

**FOR LEASE**

**2720 COUNTRY CLUB BLVD**

**STOCKTON, CA 95204**

**FORMER BIG LOTS**

19,092+/-Square feet

Lot Size: 88,765+/-Square feet



For More Information Please Contact:

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## PROPERTY SUMMARY

**LOCATION:** Southwest Corner of Interstate 5 & Country Club Blvd, Stockton, CA

**AVAILABLE SPACE:** 19,092+/- Square Feet

**NATIONAL CO-TENANTS:** AutoZone, Safeway Supermarket, Subway

### PROPERTY HIGHLIGHTS

- High household incomes within 1-mile of property.
- Over 100,000 cars per day on Interstate 5 at Country Club Blvd.
- Multi-Tenant center with longstanding tenants.
- Safeway shadow anchor



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### PROPERTY AERIAL



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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
<b>2024 Estimated Population</b>	<b>17,233</b>	<b>46,264</b>	<b>103,210</b>
<b>2029 Projected Population</b>	<b>17,738</b>	<b>47,253</b>	<b>105,891</b>
<b>2020 Census Population</b>	<b>16,743</b>	<b>45,800</b>	<b>100,297</b>
<b>2010 Census Population</b>	<b>15,229</b>	<b>41,730</b>	<b>9,229</b>
<b>Projected Annual Growth 2024 to 2029</b>	<b>0.6%</b>	<b>0.4%</b>	<b>0.5%</b>
<b>Historical Annual Growth 2010 to 2024</b>	<b>0.9%</b>	<b>0.8%</b>	<b>0.8%</b>
<b>2024 Estimated Median Age</b>	<b>33.6</b>	<b>35.4</b>	<b>35.1</b>
<b>2024 Estimated Households</b>	<b>6,092</b>	<b>16,947</b>	<b>37,884</b>
<b>2029 Projected Households</b>	<b>6,381</b>	<b>17,626</b>	<b>39,618</b>
<b>2020 Census Households</b>	<b>5,883</b>	<b>16,523</b>	<b>36,127</b>
<b>2010 Census Households</b>	<b>5,588</b>	<b>15,421</b>	<b>34,313</b>
<b>Projected Annual Growth 2024 to 2029</b>	<b>0.9%</b>	<b>0.8%</b>	<b>0.9%</b>
<b>2024 Estimated Median Household Income</b>	<b>\$76,312</b>	<b>\$89,096</b>	<b>\$77,147</b>
<b>2024 Estimated Average Household Income</b>	<b>\$100,245</b>	<b>\$121,576</b>	<b>\$103,024</b>
<b>2024 Estimated Per Capita Income</b>	<b>\$35,523</b>	<b>\$44,903</b>	<b>\$38,247</b>
<b>2024 Median Home Value</b>	<b>\$411,448</b>	<b>\$492,112</b>	<b>\$477,594</b>
<b>2024 Median Rent</b>	<b>\$1,213</b>	<b>\$1,316</b>	<b>\$1,207</b>

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