

# FOR LEASE - 1,380 SF Retail / Office Space

1351 W. Oak Street, Suite 4 • Stockton, CA 95203



**LEASE RATE: \$1.00 PSF**



## 2017 DEMOGRAPHIC SUMMARY:

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION:	14,970	127,769	279,684
DAYTIME POPULATION:	6,016	65,696	109,841
TOTAL HOUSEHOLDS:	5,671	41,436	86,988

INCOME	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$51,519	\$54,122	\$59,904
MEDIAN HH INCOME	\$36,775	\$36,307	\$41,889

## COMBINED TRAFFIC COUNTS (CITY OF STOCKTON - 2015)

### Pershing Ave:

**13,300 ADT**

### Oak Street

**3,600 ADT**

### Interstate 5

**137,000 ADT**

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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## PROPERTY FEATURES:

- Single Story Office Building
- Cap Unit
- Close Proximity to Interstate 5
- Quiet, very clean and secure building
- One Block East of Pershing Ave
- Ample Parking

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