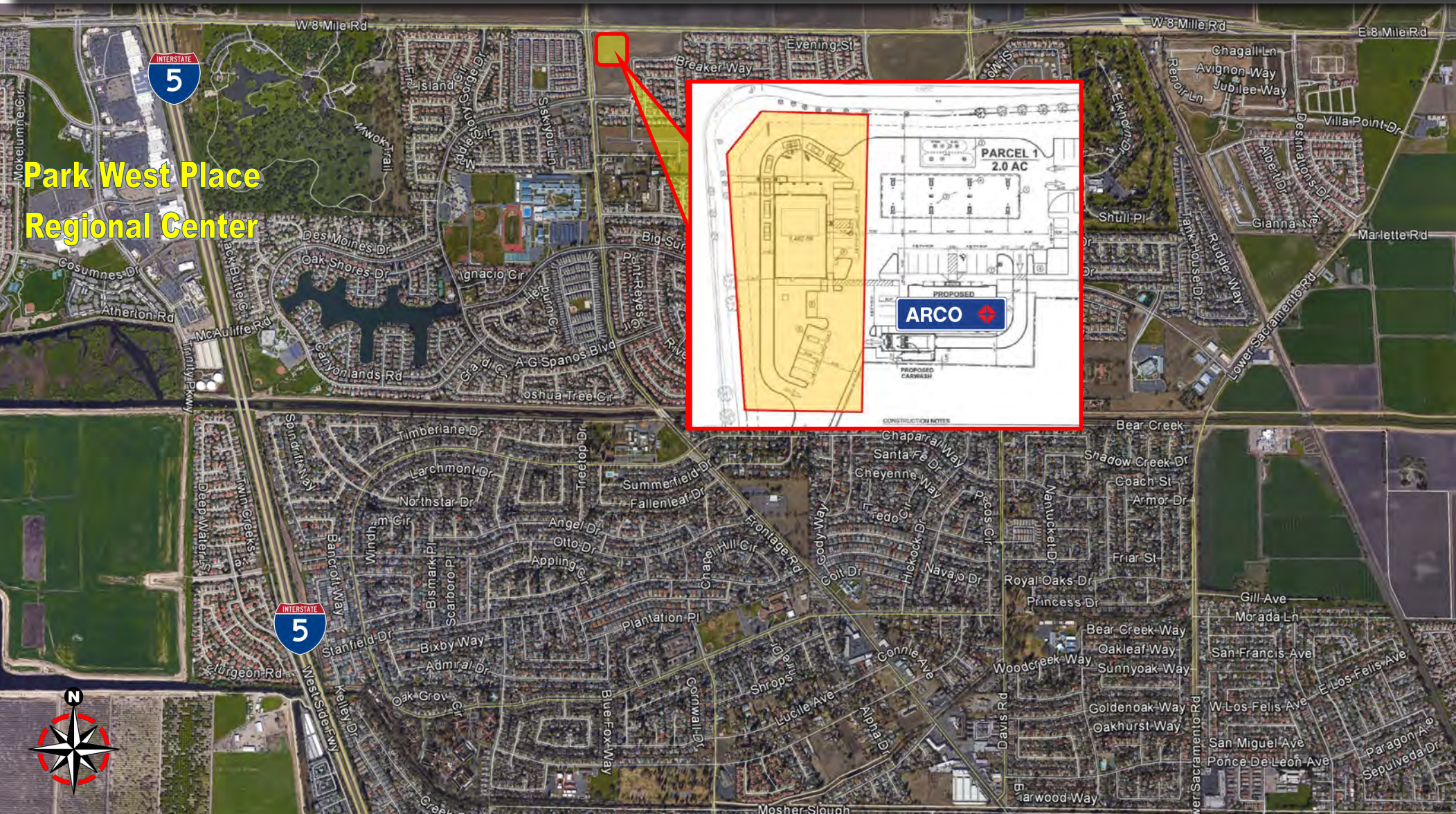


# DRIVE-THRU PAD FOR SALE OR GROUND LEASE

## SEC of Eight Mile Road & Thornton Road • Stockton, CA



FOR FURTHER INFORMATION, PLEASE CONTACT:

**DIANE CORREIA**

Senior Vice President  
+1 209 475 5112 Direct  
diane.correia@colliers.com  
CA License No. 00628659

**COLLIERS INTERNATIONAL**  
3439 Brookside Road, Suite 108  
Stockton, CA USA 95219  
[www.colliers.com](http://www.colliers.com)



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### PROPERTY FEATURES:

- > For Sale or Ground Lease: Drive-thru pad site being developed alongside new multi-family development and proposed ARCO gas station/carwash - **Contact Agent for Price!**
- > APN: 070-670-01
- > Zoning: General Commercial (C-G)
- > Build to suit option available
- > Located at 4-way signalized intersection
- > Within Stockton city limits
- > Improved flat land
- > Close proximity to I-5 and Park West Place regional center
- > Utilities stubbed at site

### 2017 DEMOGRAPHIC SUMMARY:

POPULATION	1 MILE	5 MILE	10 MILE
2017 Estimate	11,359	161,546	408,629
2022 Projection	12,580	169,599	426,373
Projected Growth '17-'22	10.75%	4.98%	4.34%
Daytime Population	1,362	38,121	156,098
INCOME	1 MILE	5 MILE	10 MILE
2017 Average HH Income	\$107,139	\$76,307	\$68,783
2017 Median HH Income	\$93,420	\$56,665	\$47,565

### TRAFFIC COUNTS (CITY OF STOCKTON, Nov. 2015)

Eight Mile Road	- 22,700 ADT
Interstate 5	- 80,000 ADT



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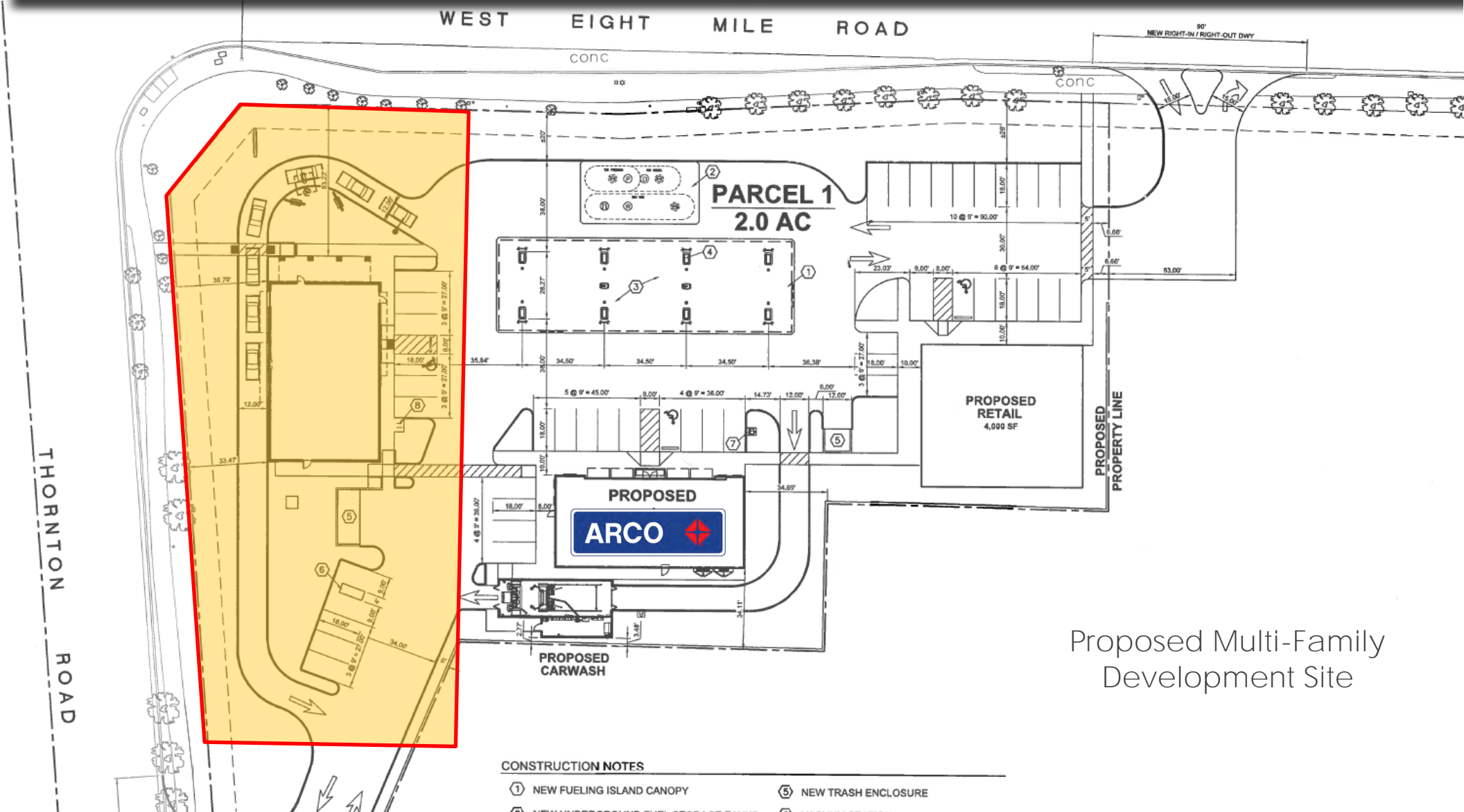
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Proposed Multi-Family  
Development Site

### CONSTRUCTION NOTES

- ① NEW FUELING ISLAND CANOPY
- ② NEW UNDERGROUND FUEL STORAGE TANKS
- ③ NEW TRASH ENCLOSURE
- ④ VACUUM STATION

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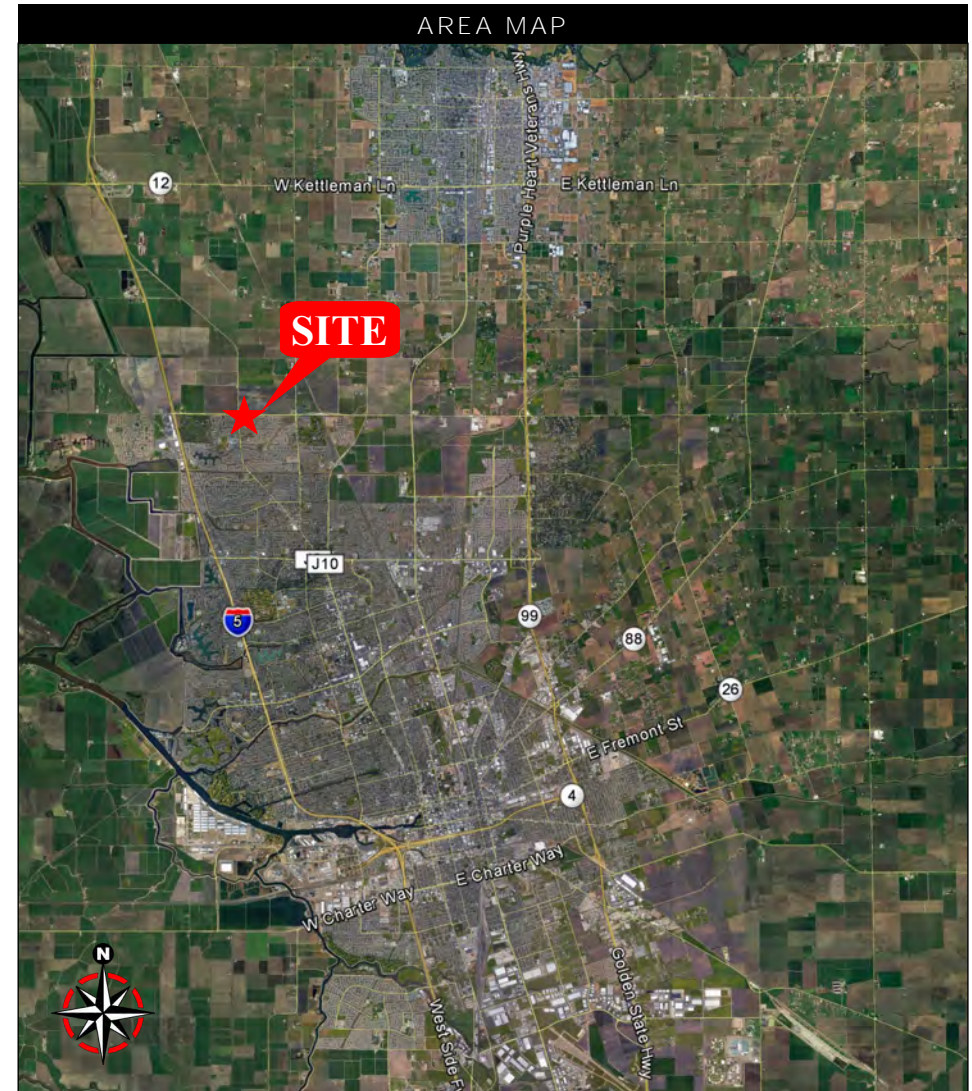
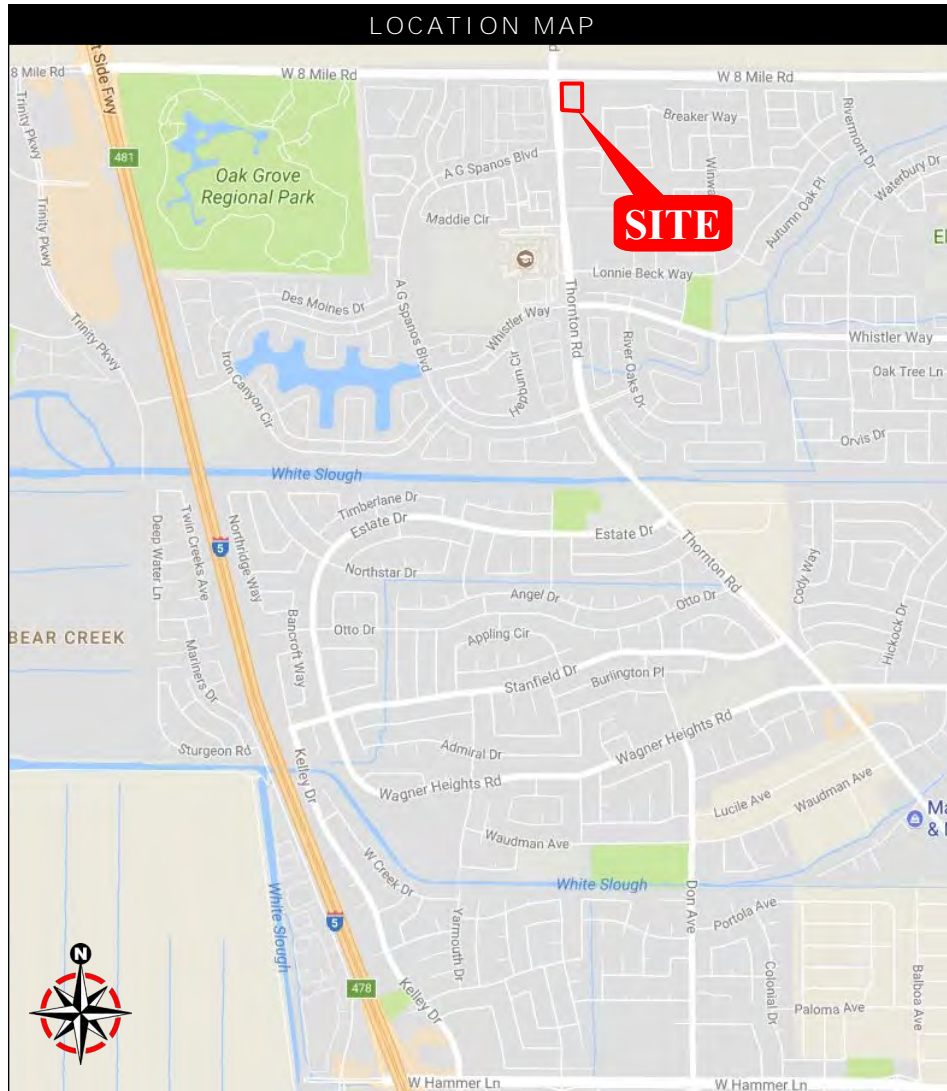
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