

AVAILABLE FOR LEASE

# Ben Holt Center

526 W. Benjamin Holt Drive, Stockton, California



±2,025 SF End Cap & ±900 SF Inline Space Available!!!



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## > Highlights:

- **±900 - ±2,025 SF available for lease**
- Just off of Pacific Avenue, Stockton's major retail corridor
- End cap available!
- Excellent access and parking availability
- Signalized intersection nearby
- Close proximity to Delta College, Stockton Malls, and Lincoln Center

## > Demographics:

Population	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Estimate	17,550	172,913	280,947
Projected Growth 2017-2022	1.72%	2.8%	4.15%
2017 Daytime Population	12,391	46,906	84,851
Income	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Avg HH Income	\$51,176	\$61,194	\$62,149

## > Traffic Counts (2015 City of Stockton estimates):

- Pacific Avenue - 38,100
- Benjamin Holt Drive - 10,100

## > Rent:

Contact broker for pricing.

## > Comments:

The site offers excellent retail dynamics including excellent visibility and exposure on two major retail corridors, Pacific Avenue and Benjamin Holt Drive. It features excellent parking, two ingress/egress points to the property from major traffic routes, excellent building signage, and close proximity to other retail shopping centers.





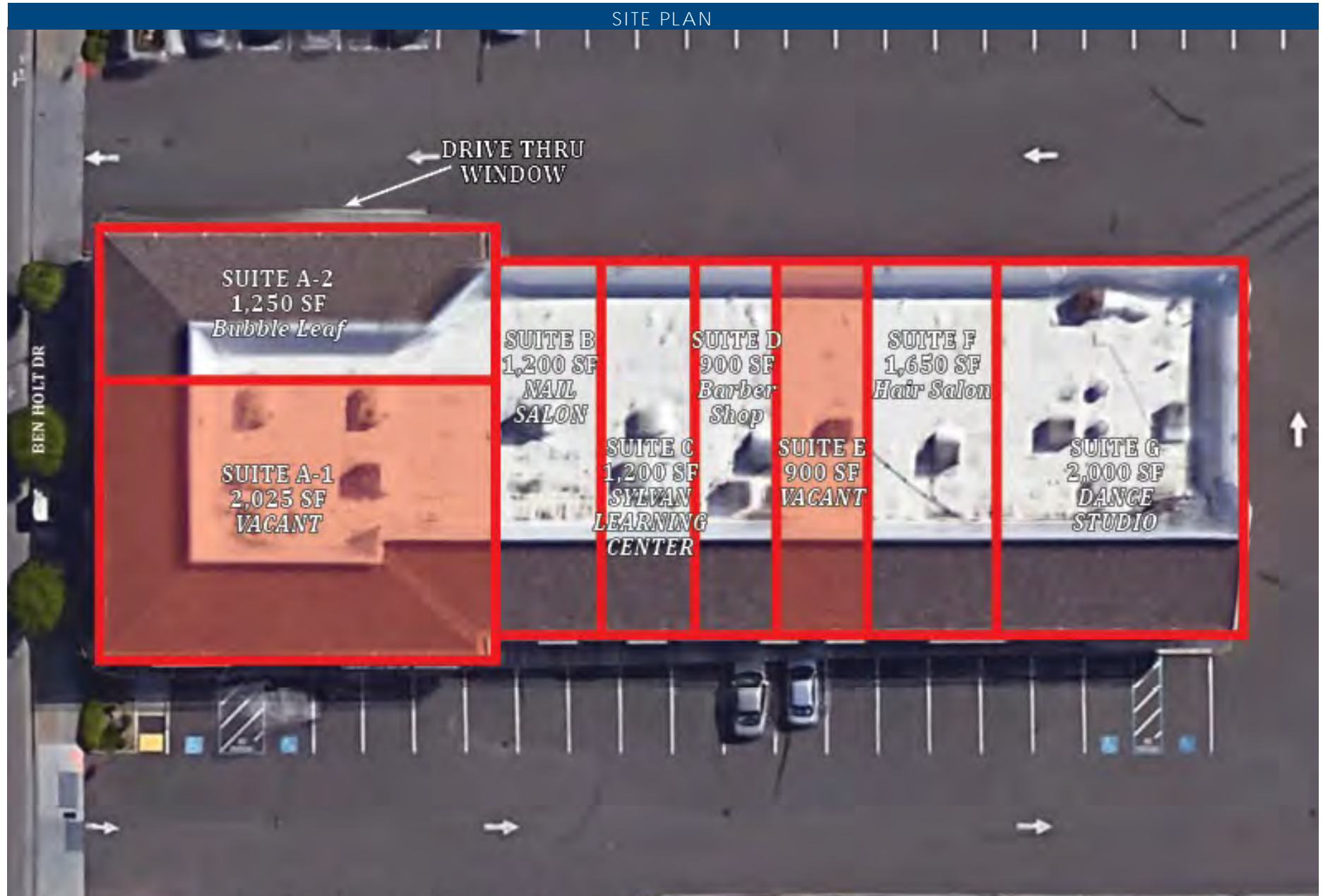
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SITE PLAN





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