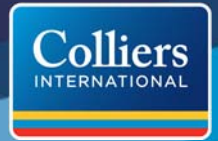


AVAILABLE FOR LEASE

Pershing Plaza

5632 Pershing Avenue, Stockton, California



PLEASE CONTACT:

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AVAILABLE FOR LEASE

Pershing Plaza

5632 Pershing Avenue, Stockton, California



> Highlights:

- (3) 1,400± SF suites in a 13 tenant retail shopping center
- Northeast corner of Pershing Avenue & Robinhood Drive
- Excellent access and parking availability
- Signalized intersection
- Close proximity to Delta College and Stockton Malls

> Demographics:

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| 2017 Estimate | 17,911 | 176,221 | 285,937 |
| Projected Growth 2017-2022 | 2.81% | 3.65% | 4.66% |
| 2017 Est. Households | 7,158 | 61,519 | 92,448 |
| Income | 1 Mile | 3 Mile | 5 Mile |
| 2017 Avg HH Income | \$57,051 | \$66,884 | \$67,162 |

> Traffic Counts (2015 City of Stockton estimates):

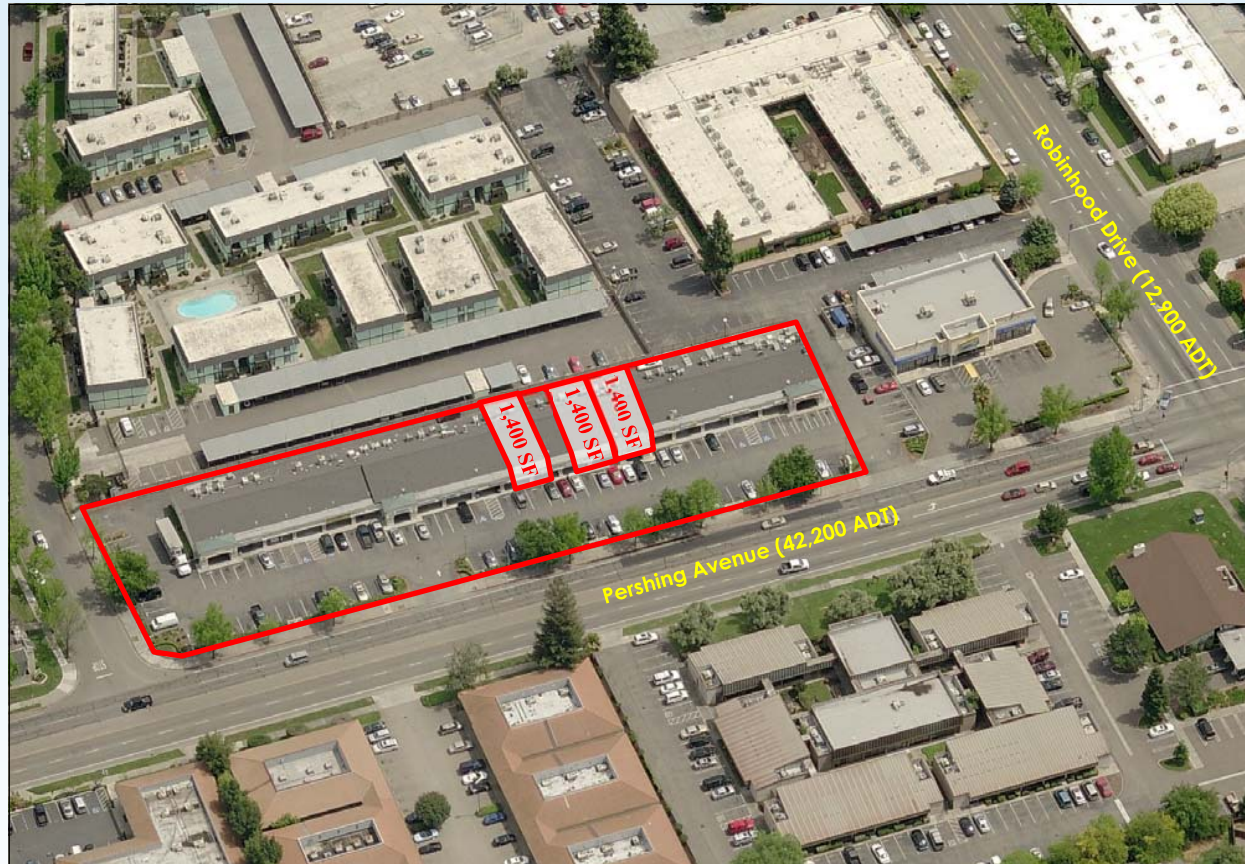
- Pershing Avenue - 23,600
- Robinhood Drive - 12,900

> Rent:

Contact Broker

> Comments:

The site offers excellent retail dynamics including excellent visibility and exposure on two major retail corridors, Pershing Avenue and Robinhood 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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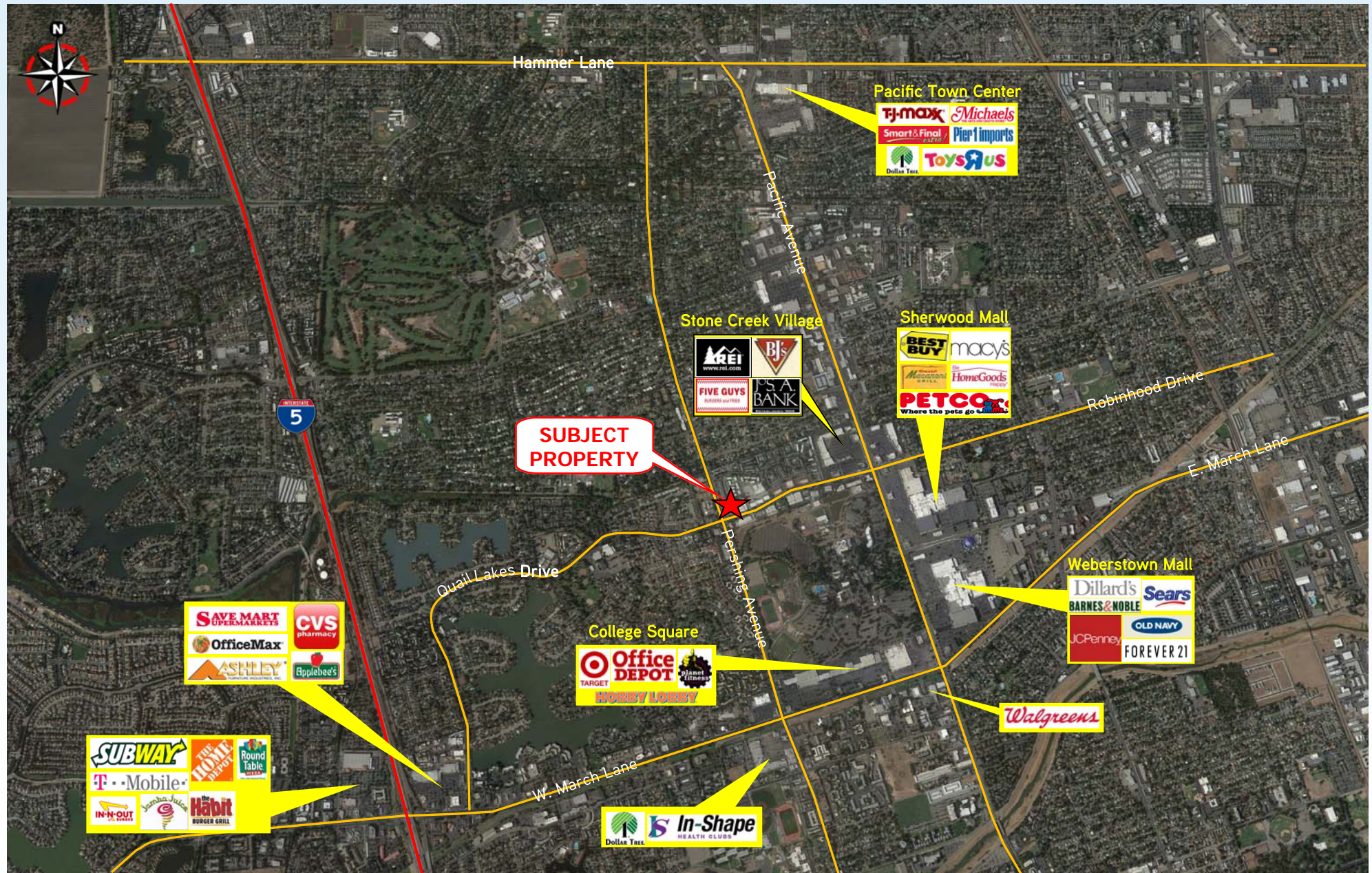
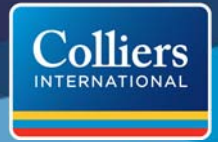
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Pershing Plaza

5632 Pershing Avenue, Stockton, California



Pershing Plaza



VICINITY MAP

The vicinity map shows the proposed Stockton Lakeview Community Center location, marked with a red star. The center is situated near the intersection of N Pershing Ave and W March Ln, within the LINCOLN VILLAGE area. The map includes major roads such as I-5, SR 417 (West Side Freeway), and local streets like W Hammer Ln, W Lincoln Rd, W Swain Rd, W March Ln, and Pacific Ave. Key landmarks and parks shown include Swenson Park, Fritz Grupe Park, Meadow Lake, Quail Lakes, and the University of the Pacific. The map also indicates the location of the proposed center relative to the existing Stockton Lakeview Community Center, which is marked with a blue star.

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