

MARKETPLACE AT
**WESTON
RANCH**
STOCKTON | CA

For Lease

±1,400 to ±10,100 SF

Neighborhood shopping center
with strong national tenants and
I-5 access in Stockton, CA.

- Join McDonald's, Chipotle, Starbucks, 7-Eleven and Quick Quack Car Wash.
- Close proximity to I-5 provide opportunities for retail or QSR concepts.
- Expected completion Q2 2026.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

The Marketplace at Weston Ranch in Stockton, CA is a neighborhood shopping center currently under construction, with estimated delivery in Q2 2026. Located at the intersection of Carolyn Weston Boulevard and Manthey Road, the center offers ±1,400 to ±10,100 SF of available shop space suited for retail or QSR uses. Future tenants include McDonald's, Chipotle, Starbucks, Quick Quack Car Wash, and 7-Eleven. Modern construction and flexible suite configurations will accommodate a variety of tenant needs.

Positioned just off Interstate 5, the property benefits from excellent accessibility and visibility with I-5 traffic counts of approximately 113,144 vehicles per day. The surrounding area includes established neighborhoods and is experiencing substantial growth, with ±29,895 new housing units approved, in progress, or under review. The site is also near major educational institutions such as the University of the Pacific, CSU Stanislaus-Stockton, and San Joaquin Delta College.

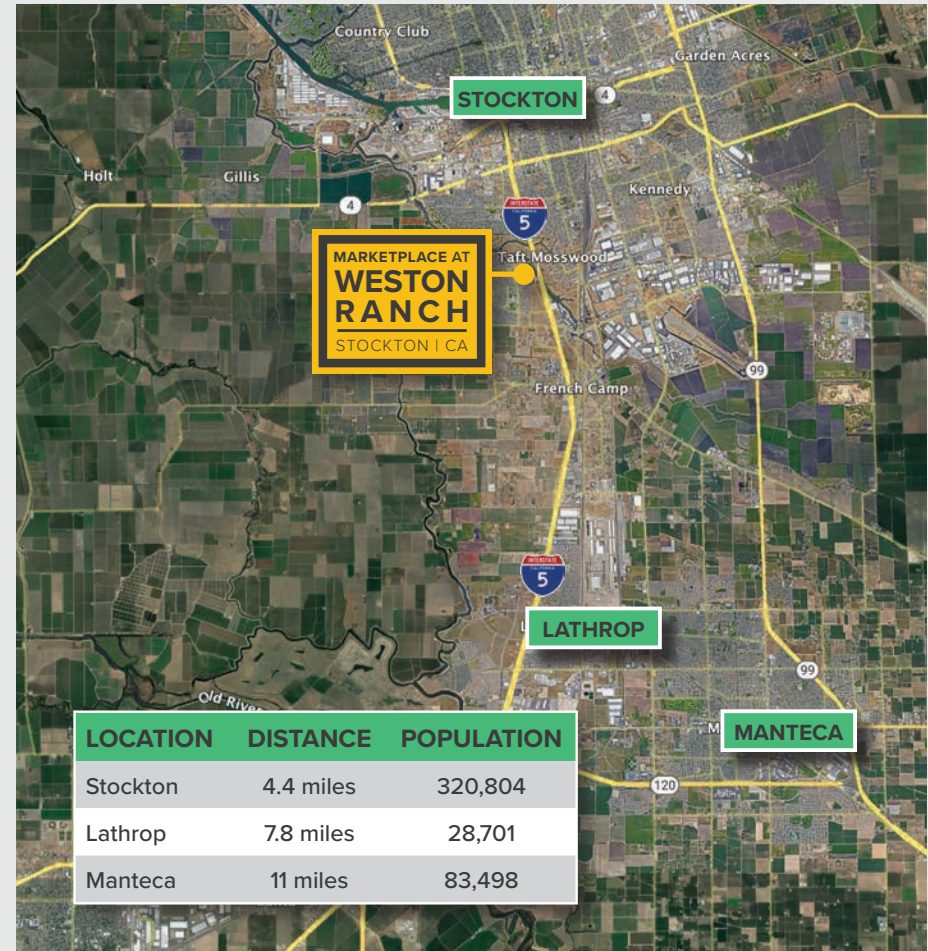
OFFERING SUMMARY

Lease Rate: Contact broker

Availability: ±1,400 to ±10,100 SF

Zoning: Neighborhood Shopping Center

Address: 531 Carolyn Weston Boulevard | Stockton, CA 95206



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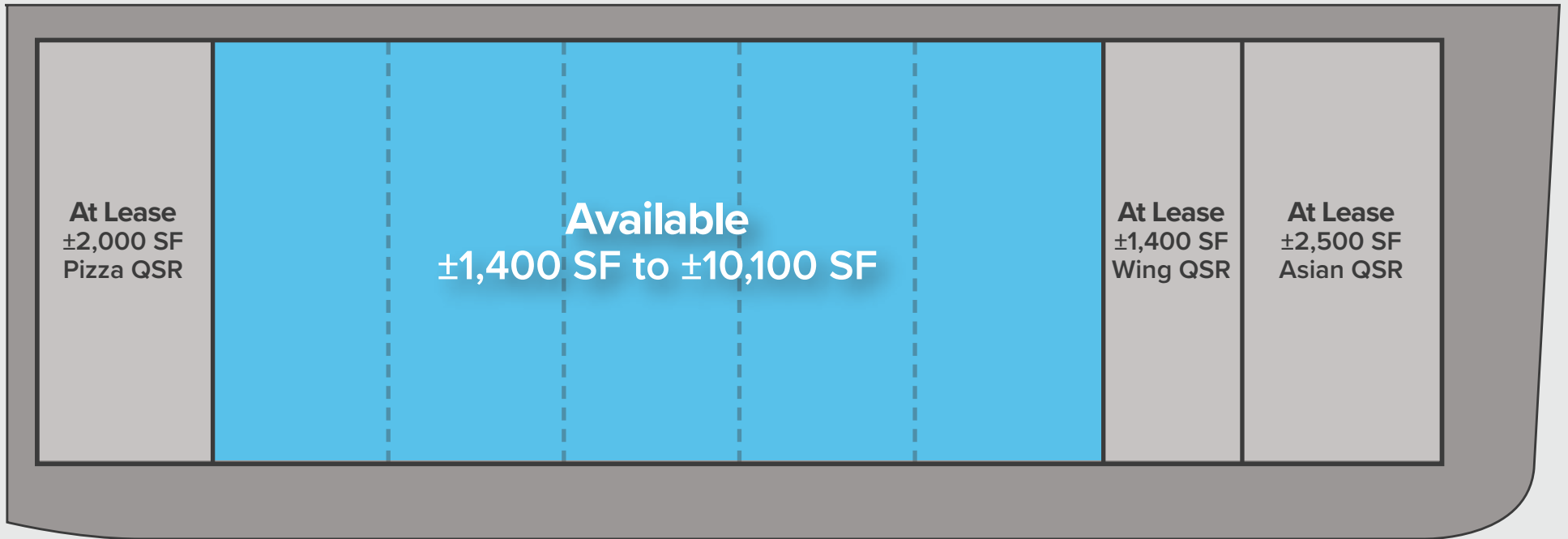
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AVAILABILITY

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SITE PLAN & LOCAL AREA

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WESTON RANCH NEIGHBORHOOD

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WESTON RANCH CENTER



Carolyn Weston Blvd.

AUGUST KNOTT
JR. SCHOOL

GREAT VALLEY
ELEMENTARY SCHOOL

WESTON RANCH
HIGH SCHOOL

GEORGE Y. KOMURE
ELEMENTARY SCHOOL

NEW VISION
HIGH SCHOOL

LOCAL AREA HIGHLIGHTS

- Immediate access to I-5 with traffic counts of $\pm 113,144$ ADT.
- Weston Ranch neighborhood population is $\pm 21,261$ with $\pm 5,102$ households.
- Intersection of Carolyn Weston Boulevard & Manthey Road has traffic counts of $\pm 15,589$ ADT.

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STOCKTON OVERVIEW



CITY OF STOCKTON

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

The city is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, as well as a variety of private and vocational schools.

According to the City of Stockton's Large Residential Projects map, there are ±29,895 new housing units approved, in progress or under review as of April 2024.

Source: City of Stockton and visitstockton.org



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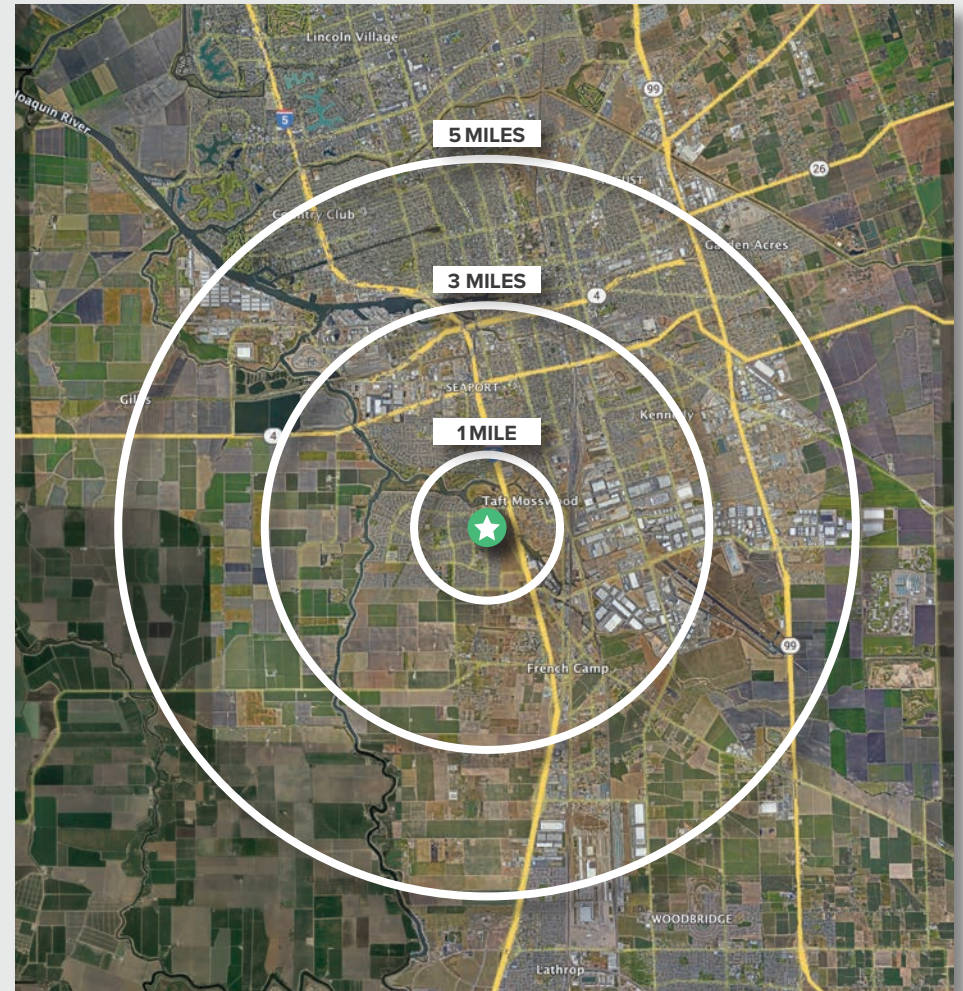
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REGIONAL DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	16,981	77,230	169,192
2029 Projected Population	17,145	79,233	172,116
2020 Census Population	17,302	78,697	171,047
2010 Census Population	16,124	71,819	156,995
2024 Median Age	31.6	30.9	31.5
HOUSEHOLDS			
2024 Estimated Households	4,485	20,322	50,372
2029 Projected Households	4,539	20,947	51,707
2020 Census Households	4,360	19,382	48,667
2010 Census Households	4,094	18,012	45,697
INCOME			
2024 Estimated Average Household Income	\$100,611	\$86,905	\$86,141
2024 Estimated Median Household Income	\$82,451	\$70,423	\$68,988
2024 Estimated Per Capita Income	\$26,714	\$23,383	\$26,013
BUSINESS			
2024 Estimated Total Businesses	207	1,651	4,551
2024 Estimated Total Employees	1,287	24,097	61,201



Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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