

# AVAILABLE

## 4 Parcels totaling 8.84± Acres • Stockton, CA

French Camp Turnpike Road  
and Downing Avenue

For More Information,  
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### Description:

- 8.84± Acres
- APN# 175-080-17, 18, 19 & 20
- Average Daily Traffic Volume **96,000 vehicles**
- State Enterprise Zone
- Interstate 5 Frontage/Signage

### Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	15,556	79,421	164,963
Avg. HH Income	\$64,698	\$54,003	\$49,479
Households	4,104	70,643	49,621

Zoned General Commercial (C-G), City of Stockton

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