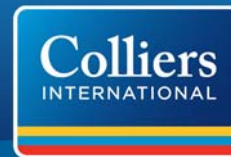


FOR LEASE > ±750,000 SF POWER CENTER

PARK WEST PLACE

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



FOR MORE INFORMATION, PLEASE CONTACT:

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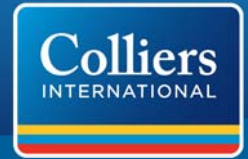


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10318 - 10970 TRINITY PARKWAY, STOCKTON, CA

- ⇒ 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.
- ⇒ Shop & Junior Anchor spaces available.

PROPERTY INFORMATION

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

AVAILABLE NOW!

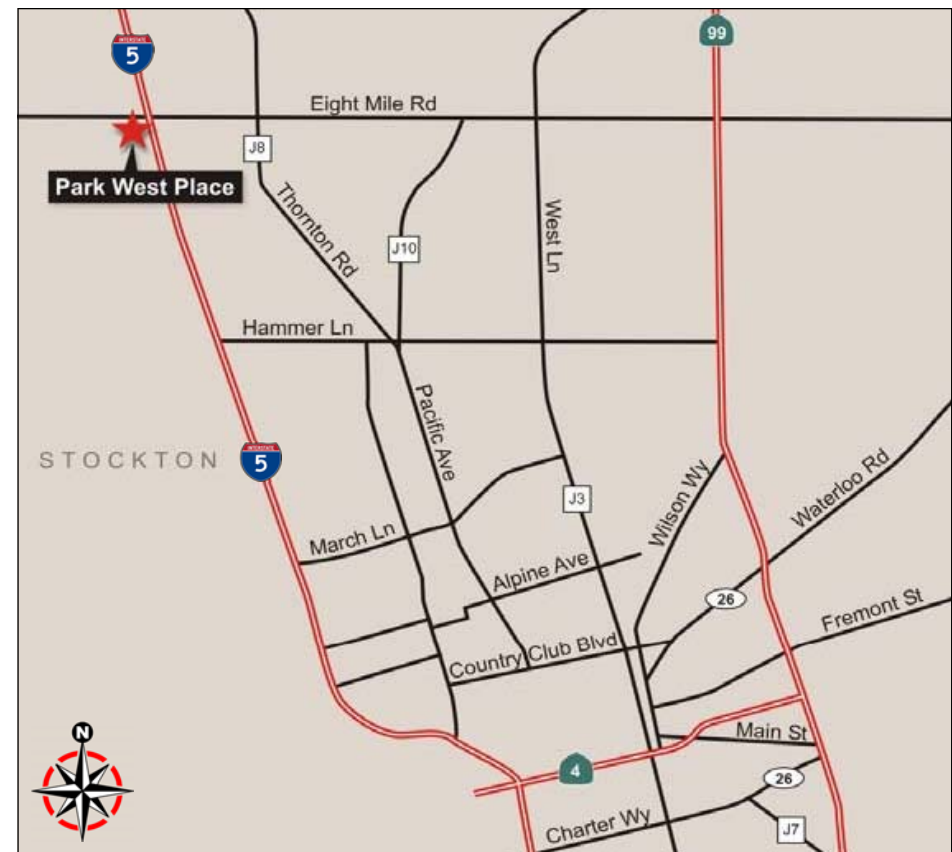
- ⇒ ±1,200 sf Shop Space - Please do not disturb tenant
- ⇒ ±1,259 sf Shop Space
- ⇒ ±2,500 sf Shop Space
- ⇒ ±7,614 sf Junior Anchor Space

COMBINED TRAFFIC (SOURCES: CITY OF STOCKTON 2019)

- I-5 @ Eight Mile Road - 73,000 ADT
- Eight Mile Road - 29,300 ADT
- Trinity Parkway - 12,500 ADT

2020 DEMOGRAPHIC SUMMARY

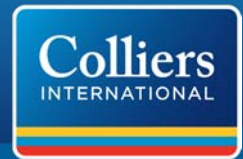
POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2020 Estimate	8,979	59,233	136,386	407,131
Projected Growth 2020 - 2025	4.20%	4.20%	4.00%	4.30%
2020 Daytime Population	7,822	42,215	113,262	404,501
INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2020 Average Household Income	\$130,458	\$99,970	\$86,650	\$77,447
2020 Median Household Income	\$113,949	\$81,101	\$62,694	\$53,464
FAMILIES	1 MILE	3 MILE	5 MILE	10 MILE
2020 Est. Population in Family HH	2,802	18,762	45,617	131,205



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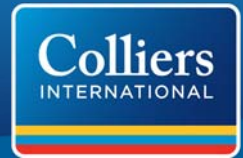
SUITE #	TENANT NAME	GLA (SF)	SUITE #	TENANT NAME	GLA (SF)	SUITE #	TENANT NAME	GLA (SF)
B	EL POLLO LOCO	2,304 SF	N-D	FRESH CLEANERS	1,424 SF	1/A	Available	1,259 SF
C	WENDY'S	3,200 SF	N-E	SPRINT	1,797 SF	1/B	Available (Please do not disturb tenant)	1,200 SF
CHEVRON	(OCCUPIED)	0 SF	N-F	SUPERCUTS	1,200 SF	1/C	SPORTS CLIPS	1,000 SF
D	STARBUCKS	1,500 SF	N-G	T-MOBILE	1,576 SF	1/D	AT&T/SPRING MOBILE	2,500 SF
E	WELLS FARGO BANK	5,000 SF	N-G1	SHOP STORAGE	1,537 SF	1A	AAA	10,098 SF
F-A/B	MOKELUMNE FCU	2,400 SF	N-H	GK MONGOLIAN BBQ	2,302 SF	1B	JO-ANN	18,192 SF
F-C	HALLMARK	3,600 SF	P-A	ROUND TABLE PIZZA	3,900 SF	2	ASHLEY FURNITURE	35,309 SF
F-D/E	COMING SOON!	3,995 SF	P-B/C	VERION WIRELESS	2,691 SF	3	ROSS	30,187 SF
G-A	LANE BRYANT	5,111 SF	P-D	HAPPINESS NAILS/SPA	1,814 SF	4	KOHL'S	88,248 SF
G-B	GREAT CLIPS	1,204 SF	P-E/F	SUBWAY	1,150 SF	5	BED BATH & BEYOND	27,080 SF
G-C/D	EYEGLOSS WORLD	3,943 SF	P-G	ONO HAWAIIAN BBQ	1,860 SF	6	COST PLUS WORLD MARKET	20,000 SF
H-A	CHIPOTLE	1,607 SF	P-H	JAMBA JUICE	1,508 SF	6A	Available	2,500 SF
H-B	BROWS ARCH	898 SF	P-Q	MATRESS FIRM	5,000 SF	7	Available	7,614 SF
H-C	SALLY BEAUTY SUPPLY	1,512 SF	PAD 3	PANDA EXPRESS	2,443 SF	8-A	JUSTICE	5,936 SF
H-D	H & R BLOCK	1,395 SF	PAD 4	SONIC	1,575 SF	8-B	GAMESTOP	1,552 SF
J	PANERA BREAD	5,998 SF	PARCEL 1	Available	5,000 SF	9	FAMOUS FOOTWEAR	7,614 SF
K	BANK OF AMERICA	5,900 SF	PARCEL 2	AUTOZONE	6,700 SF	10-A	OLD NAVY	12,500 SF
L	JACK IN THE BOX	5,050 SF	1	LOWE'S	154,794 SF	10-B	FIVE BELOW	8,680 SF
M	PACIFIC DENTAL	5,000 SF	1-A	BASKIN ROBBINS	1,068 SF	11	SPORTSMAN'S WAREHOUSE	35,989 SF
N-A/B	MOO MOO'S BURGER BARN	3,286 SF	1-B	WING STOP	1,469 SF	12	PETSMART	19,053 SF
N-C	THE UPS STORE	1,426 SF	1-C	RAW SUSHI	2,484 SF			

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