

# FOR LEASE > ±17,734 SF FREESTANDING BUILDING - ±6,800 SF AVAILABLE

## Park West Place

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

### DOLLAR TREE OPEN



#### FOR MORE INFORMATION, PLEASE CONTACT:

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**COLLIERS INTERNATIONAL**  
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### PROPERTY INFORMATION

Building Size:	±17,734 SF
Available Space:	±6,800 SF
Parcel Size:	±1.63 Acres
Rent:	Contact Broker
NNN:	\$0.34 PSF/Month
Parking Spaces:	92 spaces
Parking Ratio:	5.4/1000
Zoning:	MX - City of Stockton
Built:	2006
Power:	Two (2) 200 Amp, 3-Phase
Utilities:	Gas, water, electricity are separately metered

### 2017 DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	5 MILE	10 MILE
2017 Estimate	10,602	124,794	393,564
2022 Projection	11,662	130,587	410,834
Projected Growth 2017 - 2022	9.62%	4.64%	4.39%
Daytime Population	2,984	32,855	153,712

INCOME	1 MILE	5 MILE	10 MILE
2017 Average Household Income	\$115,454	\$78,542	\$69,147
2017 Median Household Income	\$100,662	\$58,837	\$47,866

FAMILIES			
2017 Population in Family HH	79.05%	72.00%	71.18%

### TRAFFIC (2015)

I-5 @ Eight Mile Road	- 103,000 ADT
Eight Mile Road & Trinity Parkway	- 17,728 ADT



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# Park West Place

AG Spanos Business Park (275,000 SF Office)

Proposed 120 Unit Apartments

Restaurant Space Available

Available  $\pm 6,800$  SF

WAL-MART  
ALWAYS LOW PRICES  
Now Open!

DOLLAR TREE

McDonald's

ARCO

Mercedes-Benz

Lee Photography

GK Mongolian BBQ

Fresh Cleaners

SUPER CUTS

NEXTEL

UPS

MATTRESS FIRM

SUBWAY

verizon wireless

Happiness Nails

Round Table

Target

Kohl's

ROSS

JO-ANN

Ashley HOME STORE

WORLD MARKET

BED BATH & BEYOND

GameStop

Baskin Robbins

REFRESH Med Spa

VITAMIN WORLD

LANE BRYANT

Justice

PETSMART

SPORTSMAN'S SWAREHOUSE

BABIES R US

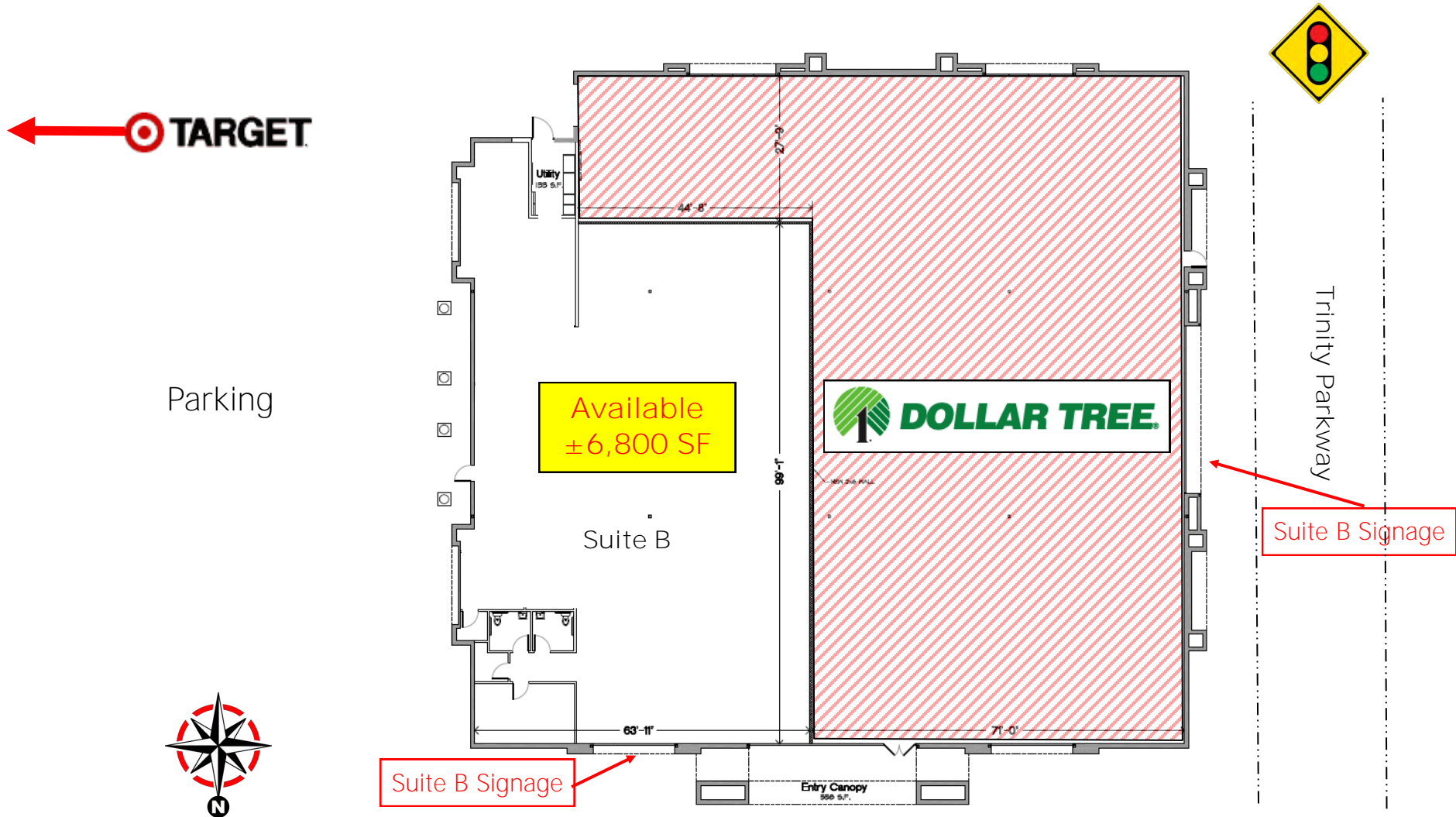
Interstate Highway ROUTE NO. 5



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