

RETAIL SPACE FOR LEASE

MARCH LANE RETAIL OPPORTUNITY

±1,481 SF AVAILABLE · TRIPLE NET



1664 E. MARCH LANE

STOCKTON, CALIFORNIA

LEASE RATE: CONTACT BROKER

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CONSULT QUALIFIED PROFESSIONALS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations through appropriate third-party independent professionals selected by such party.

Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

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LEASE OFFERING SUMMARY

AVAILABLE SPACE

±1,481 SF

LEASE RATE

Contact Broker

LEASE STRUCTURE

Triple Net

PROPERTY TYPE

Retail Suite



MARCH LANE RETAIL LOCATION

Position your business along Stockton's established March Lane retail corridor. The suite offers a functional layout, strong nearby traffic, abundant parking, and proximity to major neighborhood retailers.

Base rent excludes utilities, property expenses, and building services.

- Central air and heating
- High ceilings
- Finished drop ceilings: 11'-12'
- Wide-open interior layout
- Abundant on-site parking
- Private in-suite restroom

NEARBY RETAILERS

Near The Village at Weber Ranch, an approximately 175,000 SF neighborhood shopping center, and a strong mix of restaurants, retailers, and daily-service businesses.

STARBUCKS

BURGER KING

SUBWAY

AUTOZONE

WINGSTOP

POPEYES

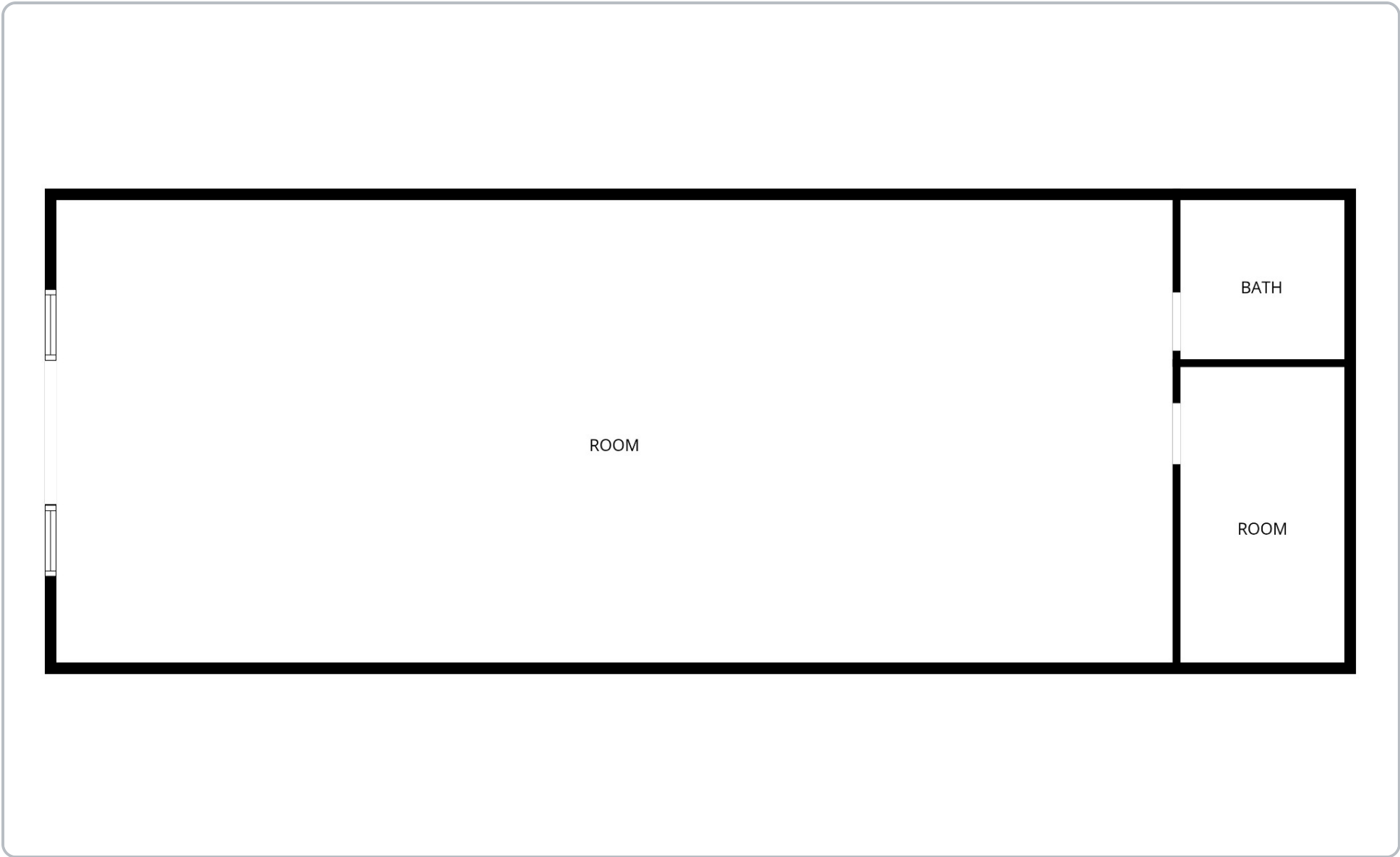
TRAFFIC

Over 57,000 combined vehicles per day at nearby count locations.

TRADE AREA

327,576 residents within five miles.

FLOOR PLAN



±1,481 SF
Approximate available area

WIDE-OPEN LAYOUT
Large main interior room

PRIVATE RESTROOM
Located within the suite

11'-12'
Finished ceiling height

VERIFY LAYOUT
Dimensions are approximate

RETAILER MAP

ESTABLISHED RETAIL CORRIDOR

The property is positioned near neighborhood retail, restaurants, services, and dense North Stockton residential communities.

MAP HIGHLIGHTS

- The Village at Weber Ranch
- E. March Lane and West Lane
- Starbucks, Burger King, Subway
- AutoZone, Wingstop, Popeyes
- Nearby residential neighborhoods



TOUR THE SPACE

Contact Andy Le for leasing details and property access.

DEMOGRAPHICS & TRAFFIC

5-MILE POPULATION

327,576

5-MILE HOUSEHOLDS

104,315

5-MILE AVG. HH INCOME

\$96,506

5-MILE CONSUMER SPENDING

\$3.4B

POPULATION & GROWTH

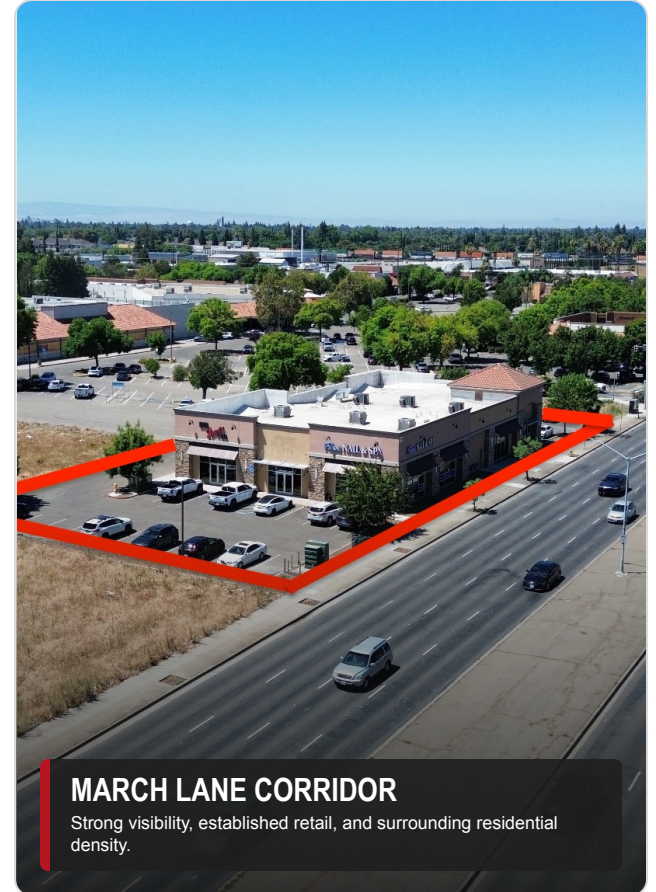
METRIC	2 MI	5 MI	10 MI
2025 Population	81,979	327,576	485,969
2030 Projection	85,201	341,005	505,884
2025-2030 Growth	0.8%	0.8%	0.8%
Median Age	34.7	35.7	35.9
Bachelor's Degree+	12%	16%	17%

HOUSEHOLDS & SPENDING

METRIC	2 MI	5 MI	10 MI
2025 Households	25,305	104,315	152,110
2030 Projection	26,352	108,782	158,623
2025-2030 Growth	0.8%	0.9%	0.9%
Avg. Household Size	3.1	3.0	3.0
Avg. Household Vehicles	2	2	2
Consumer Spending	\$747.9M	\$3.4B	\$5.1B

INCOME & HOUSING

METRIC	2 MI	5 MI	10 MI
Avg. Household Income	\$81,979	\$96,506	\$100,436
Median Household Income	\$66,687	\$75,053	\$79,137
Owner-Occupied HH	12,176	55,280	84,955
Renter-Occupied HH	14,176	53,502	73,668



MARCH LANE CORRIDOR

Strong visibility, established retail, and surrounding residential density.

COMBINED NEARBY TRAFFIC

2025 traffic volume at the two nearest count locations.

57,783

E. MARCH LANE

At Weber Ranch Parkway W. · 0.07 miles from the property

23,428

WEST LANE

At E. March Lane S. · 0.16 miles from the property

34,355

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1664 E. MARCH LANE STOCKTON, CA

±1,481 SF retail suite

Triple Net · Lease Rate: Contact Broker

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