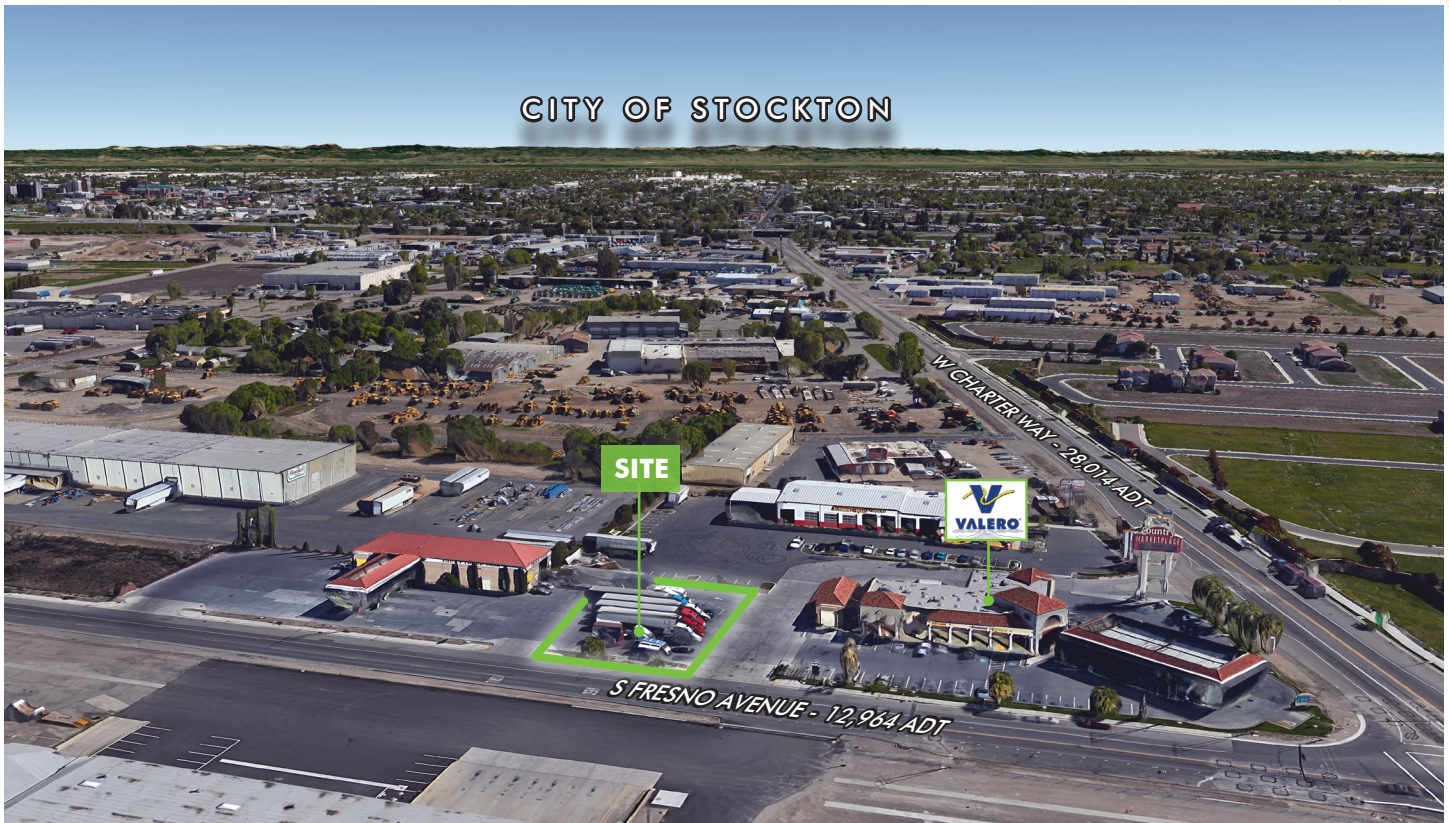


FOR SALE

# Commercial Land Available

NEC S FRESNO AVE & W CHARTER WAY, STOCKTON, CA 95206

RETAIL



## PROPERTY INFO

- + Size: 0.47 Acres
- + Price: \$220,000 (\$10.75 PSF)
- + Zoning: Commercial Land
- + This is a pad situated at the intersection of W Charter Way and S Fresno Avenue
- + Immediately surrounded by large industrial businesses including: Holt of California, Klein Brothers Packaging, Toys R Us Distribution Center, and Highland Wholesale Foods.
- + Located less than a mile from I-5 that sees approximately 139,000 cars per day.

## 2016 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,184	101,484	214,437
Avg Household Income	\$60,750	\$52,889	\$57,258
Daytime Population	11,786	110,644	229,726

## SURROUNDING TENANTS



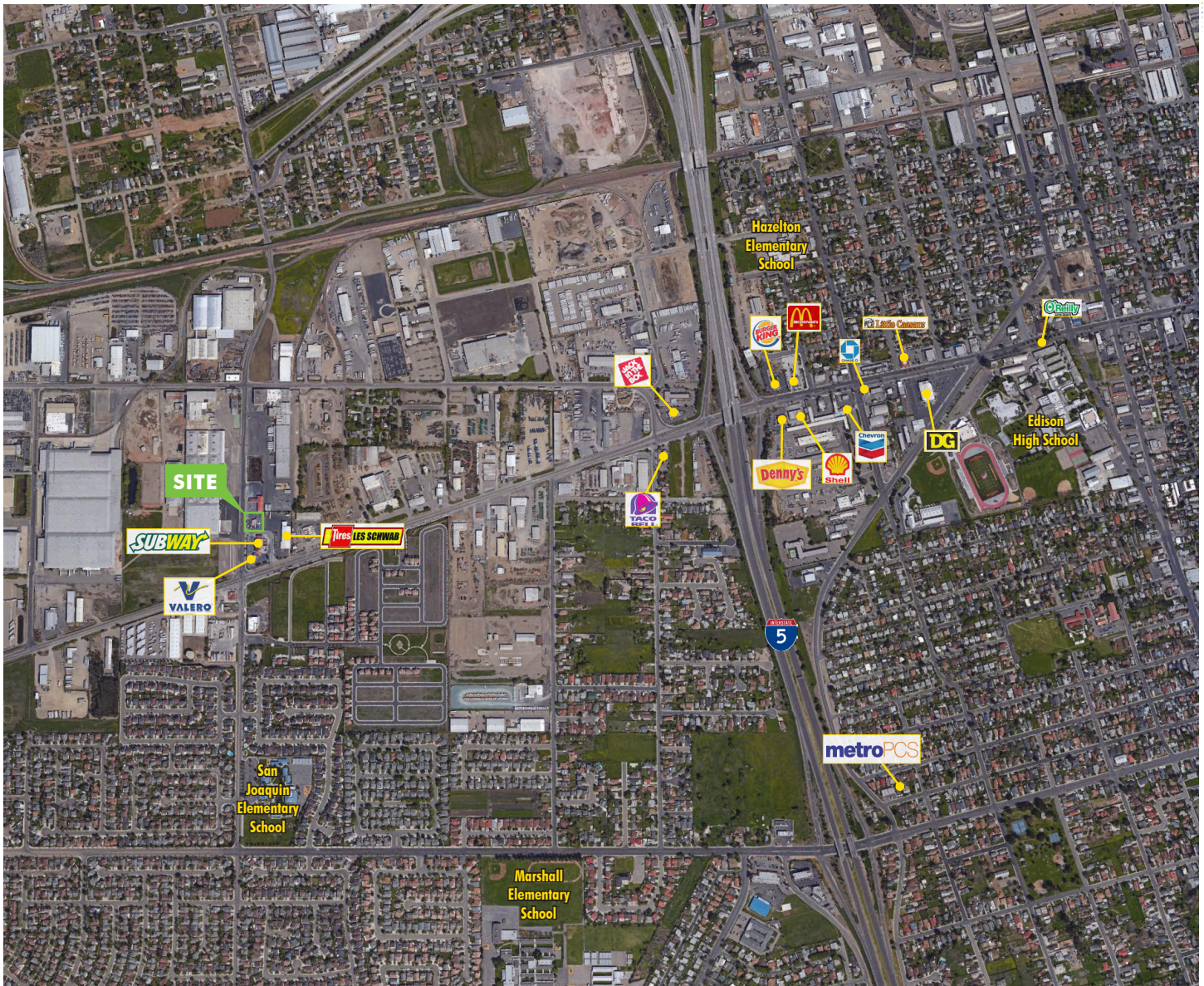


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RETAIL



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