

**SHOP SPACE AVAILABLE**

# Eastland Plaza Shopping Center

WILSON WAY & FREMONT STREET • STOCKTON, CA



***Reduced Rent, Free Rent, &  
TI Packages Available\****



**For More Information, Please Contact:**

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### Eastland Plaza - Site Plan



### Eastland Plaza - Tenants

1. Subway Sandwich
2. - 3. Sombrero Taqueria
4. Boost Wireless
5. Oportun
6. Cigarette's Value
7. Master Wireless
8. - 9. Laundry Day
10. Homestyle Furniture
11. - 12. Available - 2,400 SF
14. Centravel
15. Rainbow Women's Apparel
16. - 17. Healthnet
18. - 19. Mountain Mike's Pizza - Coming Soon
20. - 23. T-Shirt Outlet
24. Available - 1,200 SF
25. - 26. Available - 2,080 SF
27. Food 4 Less
28. - 29. Ybarra's Jewelers
30. - 31. Foxy 23
32. Sally's Beauty Supply
33. - 34. Dr. Origel
35. Shear Cuts
36. Fancy Nails
37. Dollar Tree Stores
38. Papa Murphys Pizza
39. California Checking Cashing
40. Fred Loya Ins. Agency
41. - 42. Sun King Chinese
- 1103 Occupied
- PAD T Mobile
- PAD Ono Hawaiian BBQ - Coming Soon

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### PROPERTY HIGHLIGHTS:

The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of over 280,000. It is situated along the San Joaquin Delta which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Because of its Central Valley location, Stockton attracts a wide range of business and recreational activities. Stockton offers an excellent quality of life for its residents. In 1999 and 2004, Stockton was designated an All-America City by the National Civic League.

Eastland Plaza is a successful grocery anchored neighborhood shopping center located at the northeast corner of Wilson Way and Fremont Street, one of the busiest retail corridors in South Stockton. The shopping center enjoys high traffic, high barriers of entry and has one of the highest volume grocery stores in Stockton.

### FEATURES:

- **NEW Rental Rate: \$1.25 PSF**  
**NNN: \$0.48 PSF**
- **TI allowance and free rent for qualified tenants**
- **Shop Space Available:**
  - ⇒ ±2,400 SF
  - ⇒ ±2,080 SF
  - ⇒ ±1,200 SF
- Easy Access to Wilson Way/Hwy 4, Hwy 99 and I-5
- Anchored by: Food 4 Less, Dollar Tree, Rainbow and Starbucks
- Other Tenants Include: Bank of the West, KFC, El Pollo Loco, Western Dental, Burger King, Papa Murphy's, Shoe Palace and more
- Pylon signage available
- Dominant grocery center in region

### DEMOGRAPHICS:

#### **Population (2017 Estimate)**

1 Mile 18,996  
3 Mile 140,234  
5 Mile 278,774

#### **Avg. HH Income (2017 Estimate)**

1 Mile \$37,007  
3 Mile \$49,121  
5 Mile \$57,912

#### **# of Households (2017 Estimate)**

1 Mile 5,866  
3 Mile 42,170  
5 Mile 84,937

### TRAFFIC COUNTS (Nov, 2015 City of Stockton):

Wilson Way	19,400 ADT
Fremont Street	13,900 ADT
Hwy 4 Crosstown Freeway	100,000 ADT

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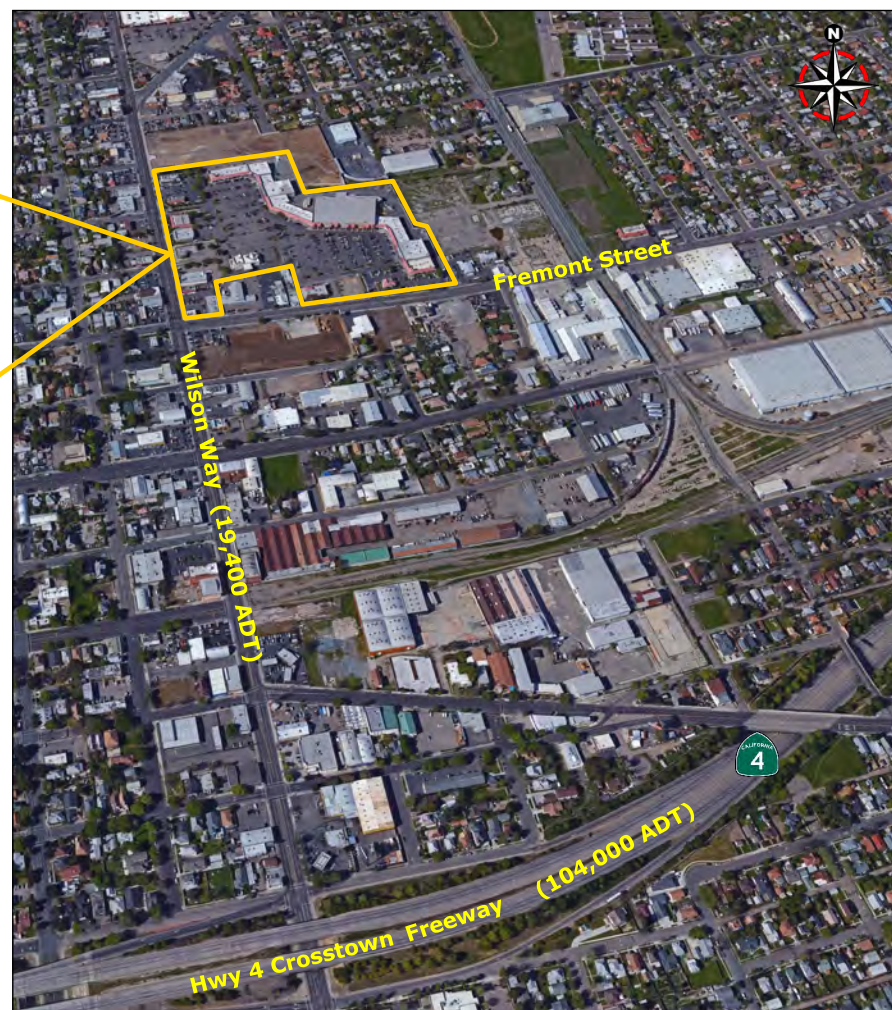


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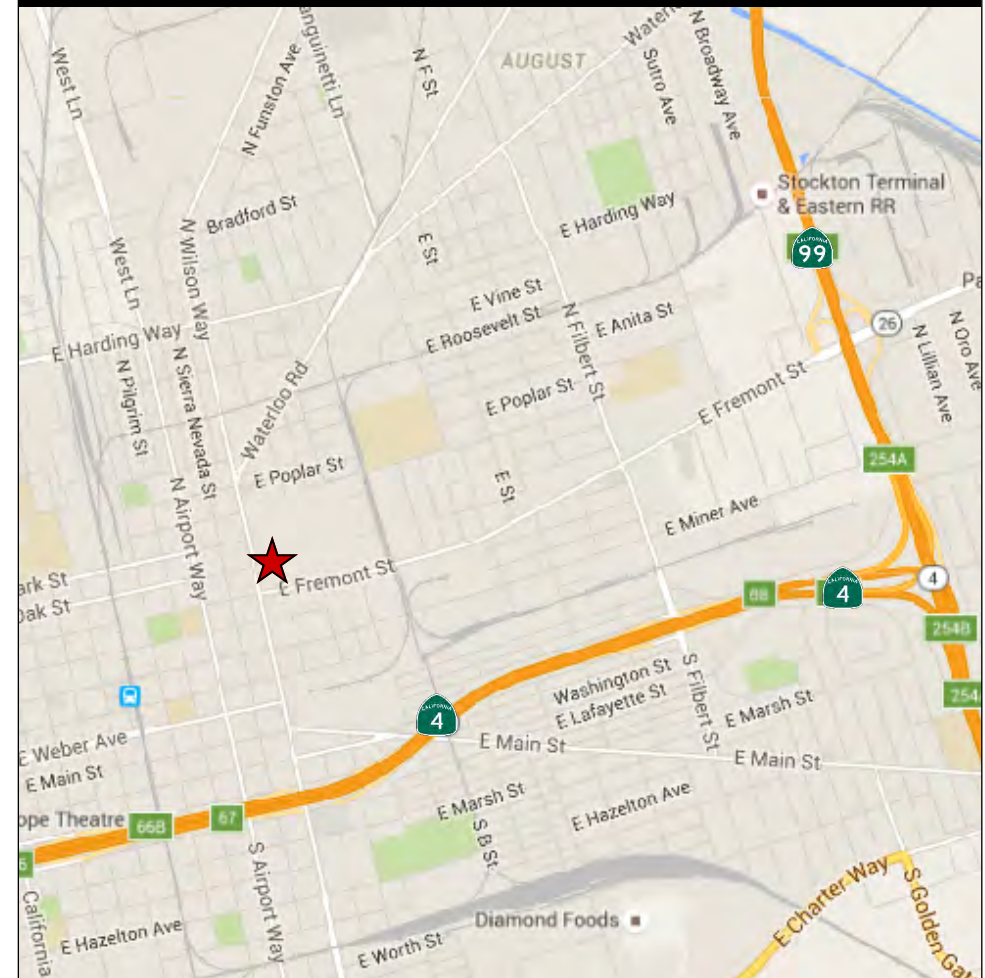
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REGIONAL MAP



LOCATION MAP



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