

AVAILABLE FOR LEASE
PARK WEST PLACE SHOPPING CENTER | 5,900± SF BUILDING

10834 TRINITY PARKWAY

STOCKTON, CA



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10834 TRINITY PARKWAY

STOCKTON, CA

PROPERTY

INFORMATION

Lot Size: 5,900± SF With Drive Thru
Tenancy: Single, Currently Vacant
Year Built: 2005
APN: 066-020-160 (*San Joaquin County*)
Lease Rate: Contact Agent
Available: Now

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	9,372	56,700	128,819
2024 Estimate	8,460	54,311	125,023
Growth 2024-2029	10.78%	4.40%	3.04%
Growth 2020-2024	16.49%	4.22%	1.51%
Growth 2010-2020	3.06%	6.56%	7.39%
2029 Projection	2,982	17,388	41,539
2024 Estimate	2,687	16,660	41,280
Growth 2024-2029	10.96%	4.37%	3.05%
Growth 2020-2024	20.50%	4.66%	1.66%
Growth 2010-2020	-8.99%	1.72%	4.20%
<i>2024 Est. Average HH Income</i>	\$133,191	\$120,955	\$110,149

Source: Claritas 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

13,561± ADT

Trinity Parkway at Scott Creek Drive
(Southbound)

70,890± ADT

Interstate 5
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2024

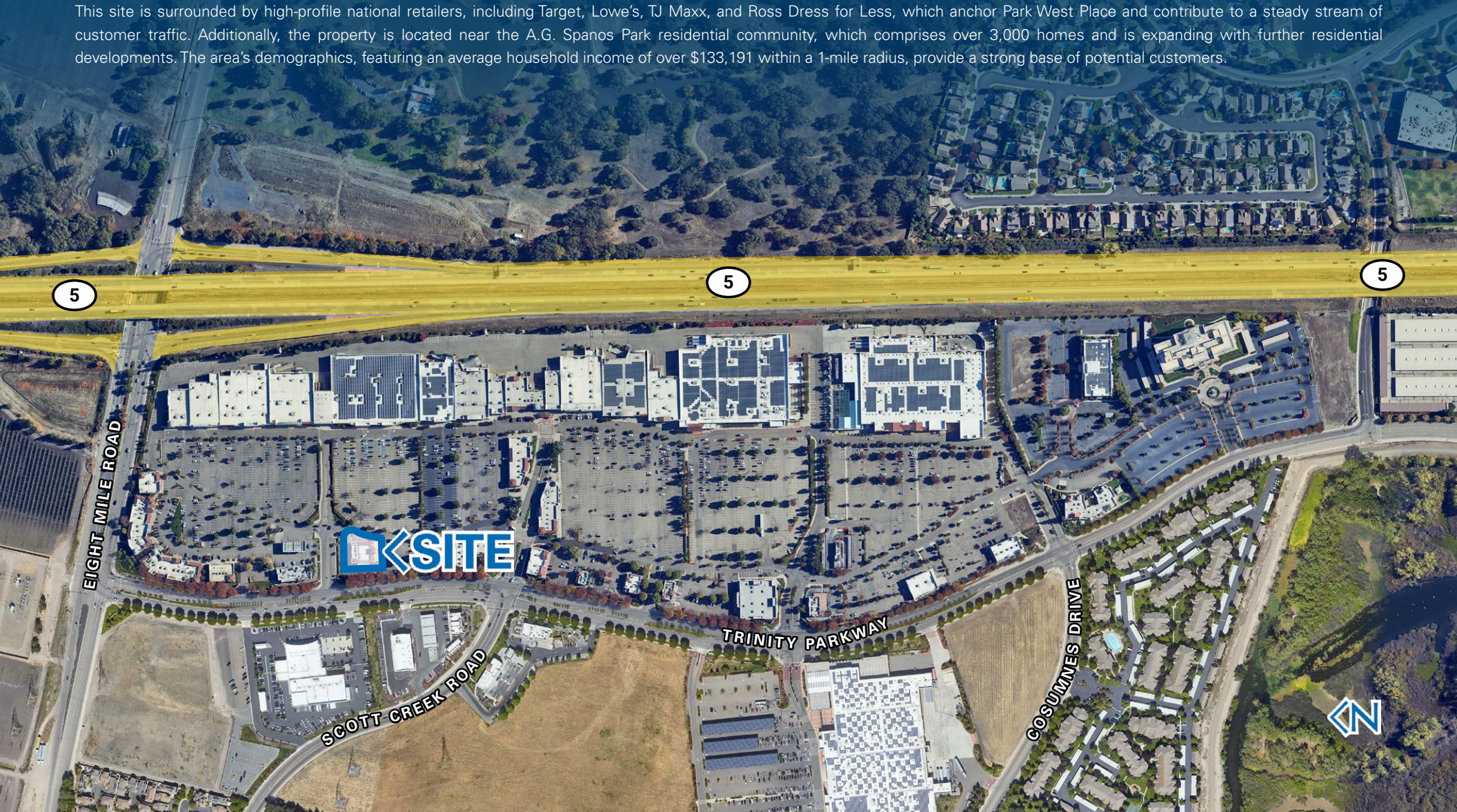
10834 TRINITY PARKWAY

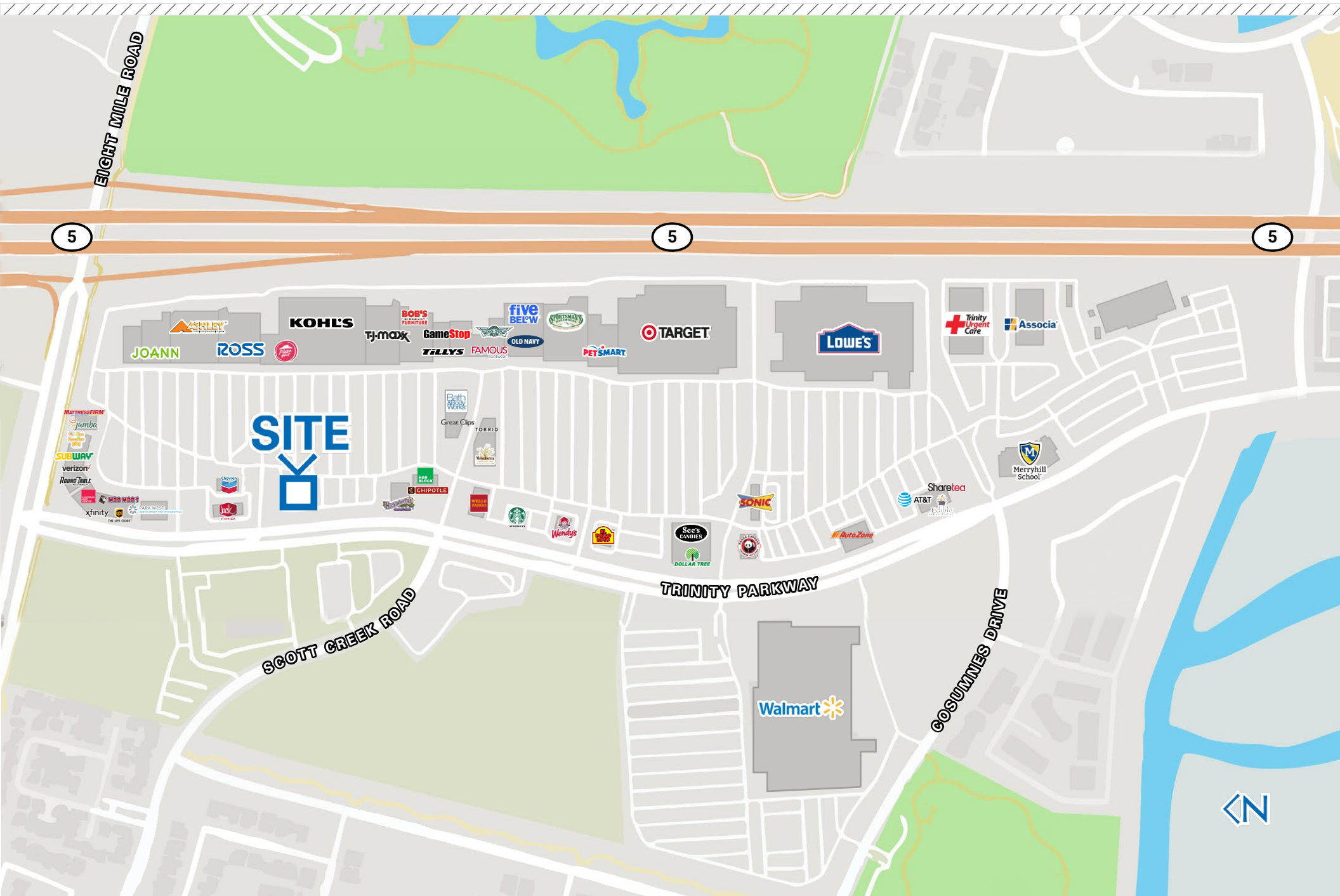
STOCKTON, CA

LOCATION DESCRIPTION

Located at 10834 Trinity Parkway in Stockton, CA, this property presents a prime leasing opportunity within the vibrant Park West Place shopping center. The 5,900± square-foot building, set on a 0.83± acre lot in a Mixed-Use (MX) zone, offers exceptional visibility and access, with over 70,890± ADT vehicles passing daily on Interstate 5 and an additional 13,651± ADT vehicles on Trinity Parkway. The building is ideally situated with multiple access points, ample dedicated parking (37 spaces), and a drive-thru layout, making it versatile for various commercial uses. The previous tenant was Bank of America.

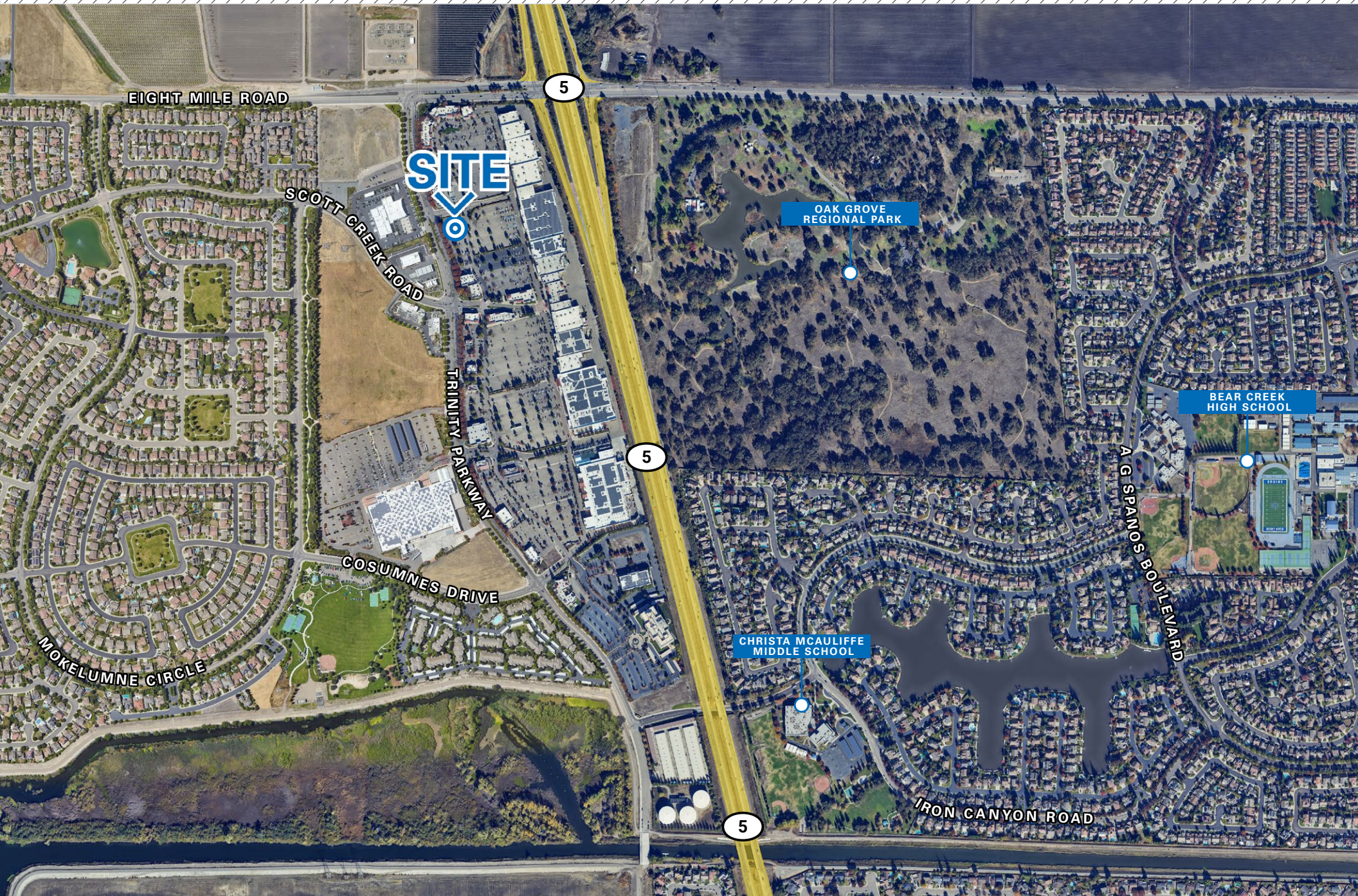
This site is surrounded by high-profile national retailers, including Target, Lowe's, TJ Maxx, and Ross Dress for Less, which anchor Park West Place and contribute to a steady stream of customer traffic. Additionally, the property is located near the A.G. Spanos Park residential community, which comprises over 3,000 homes and is expanding with further residential developments. The area's demographics, featuring an average household income of over \$133,191 within a 1-mile radius, provide a strong base of potential customers.





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AERIAL
MAP



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