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**AVISON  
YOUNG**

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# HIGH-VISIBILITY AUTO RETAIL LOCATION

AVAILABLE FOR SALE OR LEASE

3190 AUTO CENTER CIRCLE  
STOCKTON, CA

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AUTOMOTIVE PROPERTIES GROUP

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#### POPULATION

3 miles - 125,030  
5 miles - 290,466



#### AVG HOUSEHOLD INCOME

3 miles - \$92,672  
5 miles - \$96,080



#### MEDIAN HOME VALUE

3 miles - \$419,104  
5 miles - \$427,816



#### TRAFFIC COUNTS

Auto Center Cir NW & Holman Rd  
15,903 vehicles per day

E Hammer Ln & Girardi Way E  
39,512 vehicles per day

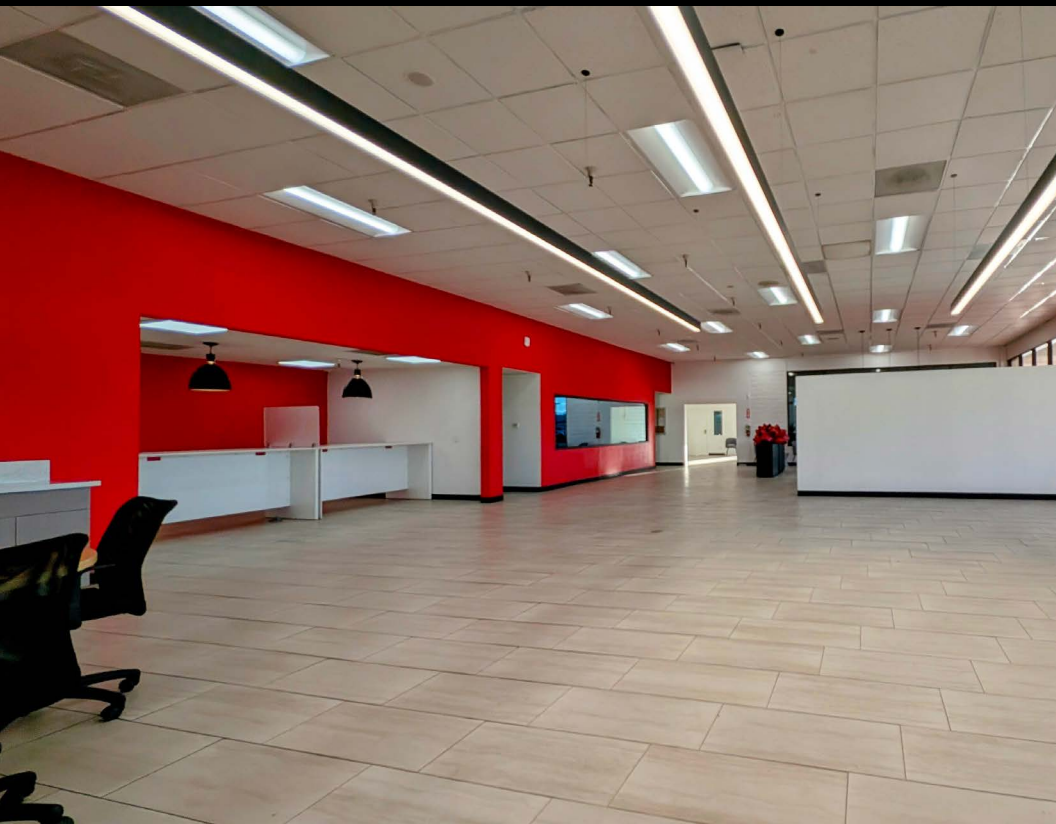
Avison Young's Automotive Properties Group is pleased to present 3190 Auto Center Circle, a rare opportunity to secure a high-visibility dealership site within Stockton's established and thriving auto retail corridor. This former franchise facility offers a functional, ready-to-operate layout ideal for automotive sales, service operations, fleet users, or other vehicle-based businesses seeking strong exposure and seamless customer access.

The property features expansive paved display areas, prominent street frontage, and efficient ingress/egress designed to support high customer volume and smooth operational flow. Positioned among national auto brands, service centers, and complementary retail, the site benefits from built-in traffic, strong daily activity, and a customer base already conditioned to shop the area for automotive needs.

With flexible occupancy options and proximity to major transportation routes, 3190 Auto Center Circle is well-suited for users looking to establish or expand their presence in the Central Valley. Whether reactivated as a full dealership or adapted for a specialty automotive concept, fleet operation, or service-oriented business, this location delivers the visibility, convenience, and operational efficiency modern operators demand.

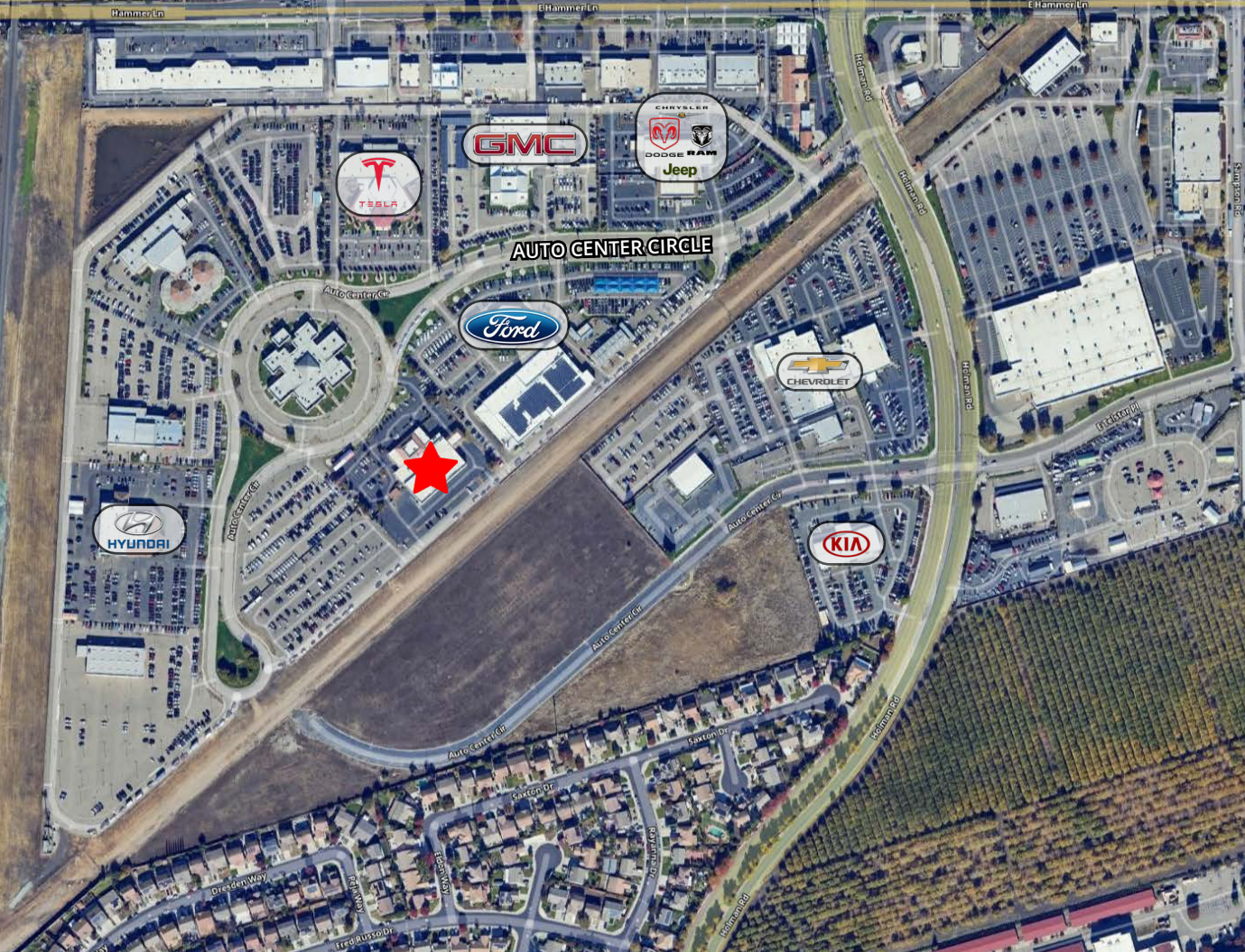
# PROPERTY HIGHLIGHTS

<b>BUILDING AREA:</b>	27,482 SF
<b>LOT SIZE:</b>	3.13 AC
<b>ASKING PRICE:</b>	Unpriced
<b>LAND USE:</b>	Commercial Auto Sales, Service
<b>YEAR BUILT:</b>	1990
<b>PARKING:</b>	Ratio - 8.15/1,000 SF Surface Spaces - 224



## FEATURES:

- Modern Showroom — Glass-front design, open floor plan, high ceilings, strong natural light
- Dedicated Sales Offices — Private and semi-private offices for finance, sales, and management
- Customer Lounge — Waiting area with restrooms, seating, and service-counter visibility
- Service Department — Multiple service bays, roll-up doors, technician work areas
- Parts Storage — Secure parts room with shelving and inventory access
- Service Drive-Through
- Prime Auto-Row Positioning — Surrounded by complementary dealerships and auto-related businesses
- High Traffic Counts — Strong daily visibility for both sales and service
- Proximity to Major Arterials — Quick access to I-5, Hwy 99, or major Stockton corridors
- Regional Retail Synergy — Near big-box retail, service centers, and dining



**AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP** (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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