

NOW LEASING

# HoneyBaked Ham Center

6530 PACIFIC AVENUE, STOCKTON, CA 95207

±1,515 SQ. FT. SHOP SPACE AVAILABLE

RETAIL



## CONTACT US

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## PROPERTY HIGHLIGHTS

- + ±1,515 sq. ft. Shop space available
  - Monument and building signage
  - Plenty of on-site parking
- + Excellent visibility
- + Exceptional traffic counts
- + Densely populated area
- + Strong Day and Evening demographics
- + Benefits from proximity to Lincoln High School, San Joaquin Delta College, the Sherwood Mall—anchored by Macy's, Dick's Sporting Goods, Best Buy, and Sky Zone Trampoline Park; and Weberstown Mall—anchored by JC Penny, Dillard's, Barnes & Noble, and Sears
- + Major Retail in the immediate area includes: Safeway, Rite-Aid, Trader Joe's, Beverages & More, Starbucks, Noah's Bagel and ChuckE.Cheese
- + Co-tenants include: Honey Baked Ham & Cafe and Labor Ready

## PROPERTY INFORMATION

The Honey Baked Ham Center is located in the heart of the busy Pacific Avenue retail corridor in Stockton, CA. Situated just south of the intersection of W. Benjamin Holt Dr and Pacific Avenue, the center benefits from its proximity to several colleges including San Joaquin Delta College, Safeway-, Rite-Aid-, Trader Joe's-anchored center, Beverages & More, and the Lincoln Shopping Center anchored by a popular local market - Podestros.

Excellent traffic counts, dense population, and strong Daytime Employment make this a great retail opportunity.

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## DEMOGRAPHICS (2018 est.)

### Population

1-mile radius	20,856
3-mile radius	179,611

### Average Household Income

1-mile radius	\$61,866
3-mile radius	\$74,618

### Median Household Income

1-mile radius	\$44,173
3-mile radius	\$52,324

### Daytime Employment (3-mile radius)

Employees	45,767
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### Significant Employers (3-mile radius)

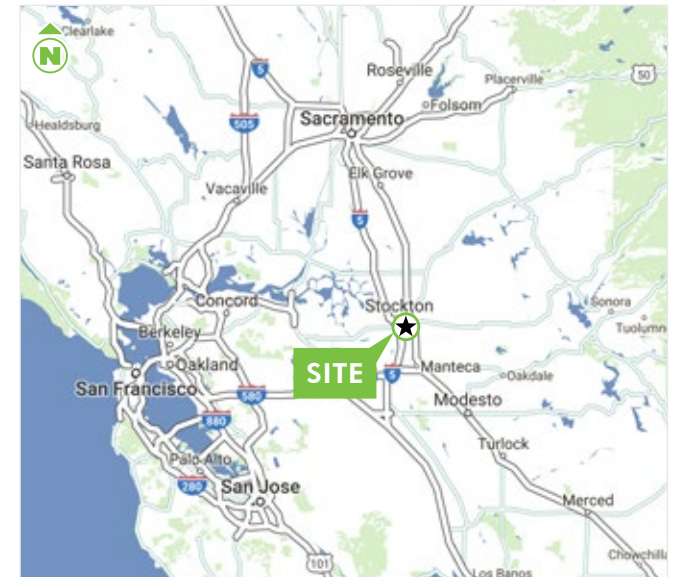
Employers	# Employees
University of the Pacific	960
Walmart Supercenter	730
Kaiser Permanente Medical Center	500
O'Connor Woods Residential Care	500
Grupe Co	450
Pacific Gas & Electric Co	400
Securitas Security Svc USA	400
State Compensation Insurance Fund	300
Cesar Chavez High School	300

Source: Esri

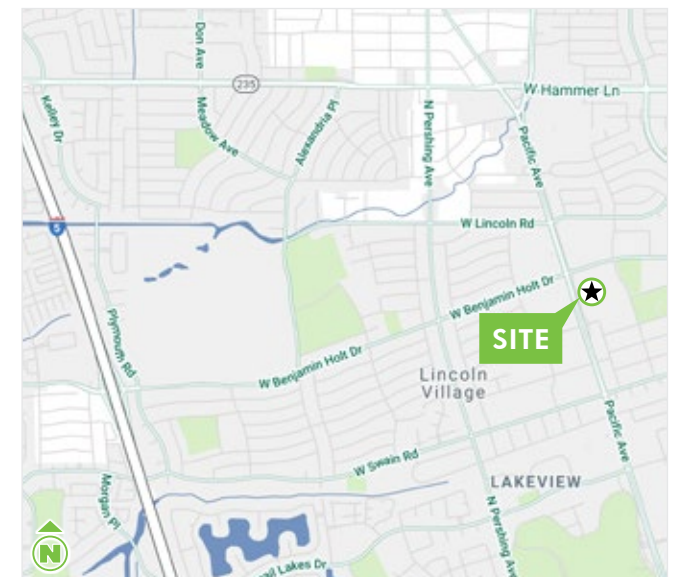
### Traffic Counts (2014)

Pacific Avenue	38,100 ADT
Benjamin Holt Dr	15,600 ADT

Source: City of Stockton



MAPS NOT TO SCALE.





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