

# SHOE PALACE

**\$2,054,000**

**7.50% CAP RATE**

**554 N WILSON WAY  
STOCKTON, CA**



Prime Location Situated as an Outparcel to a Food 4 Less Anchored Shopping Center | Corporate Guarantee  
Minutes Away From Downtown Stockton | Stable Investment w/ Long-Term Growth Potential

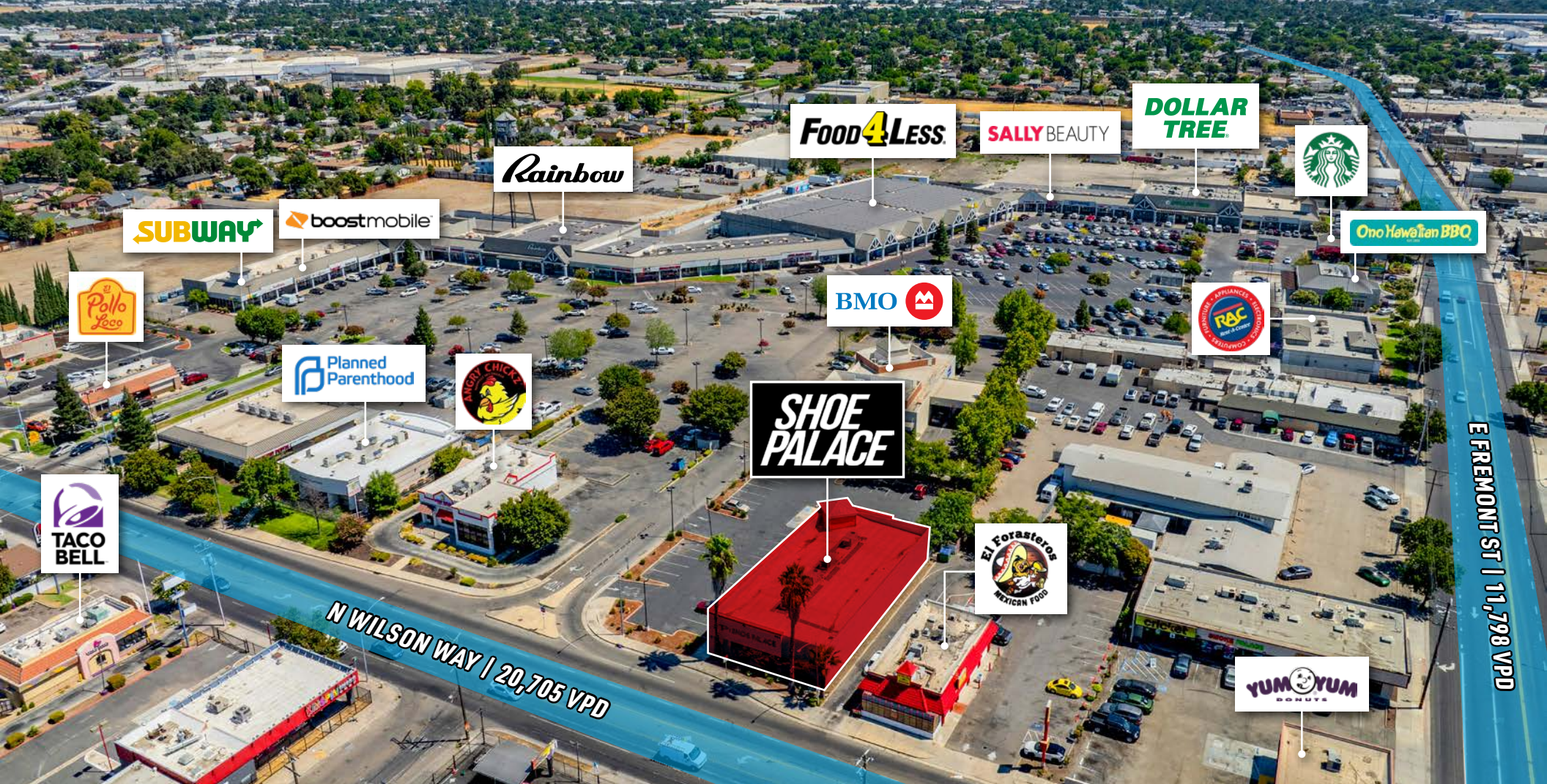
**Marcus & Millichap**

# WHY INVEST?



## High-Traffic Retail Opportunity in a Prime Stockton Location

- **Prime Location** at the intersection of N Wilson Way and E Fremont Street within Eastland Plaza Shopping Mall.
- **Outparcel to Food 4 Less Anchored Center**, ensuring steady foot traffic and a strong customer base.
- **Diverse Tenant Mix** including Dollar Tree, Subway, Angry Chickz, El Pollo Loco, BMO, Yum Yum Donuts, Rent-A-Center, Ono Hawaiian BBQ, and more.
- **Strategic Proximity** just minutes from **Downtown Stockton** and **Stanislaus State's Stockton Campus**, providing access to a growing student and professional population.



## Stable Investment with Long-Term Lease Potential

- **Nearly 5 Years Remaining** on the NN lease, providing stability and income security.
- Lease includes one additional **5-year lease extension**.
- **Landlord Responsibilities** limited to **roof and structure**, minimizing maintenance obligations.



## Leading Sneaker & Streetwear Retailer with Strong Growth & Backing

- **Premier Sneaker & Apparel Retailer** – Founded in 1993, Shoe Palace is a highly respected and sought-after brand known for its curated selection of top athletic and lifestyle footwear, apparel, and accessories.
- **Expanding National Presence** – With over 200 locations across key urban markets in the U.S., Shoe Palace continues to grow, reinforcing its influence in the sneaker and streetwear industry.
- **Strong Corporate Backing** – As part of the JD Sports family, Shoe Palace benefits from extensive industry expertise, exclusive collaborations, and a robust global network, ensuring long-term stability and continued success.

# INVESTMENT SUMMARY

Address:	<a href="#">GOOGLE MAPS</a> 554 N Wilson Way, Stockton, CA 95205
Concept:	Shoe Palace
Tenant:	Shoe Palace Corporation
Price:	\$2,054,000
Cap Rate:	7.50%
NOI:	\$154,000*
Building Size (SF):	±5,993 SF
Lot Size (AC):	±0.63 Acres
Year Built/Renovated:	1999/2018

This information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

# LEASE TERMS

Lease Commencement:	1/1/2018
Lease Term Expiration:	12/31/2029
Term Remaining:	±4.75 Years
Lease Type:	NN**
Landlord Responsibilities:	Roof & Structure
Monthly Rent:	\$14,022
Annual Base Rent:	\$168,263
Rental Increases:	4% Every Other Year
Renewal Options:	1 x 5-Year

\*NOI is an estimate reflecting new property taxes. Tenants share of property taxes shall not increase from reassessment (inquire w/ broker for full lease language).

\*\*Tenants share of CAM and Landlord Insurance shall not increase more than 3% annually (inquire w/ broker for full lease language).

# SHOE PALACE

## \$2,054,000

LISTING PRICE

## 7.50%

CAP RATE

## ±5 YRS

LEASE TERM

## ±5,993 SF

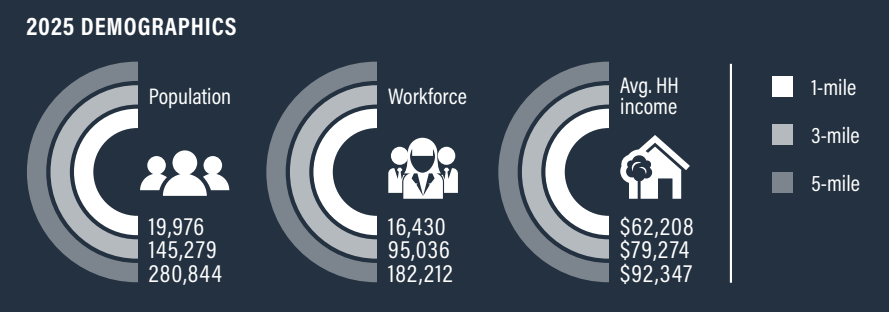
BUILDING SIZE

## NN

LEASE TYPE

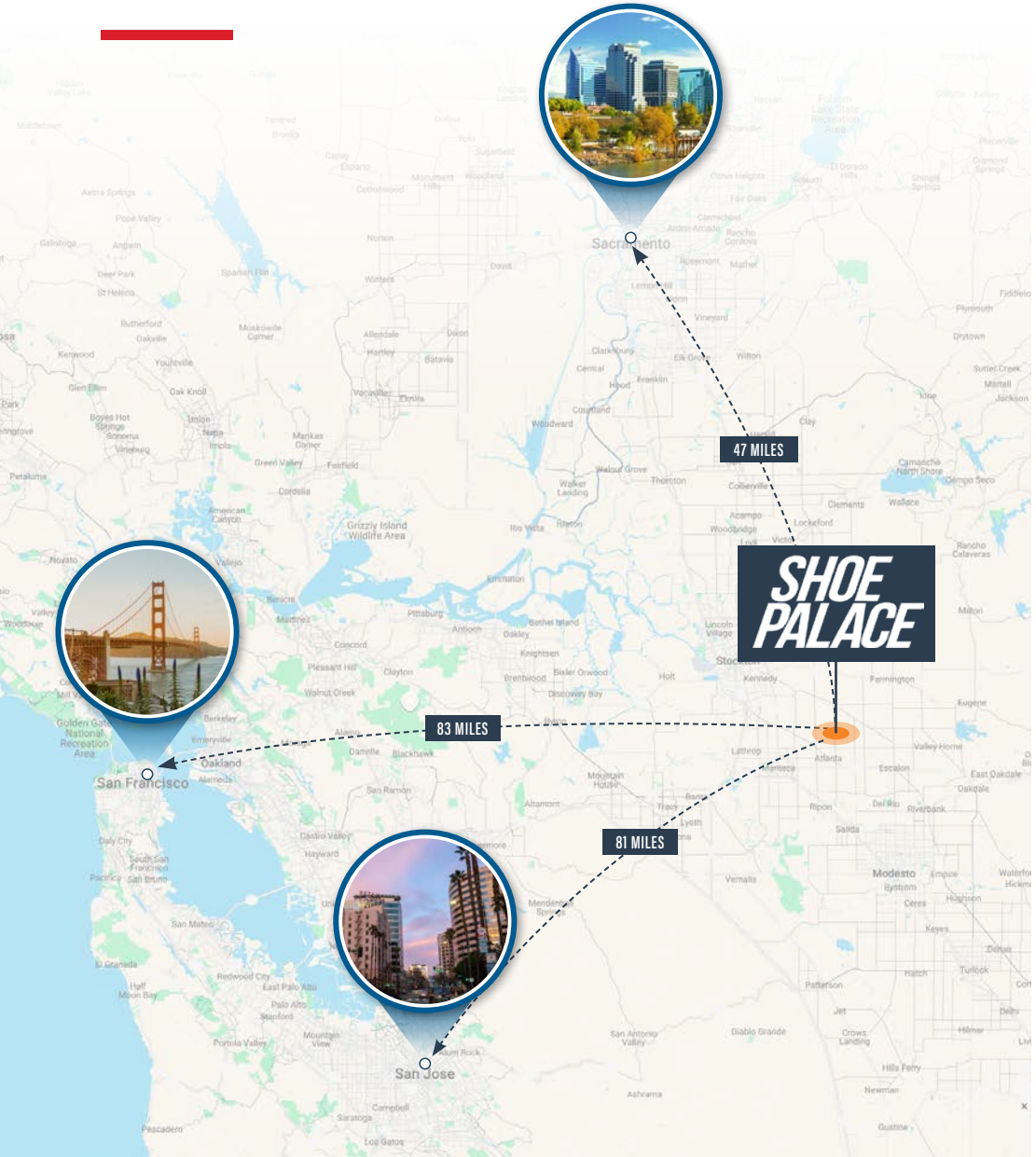
## 2018

YEAR RENOVATED





# STOCKTON CALIFORNIA



The Stockton Metropolitan Statistical Area (MSA) is a key economic and logistical hub in California's Central Valley, encompassing San Joaquin County and serving as a gateway between the San Francisco Bay Area and the rest of the state. With a population of over 800,000, Stockton is one of the fastest-growing MSAs in California, offering a diverse economy driven by logistics, agriculture, healthcare, and education. Its strategic location along Interstate 5 and Highway 99, as well as its deep-water port connecting to the San Francisco Bay, makes it a critical center for commerce and distribution.

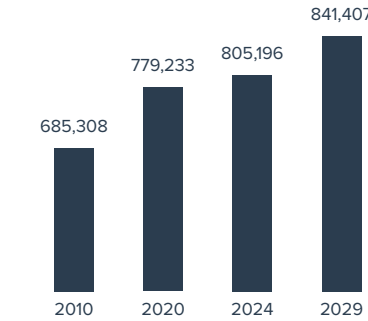
The city has seen significant investment in infrastructure and development, enhancing its appeal to businesses and residents. The Port of Stockton, one of California's largest inland ports, supports the region's robust logistics industry. Revitalization efforts in downtown Stockton have attracted new businesses and entertainment, contributing to a vibrant urban environment.



*No. 13 Best Places to Live in California*  
*U.S. News & World Report, 2023-2024*

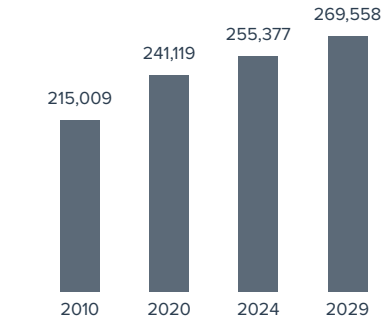
## STOCKTON POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, STOCKTON



## STOCKTON HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, STOCKTON



## DEMOGRAPHICS

POPULATION

**805,196**

within MSA

AVG. HH INCOME

**\$123,205**

within MSA

DAYTIME POPULATION

**458,649**

within MSA

## LARGEST EMPLOYERS



Stockton is home to the University of the Pacific, California's oldest private university, as well as a thriving arts and cultural scene, including the Bob Hope Theatre and Stockton Symphony. The city also hosts a variety of annual events, such as the Stockton Asparagus Festival and the San Joaquin International Film Festival, which celebrate its local culture and diverse community. With a rich agricultural heritage, a growing business sector, and a commitment to revitalization, Stockton continues to develop as a dynamic place to live, work, and invest. Its expanding waterfront district and investment in public spaces further enhance its appeal, attracting both residents and visitors alike.

# SHOE PALACE

Founded in 1993, Shoe Palace has grown into one of the nation's premier sneaker and apparel retailers, known for its curated selection of top athletic and lifestyle brands. With a strong emphasis on exclusivity and premium customer service, Shoe Palace offers a wide range of footwear, apparel, and accessories from industry leaders like Nike, Adidas, Jordan, and more. The company has built a loyal following by combining high-demand products with a boutique-style shopping experience, making it a go-to destination for sneaker enthusiasts and fashion-forward consumers. Today, Shoe Palace operates over 160 locations across the United States, with a strong presence in key urban markets.

As part of the JD Sports family, Shoe Palace benefits from a robust global network and industry expertise, allowing for continued growth and expansion. JD Sports, a leader in athletic footwear and apparel, provides Shoe Palace with strategic resources and exclusive collaborations that enhance its competitive edge. The company's commitment to staying ahead of sneaker culture trends, fostering community engagement, and delivering top-tier customer service has cemented its reputation as a leader in the sneaker retail space.

Shoe Palace continues to evolve, introducing exclusive product drops, in-store activations, and digital innovations to elevate the shopping experience. Its dedication to authenticity, style, and quality ensures its status as a trusted and influential retailer in the ever-evolving sneaker and streetwear industry.

2024 REVENUE

**\$750M**

LOCATIONS

**200+**

EMPLOYEES

**1.5K+**



PARENT COMPANY



## IN THE NEWS



[FULL ARTICLE](#)

### SHOE PALACE LEASES STORE AT GEARY AND POWELL IN UNION SQUARE

January 8, 2025 | *Business Times*

The prominent corner of Union Square formerly home to fashion retailer Express at 301 Geary St. has inked a new tenant in Shoe Palace, a retail footwear chain founded in San Jose and with more than 200 stores across the U.S. When the Express store at 301 Geary Street closed 15 months ago, it barely made much news, considering that Union Square had recently seen much higher-profile closure announcements like the Old Navy flagship and the T-Mobile flagship. The site has sat vacant since, but it...

### THE DAMIAN LILLARD X ADIDAS SUPERSTAR RELEASES EXCLUSIVELY AT SHOE PALACE

February 12, 2025 | *Sole Retriever*

Near the end of 2024, Damian Lillard and adidas inked a deal that will keep the NBA superstar forever connected to the Three Stripes as he signed a lifetime contract. With this, we can expect to see Lillard expand his reach from performance basketball into the realm of lifestyle, which is exactly what the duo has planned for 2025's NBA All-Star celebrations. Alongside an upcoming Dame 9 colorway, Dame is launching an exclusive colorway of the Superstar themed after his Dame Time tagline...



[FULL ARTICLE](#)

**EXCLUSIVELY  
LISTED BY**

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