

FOR LEASE > ±750,000 SF POWER CENTER

# PARK WEST PLACE

SWC of EIGHT MILE ROAD & INTERSTATE 5 • STOCKTON, CA



**FOR MORE INFORMATION, PLEASE CONTACT:**

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 **SHOPCORE**  
PROPERTIES

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### 10318 - 10970 TRINITY PARKWAY, STOCKTON, CA

- ⇒ Dominant regional power center with over 2,900 feet of frontage on I-5.
- ⇒ Growing Stockton location in the midst of 3,000 acre master planned Spanos Park including single-family homes, multi-family, business park and retail services.
- ⇒ Strong demographics
- ⇒ Anchored by Target, Lowe's, Kohl's, Ashley Home Store, Ross and PetSmart.
- ⇒ Junior Anchor, Restaurant, Shop, and Pad spaces available.

### PROPERTY INFORMATION

⇒ Asking Rent: Please Inquire / NNN: \$0.74 psf (est. 2017)

### AVAILABLE NOW!

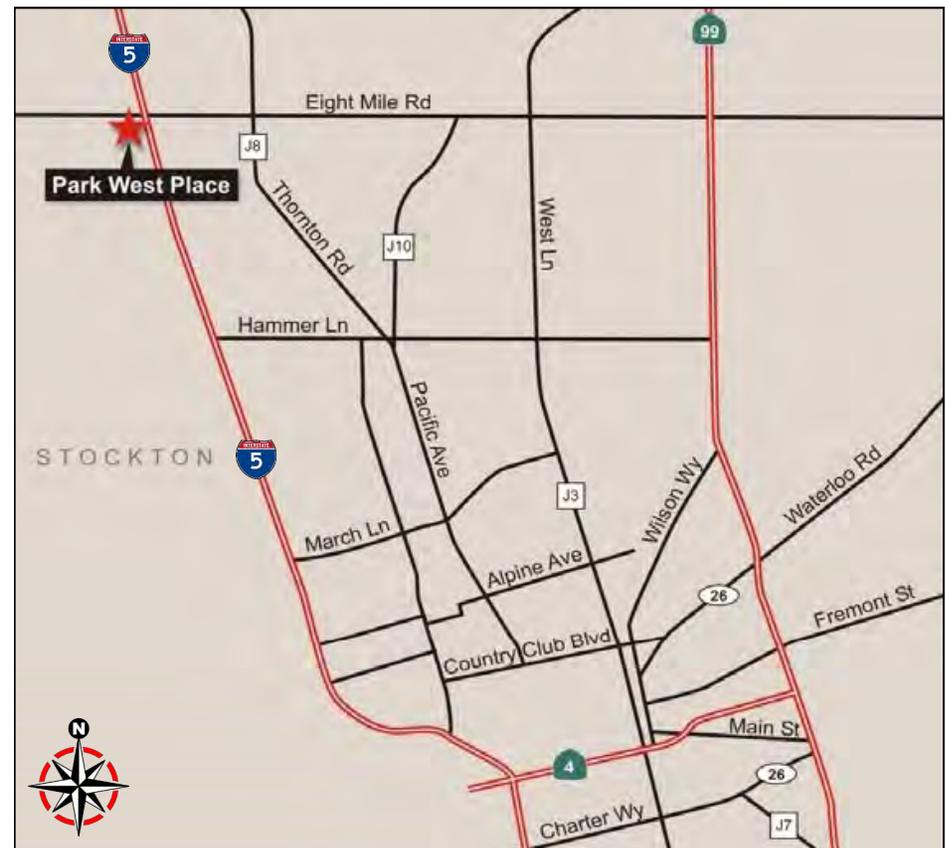
- ⇒ ±1,204 sf Shop Space
- ⇒ ±2,500 sf Shop Space
- ⇒ ±3,995 sf Fully Improved Restaurant
- ⇒ ±7,614 sf Junior Anchor Space Potentially Available
- ⇒ Parcel 1 BTS/Ground Lease up to 5,000 sf
- ⇒ Parcel 2 BTS/Ground Lease up to 6,700 sf

### COMBINED TRAFFIC (CITY OF STOCKTON, NOV. 2015)

I-5 @ Eight Mile Road	- 103,700 ADT
Eight Mile Road	- 28,600 ADT
Trinity Parkway	- 13,000 ADT

### 2017 DEMOGRAPHIC SUMMARY

POPULATION	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2017 Estimate	10,602	56,283	124,794	393,564
Projected Growth 2017 - 2022	9.62%	5.89%	4.64%	4.39%
2017 Daytime Population	2,984	8,449	32,855	153,712
INCOME	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2017 Average Household Income	\$115,454	\$90,457	\$78,542	\$69,147
2017 Median Household Income	\$100,662	\$73,899	\$58,837	\$47,866
FAMILIES				
2017 Est. Population in Family HH	79.05%	76.19%	72.00%	71.18%



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SUITE #	TENANT NAME	GLA (SF)
B	EL POLLO LOCO	2,304 SF
C	WENDY'S	3,200 SF
CHEVRON	(OCCUPIED)	0 SF
D	STARBUCKS	1,500 SF
E	WELLS FARGO BANK	5,000 SF
F-A/B	MOKELUMNE FCU	2,400 SF
F-C	HALLMARK	3,600 SF
F-D/E	Available	3,995 SF
G-A	LANE BRYANT	5,111 SF
G-B	Available	1,204 SF
G-C/D	EYEGLASS WORLD	3,943 SF
H-A	CHIPOTLE	1,607 SF
H-B	BROWS ARCH	898 SF
H-C	SALLY BEAUTY SUPPLY	1,512 SF
H-D	H & R BLOCK	1,395 SF
J	PANERA BREAD	5,998 SF
K	BANK OF AMERICA	5,900 SF
L	JACK IN THE BOX	5,050 SF
M	PACIFIC DENTAL	5,000 SF
N-A/B	MOO MOO'S BURGER BARN	3,286 SF
N-C	THE UPS STORE	1,426 SF

SUITE #	TENANT NAME	GLA (SF)
N-D	FRESH CLEANERS	1,424 SF
N-E	SPRINT	1,797 SF
N-F	SUPERCUTS	1,200 SF
N-G	T-MOBILE	1,576 SF
N-G1	SHOP STORAGE	1,537 SF
N-H	GK MONGOLIAN BBQ	2,302 SF
P-A	ROUND TABLE PIZZA	3,900 SF
P-B/C	VERION WIRELESS	2,691 SF
P-D	HAPPINESS NAILS/SPA	1,814 SF
P-E/F	SUBWAY	1,150 SF
P-G	ONO HAWAIIAN BBQ	1,860 SF
P-H	JAMBA JUICE	1,508 SF
P-Q	MATRESS FIRM	5,000 SF
PAD 3	PANDA EXPRESS	2,443 SF
PAD 4	SONIC	1,575 SF
PARCEL 1	Available	5,000 SF
PARCEL 2	Available	6,700 SF
1	LOWE'S	154,794 SF
1-A	BASKIN ROBBINS	1,068 SF
1-B	WING STOP	1,469 SF
1-C	RAW SUSHI	2,484 SF

SUITE #	TENANT NAME	GLA (SF)
1/A	SMART PHONE REPAIR	1,259 SF
1/B	EDIBLE ARRANGEMENTS	1,200 SF
1/C	SPORTS CLIPS	1,000 SF
1/D	AT&T/SPRING MOBILE	2,500 SF
1A	AAA	10,098 SF
1B	JO-ANN	18,192 SF
2	ASHLEY FURNITURE	35,309 SF
3	ROSS	30,187 SF
4	KOHL'S	88,248 SF
5	BED BATH & BEYOND	27,080 SF
6	COST PLUS WORLD MARKET	20,000 SF
6A	Available	2,500 SF
7	DRESS BARN (Potentially Available)	7,614 SF
8-A	JUSTICE	5,936 SF
8-B	GAMESTOP	1,552 SF
9	FAMOUS FOOTWEAR	7,614 SF
10	BABIES R US	31,494 SF
11	SPORTSMAN'S WAREHOUSE	35,989 SF
12	PETSMART	19,053 SF

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