

# 3568 Arch Road

STOCKTON, CA

±0.27 - 0.58 ACRES

QSR PAD AVAILABLE FOR GROUND LEASE



ARCH AIRPORT RD ±28,832 ADT

GOLDEN STATE HWY. ±35,000 ADT

ARCH RD ±14,555 ADT

**AIRPARK 599**  
±1,679,000 SF Commercial  
±2,200,000 SF Industrial

**QSR 1: ±0.31 ACRES**  
**QSR 2: ±0.27 ACRES**  
Can be combined for  
a total of **±0.58 ACRES**

# Property Highlights

3568 ARCH RD, STOCKTON, CA



Available for Ground Lease or Build To Suit



Highway commercial retail spaces and drive-thru opportunities adjacent to new state-of-the-art Chevron fueling station



Proposed 65' Highway Pylon Sign and Monument Signage



Primary off ramp servicing Stockton Municipal Airport (2 miles away)



Site provides service to the new Airpark 599, a 272 acre industrial park consisting of 3.47 million total square feet, with about another 40 million square feet of warehouse space within 3 miles

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,339	26,508	107,968
Daytime Population	4,815	33,552	118,505
Avg. HH Income	\$106,547	\$74,636	\$81,213

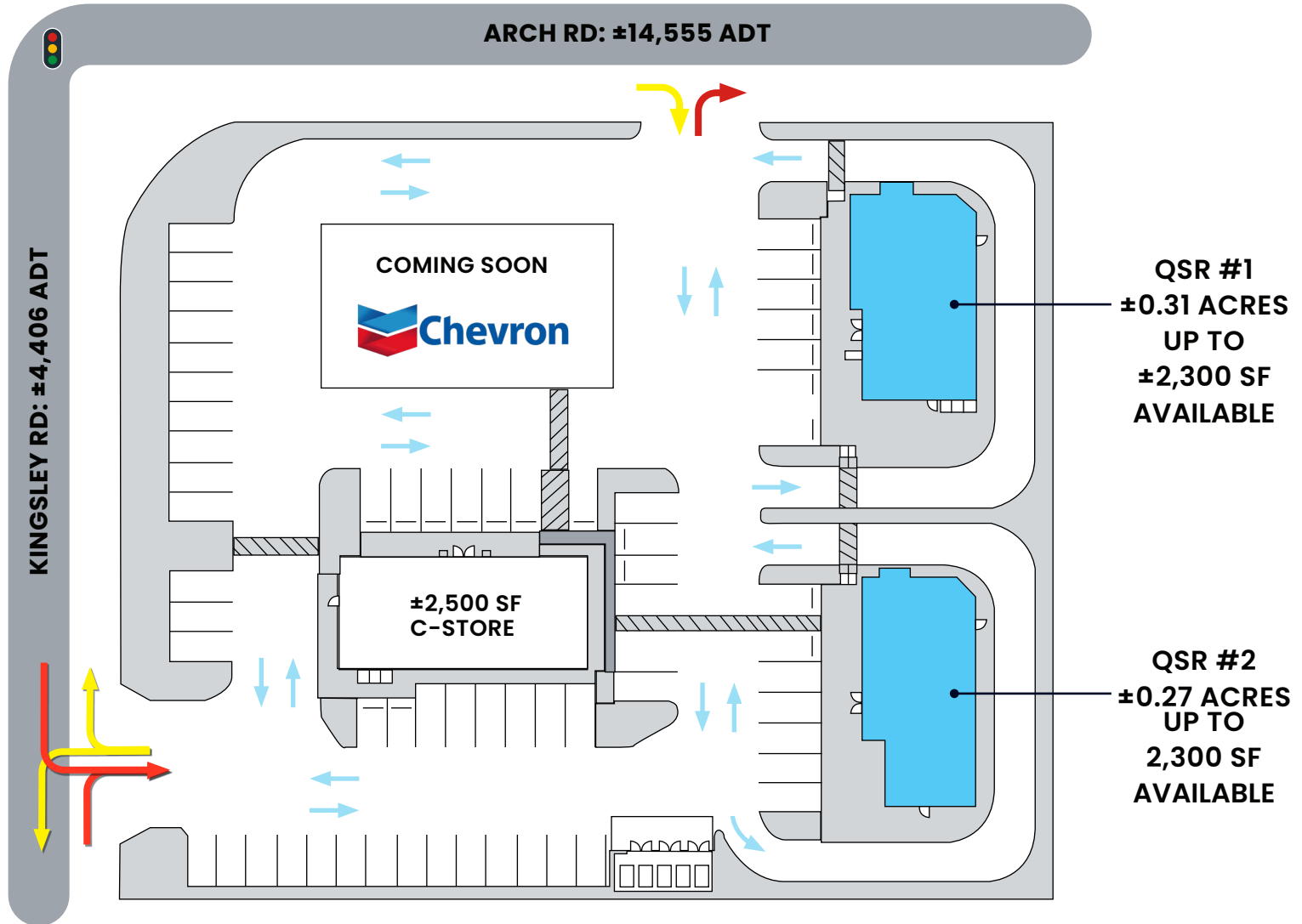
## TRAFFIC COUNTS

Source: 2024 Esri.

Arch Rd	±14,555 ADT
Kingsley Rd	±4,406 ADT
Golden State Hwy	±95,000 ADT

## NEIGHBORHOOD CO-TENANTS





# Market Aerial

3568 ARCH RD, STOCKTON, CA

the **economic** company®



## Stockton, California

The City of Stockton is one of California's fastest growing communities and is currently the 13th largest city in California of about 311,000 in total population. Stockton is situated within the Central Valley in Northern California—approximately 80 miles east of San Francisco and 45 miles south of Sacramento with access to several major interstates (I-5, I-205) and freeways (Hwy 99, Hwy 4). Much of Northern California's imported goods and e-commerce distribution also find their way through the Port of Stockton, the regional airport, and the extensive rail system.

In the mid-2000's, Stockton underwent a tremendous economic expansion with projects including revitalizing its downtown, including an indoor arena, baseball stadium and waterfront hotel (offering first-class professional sports and entertainment throughout the year) and the development of several residential subdivisions that are about one-third the price of a San Francisco Bay Area home.

Stockton has a healthy work population base that provides considerable opportunity for the residents. In 2019, there was approximately 108,000 total employees –65% white collar and 35% blue collar. The top 3 industries within the community are (1) Health Care and Social Services (±20,400 jobs), (2) Retail (±14,000 jobs), followed by (3) Education (±13,400 jobs).

