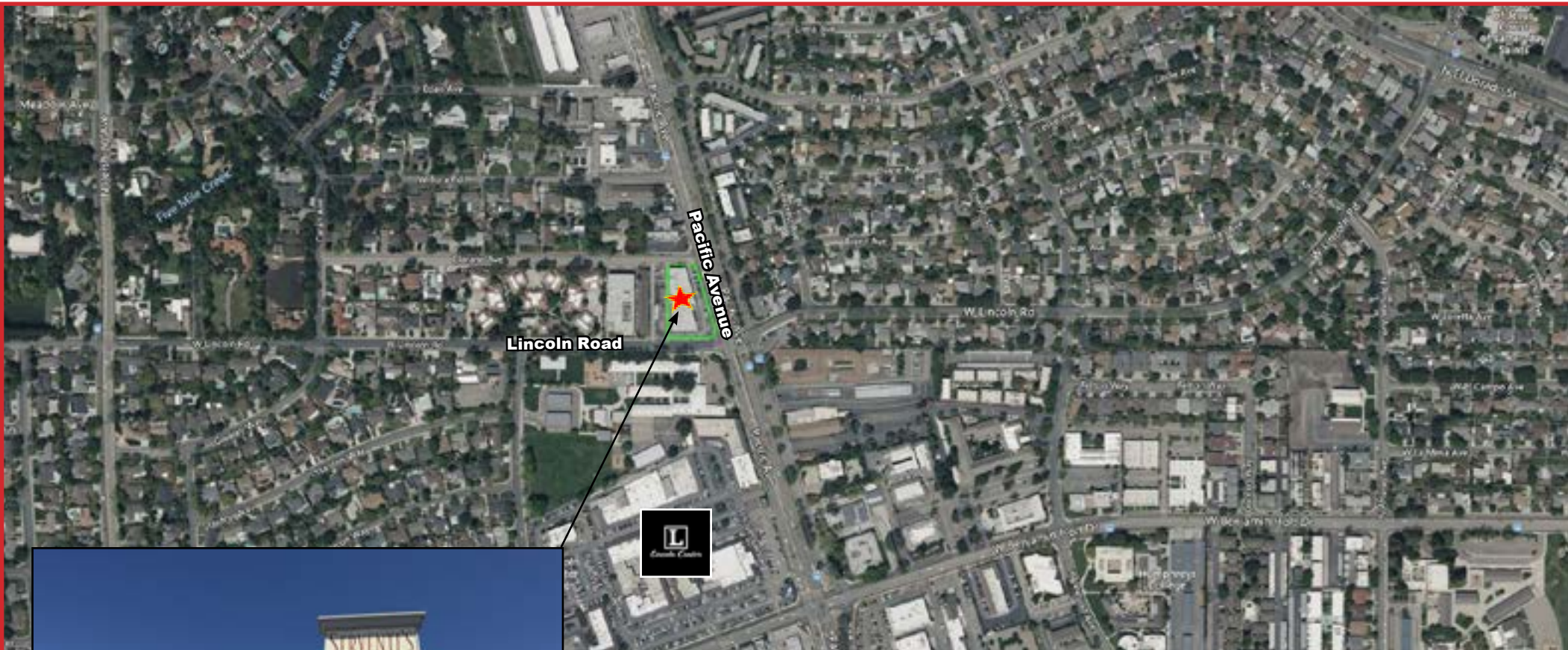


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DEMOGRAPHICS: 1 MILE 3 MILES 5 MILES

POPULATION:	25,711±	184,229±	284,442±
HOUSEHOLD INCOME:	\$83,252	\$93,240	\$93,177

TRAFFIC COUNTS:

Pacific Ave:	15,763± Cars ADT (2017)
Lincoln Rd:	4,837± Cars ADT (2017)

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