

FOR LEASE

RETAIL

5922 Pacific Avenue, Stockton, CA 95207

Small Inline Retail Spaces



EXCLUSIVELY LISTED BY



NICKOLAS SALDIVAR III

Investments Partner

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394



HIGHLIGHTS

- Inline retail spaces near the Stockton's two malls and several major retailers
- Exceptional storefront visibility from Pacific Avenue
- Just off corner from signalized intersection of Pacific Avenue and Swain Road
- Multiple entry and exit points from W Swain Road and Pacific Avenue with ample parking
- Area tenants Include: Macy's, Best Buy, BJ's Brewhouse, REI, Petco, HomeGoods, Safeway, Trader Joe's and many more

PROPERTY OVERVIEW

ADDRESS	5922 Pacific Avenue, Stockton, CA 95207	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 5922 Suite 5928	1,240 SF 2,480 SF
BUILDING SIZE	14,720 sq ft	
PARCEL SIZE	1.13 acres	
ZONING	General Commercial (GC)	
APN	081-421-030	
TRAFFIC	Pacific Ave West Swain Rd	± 27,273 ADT ± 14,199 ADT

MARKET OVERVIEW



Lincoln Center

TRADER JOE'S **crumbl cookies**

FIRE WINGS **Jersey Mike's SUBS** **Chevron** **85°C**

STARBUCKS **Jamba Juice** **MARKET TAVERN** **nékter JUICE BAR**

SAFeway

RED WING SHOES **CHUCK E. CHEESE**

Jack in the box **O'Reilly AUTO PARTS** **Community HOSPICE** **HOPE CHEST THRIFT STORE**

CVS pharmacy **GROCERY OUTLET Bargain Market**

BR BASKIN-ROBBINS **SUBWAY**

donut king **boost mobile**

BevMo!

PACIFIC BOWL

West Swain Rd: ± 14,199 ADT

Pacific Ave: ± 27,273 ADT

SITE

MARKET OVERVIEW

BEST BUY WEBERSTOWN MALL Dillard's
DICK'S SPORTING GOODS STARBUCKS petco
SPROUTS FARMERS MARKET Burlington five BELOW
DAISO JAPAN macy's HomeGoods
Panera BREAD IN-N-OUT BURGER BARNES & NOBLE Foot Locker ULTA
BOX LUNCH JCPenney

Target Denny's goodwill
planet fitness CVS pharmacy Office DEPOT
BUFFALO WILD WINGS BUFFALO WILD WINGS BUFFALO WILD WINGS
Cane's

ROSS SUPERCUTS
DRESS FOR LESS sleep number
chili's M/W Tutti frutti
carter's
MEN'S WEARHOUSE

SAN JOAQUIN DELTA COLLEGE

SITE

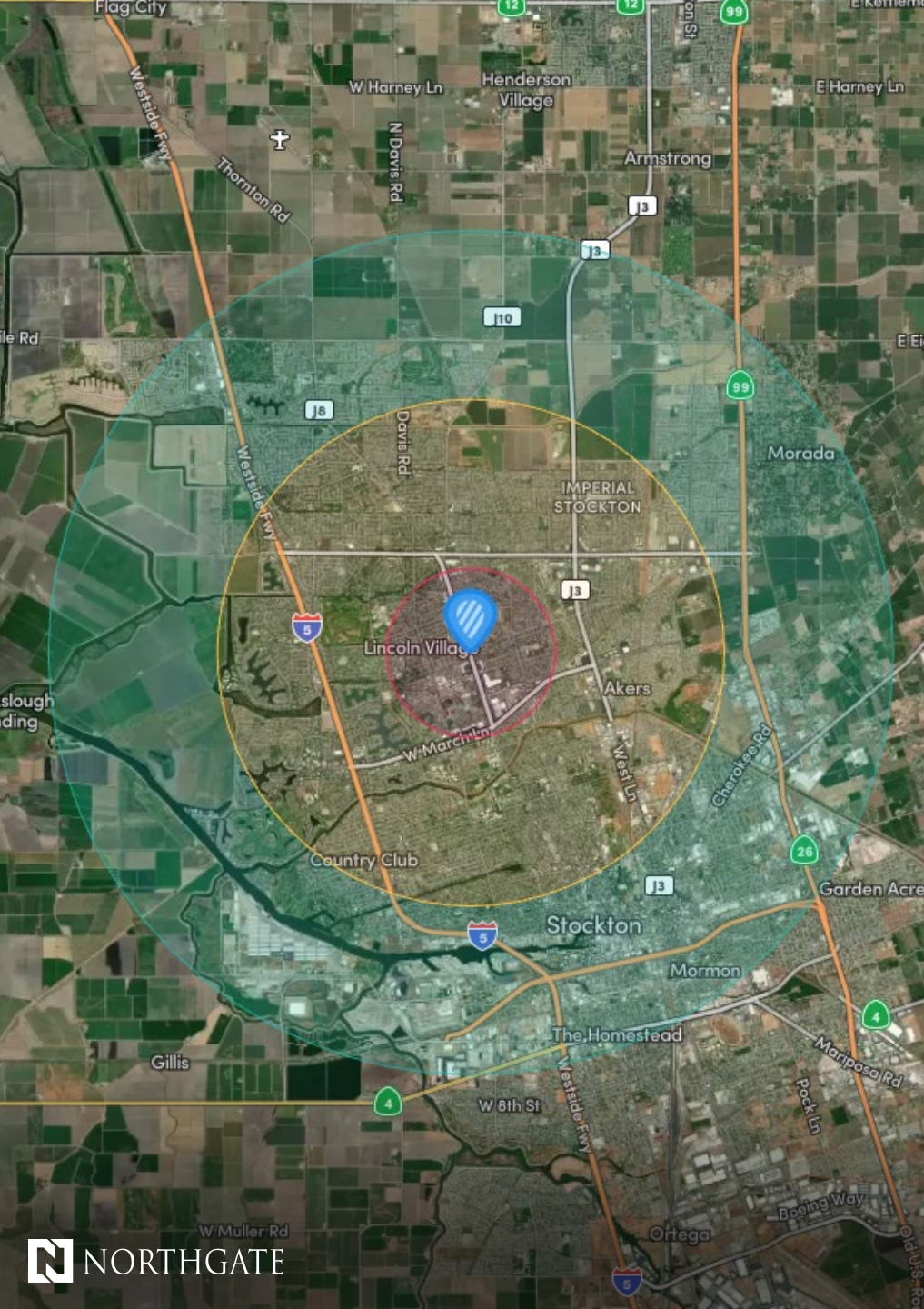
West Swain Rd: ± 14,199 ADT

Pacific Ave: ± 27,273 ADT

AERIAL VIEW



West Swain Rd: ± 14,199 ADT

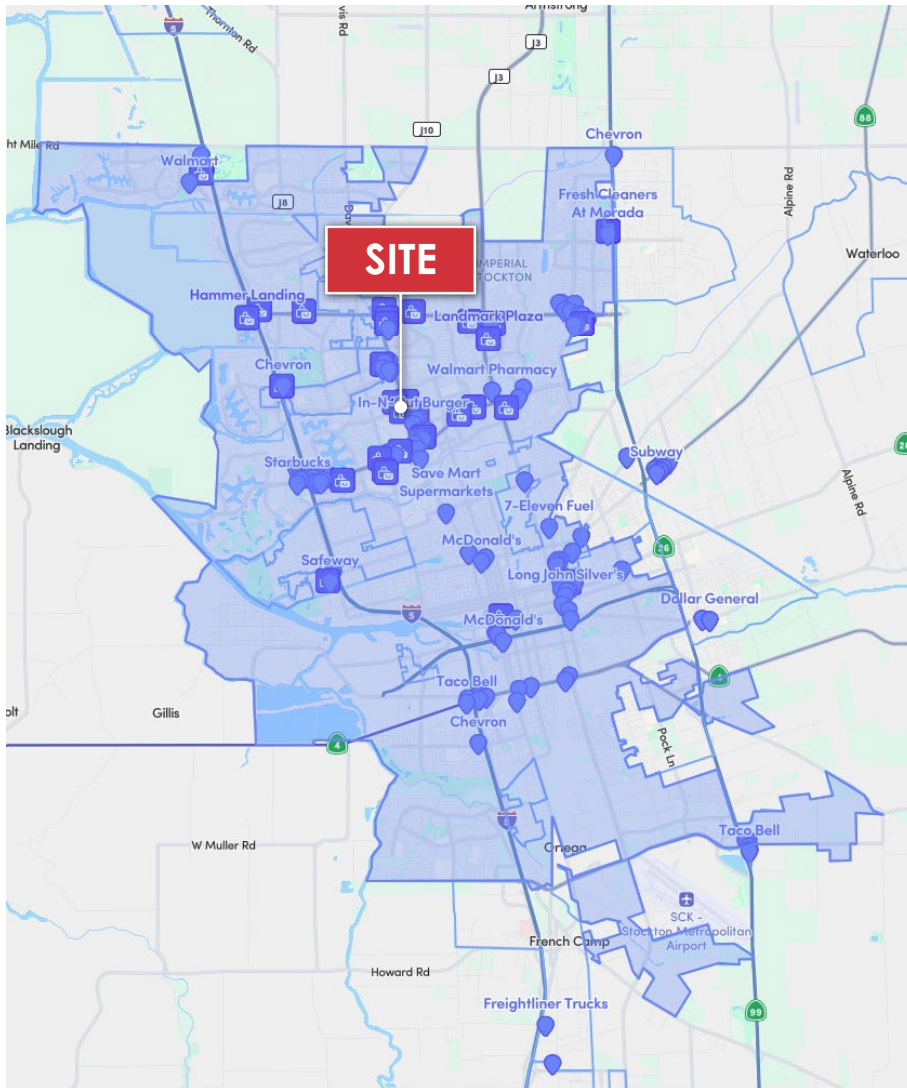




DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	20,280	185,194	297,069
Projected Population (5 Yr)	20,578	189,914	306,433
Average Age	38	38	37
Households	7,317	61,380	95,080
White Population	4,841	41,916	64,296
Black Population	3,440	24,647	35,262
Am Indian Population	536	3,362	5,770
Asian Population	3,173	44,921	70,254
Other Population	8,290	70,348	121,487
Hispanic Population	48.78%	44.45%	47.91%
Average HH Income	\$87.1k	\$96.8k	\$97.5k
High School Graduates	11,060	97,821	149,146
College Graduates	3,931	35,423	54,122
Total Employees	8,677	76,381	124,049

-  Retail
-  Shopping Center



Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

Waterfront & Outdoor Lifestyle

With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.



Investment Sales | Leasing | Asset Management | Property Management



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787