

LAND FOR SALE

1720 - 1760 S. Fresno Avenue • Stockton, CA

Colliers
INTERNATIONAL

Property Specifications:

- > 1.13± Acres
- > Zoned C-G (City of Stockton)
- > APN #'s 163-820-68 & 69
- > Signalized 4-way intersection with 21,100 cars per day
- > Off-sites complete
- > Reciprocal parking and access with adjacent property (DaVita Dialysis)
- > Highway 4 entrance to 2,000± acre Port of Stockton
- > Adjacent to Belle Terra subdivision
- > Surrounded by 3,200± homes
- > Pricing: Please Call Broker

Fresno Avenue (7,700 ADT)

Charter Way (13,600 ADT)



**Belle Terra
Residential Subdivision
85% Complete**

La Vita Drive

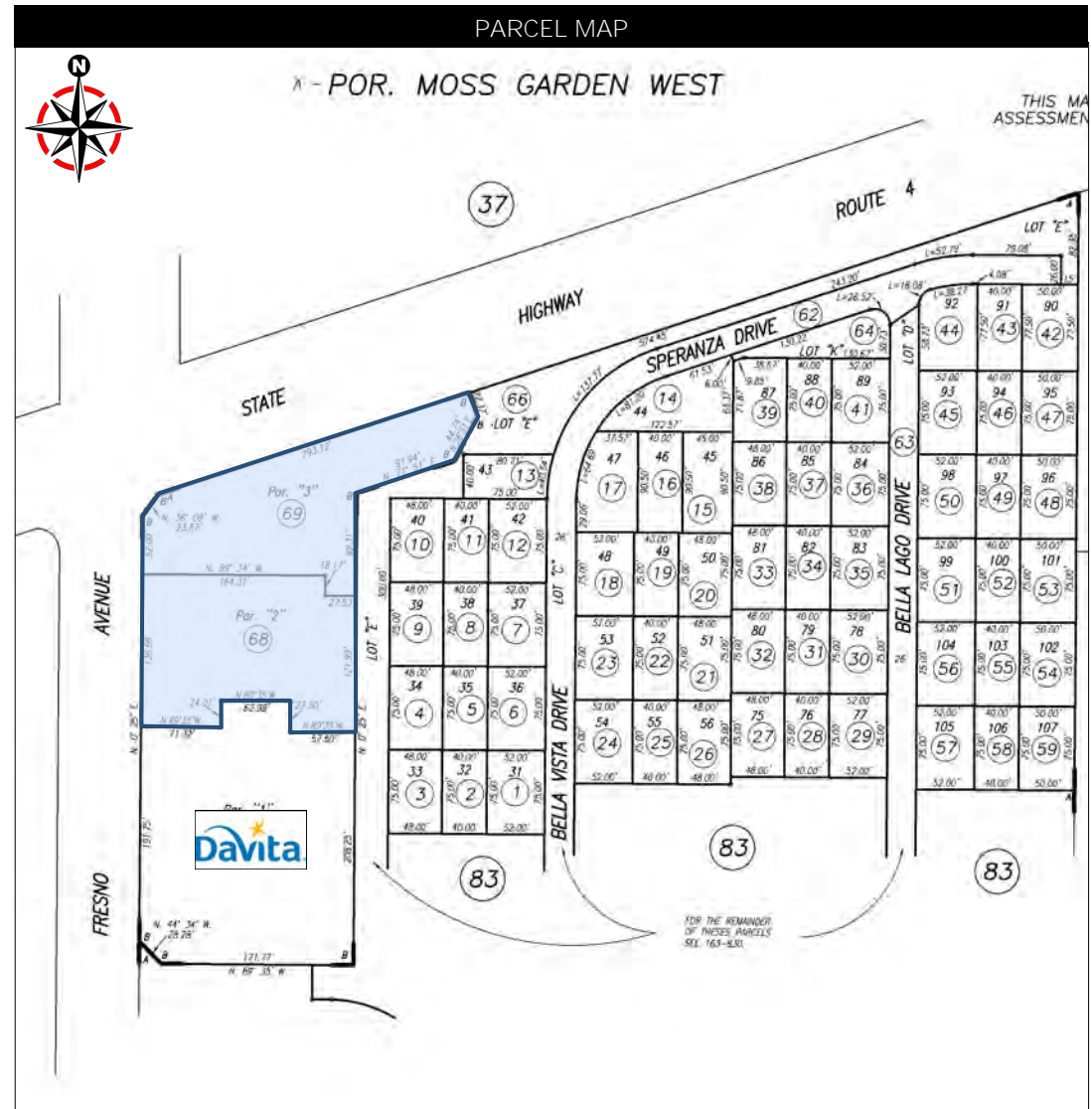
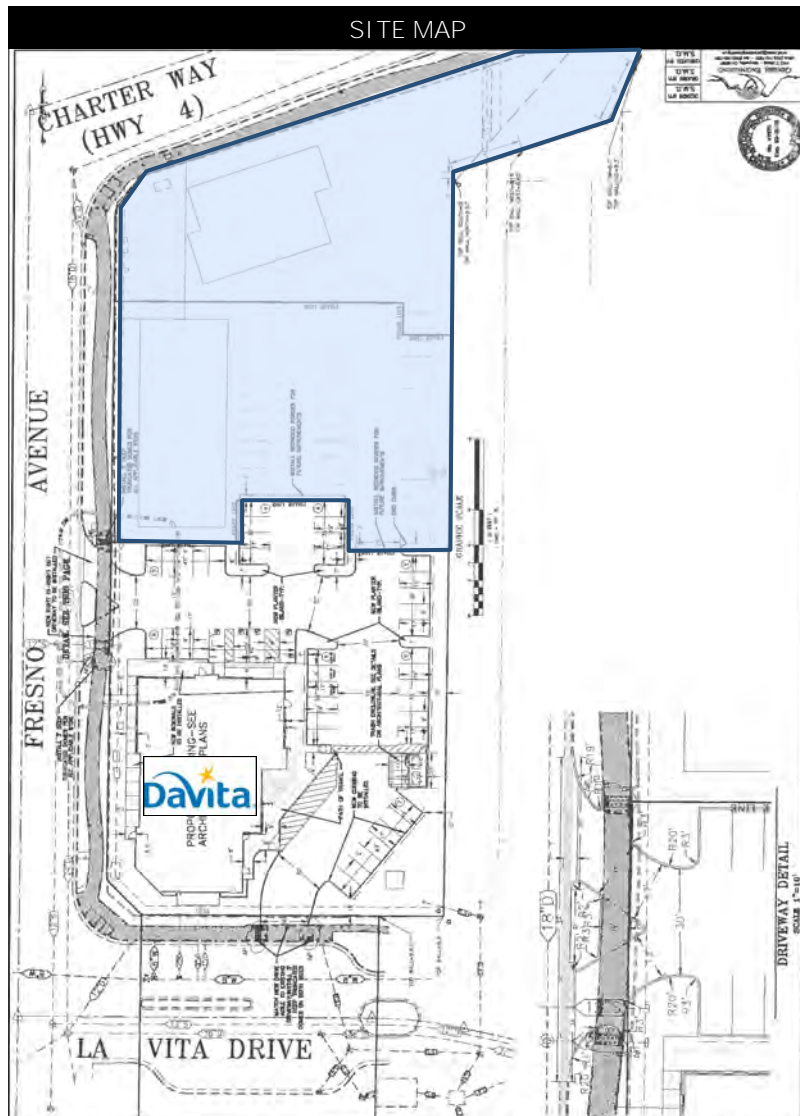
FOR MORE INFORMATION, PLEASE CONTACT:

Diane Correia
Senior Vice President
(209) 475-5112
diane.correia@colliers.com
CA License No. 00628659

Lisa Hodgson
Senior Vice President
(209) 475-5111
lisa.hodgson@colliers.com
CA License No. 01044676

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3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

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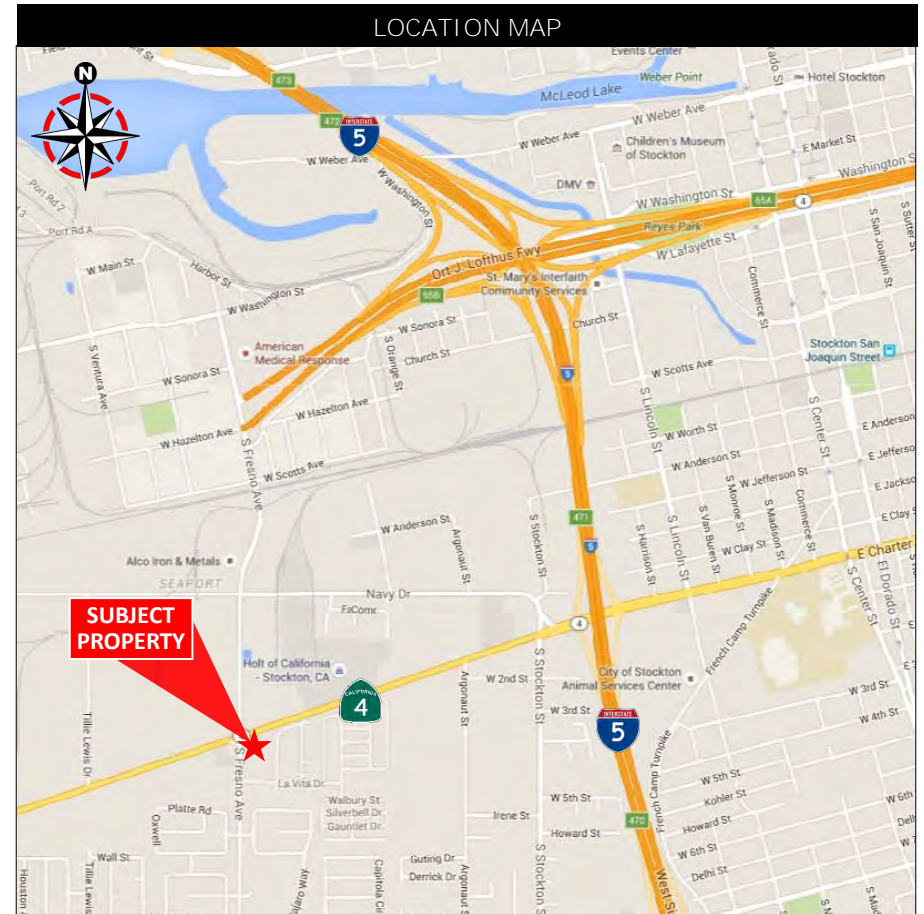
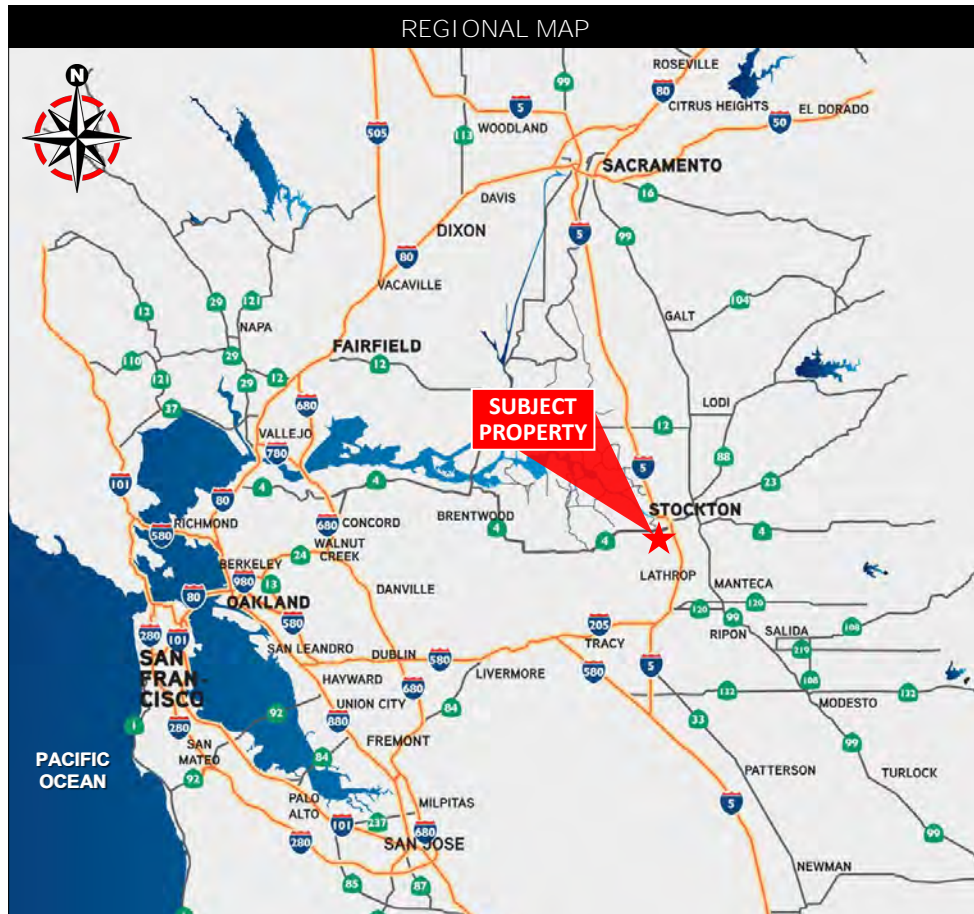


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DEMOGRAPHICS (2017 EST.)

	1-mile radius	3-mile radius	5-mile radius
Estimated Population	12,735	102,103	217,793
Average Household Income	\$62,090	\$52,420	\$58,582

TRAFFIC COUNTS (Nov. 2015 EST.)

W. Charter Way at S. Fresno Avenue	13,600 ADT
S. Fresno Avenue at La Vita Drive	7,700 ADT

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