

**Available Retail Listings - November 2019**

**Lee & Associates-Central Valley, Inc.**

*241 Frank West Circle, #300  
Stockton, CA 95206*

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**Direct: 209-983-6837**



BRE # 01166901

<b>1.</b>	<b>Available Retail Space (ID: 14883)</b> Center Type: Community Center	<b>Sandy Cove Shopping Center</b>
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<b>14810 Hwy 4    Discovery Bay, CA 94505</b>	<b>Market: Central Valley</b>
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<b>Available SF:</b> 1,500 <b>Lease Rate:</b> \$2.00 NNN Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 116,000 <b>Anchor Tenants:</b> Safeway, CVS Drugs.	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** 1,600± SF also Available.

<b>2.</b>	<b>Available Retail Space (ID: 13474)</b> Center Type:	
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<b>8364 Elk Grove Florin Rd    Elk Grove, CA 95758</b>	<b>Market: Central Valley / Sub-Market: Sacramento</b>
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<b>Available SF:</b> 1,200 <b>Lease Rate:</b> \$1.85 NNN Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 1,200 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** High profile retail location in densely populated trade area. Monument signage available. Tenants include Rite Aid, Papa Murphy's, and Metro PCS.

## 3. Available Retail Space (ID: 14576) Arroyo Plaza

Center Type:

2250-2298 Las Positas Rd Livermore, CA

Market: Alameda

<b>Available SF:</b> 1,700	<b>Building SF:</b> 1,700	<b># Parking Spaces:</b>
<b>Lease Rate:</b> \$2.50 NNN Per Month	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Highly visible location at the busiest center in town! Co-tenants include: Home Depot, Walmart, Kohl's, Office Max, In-N-Out Burger, Baja Fresh, & Cold Stone Creamery. Over 30,975 Cars ADT on North Livermore Avenue. East access via signalized intersection with I-580 exposure.

## 4. Available Retail Space (ID: 16224) Market: Central Valley / Sub-Market: Lodi

Center Type:

14 W. Lodi Ave Lodi, CA 95240

Market: Central Valley / Sub-Market: Lodi

<b>Available SF:</b> 2,094	<b>Building SF:</b> 2,094	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b> Vacant		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Former Long John Silver freestanding restaurant with drive thru Property located at the entrance to desirable Downtown Lodi Nearby retailers include CVS, Smart and Final, Wells Fargo Bank, McDonalds and Lodi Stadium Cinema 12 Flexible mixed use (MCO) zoning allowing for a variety of retail uses. Pylon sign available

<b>5.</b>	<b>Available Retail Space (ID: 13278)</b>	<b>Vineyard Shopping Center West</b>
<b>Center Type:</b>		

<b>SWC of Kettleman Ln and Hutchins Street    Lodi, CA 95240</b>	<b>Market: Central Valley / Sub-Market: Lodi</b>
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<b>Available SF:</b> 1,220 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 0 <b>Anchor Tenants:</b> S-Mart Foods, CVS & Kohls	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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**Comments:** Anchored by S-Mart Foods, CVS Pharmacy and Kohl's. Other Tenants include: Goodwill Store, Aaron Rents and Leslies Pools. Well located in Central Lodi, great exposure to Kettleman Lane.

<b>6.</b>	<b>Available Retail Space (ID: 14952)</b>	<b>Vineyard Shopping Center West</b>
<b>Center Type:</b>		

<b>SWC of Kettleman Ln and Hutchins Street    Lodi, CA 95240</b>	<b>Market: Central Valley / Sub-Market: Lodi</b>
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<b>Available SF:</b> 6,950 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 0 <b>Anchor Tenants:</b> S-Mart Foods, CVS & Kohls	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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7. Available Retail Space (ID: 16239)

Center Type:

Main Street Plaza

1140 S. Main Street Manteca, CA

Market: Central Valley / Sub-Market: Manteca

<b>Available SF:</b> 1,400	<b>Building SF:</b> 1,400	<b># Parking Spaces:</b>
<b>Lease Rate:</b> \$1.50 NNN Per Month	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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**Comments:** Subject space consists of retail/office space with large storage/warehouse area with a roll up door. Well maintained commercial building with low tenant turnover. High visibility location on S. Main Street with traffic count of 30,900± vehicles per day.

8. Available Retail Space (ID: 13125)

Center Type:

Manteca Marketplace

1497 W. Yosemite Ave. Manteca, CA

Market: Central Valley / Sub-Market: Manteca

<b>Available SF:</b> 2,000	<b>Building SF:</b> 8,000	<b># Parking Spaces:</b>
<b>Lease Rate:</b> \$1.85 NNN Per Month	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
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**Comments:** Dominant neighborhood shopping center in the heart of Manteca, California. Successful anchor tenants include: Save Mart, Rite Aid, and Dollar Tree! Great access, exposure, and visibility from West Yosemite Ave.


9. Available Retail Space (ID: 16207)

Manteca Marketplace

Center Type:

1497 W. Yosemite Ave. Manteca, CA

Market: Central Valley / Sub-Market: Manteca

Available SF: 1,200	Building SF: 8,000	# Parking Spaces: 
Lease Rate:	Anchor Tenants:	Traffic Count:
Asking NNN to Gross:		Year Built:
Asking CAM:		Construction Type:
Vacancy:		Ceiling Height:
Available Date:		
Sale Price:		
Sale Price PSF:		

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Comments: Call for lease rate

10. Available Retail Space (ID: 13262)

Briggsmore Shopping Center

Center Type: Grocery Anchored

2001 McHenry Ave. Modesto, CA 95350

Market: Central Valley / Sub-Market: Modesto

Available SF: 3,040	Building SF: 228,000	# Parking Spaces:
Lease Rate:	Anchor Tenants:	Traffic Count:
Asking NNN to Gross:		Year Built:
Asking CAM:		Construction Type:
Vacancy:		Ceiling Height:
Available Date:		
Sale Price:		
Sale Price PSF:		



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Comments: Anchored by Safeway Marketplace and Burlington Coat Factory. Centralized, high traffic location ideal for neighborhood and regional retailers! Other successful tenants include; Starbucks, Massage Envy, AT&T, Orange Theory Fitness, Golden 1 Credit Union and The Avenue.

<b>11.</b>	<b>Available Retail Space (ID: 6299)</b>	<b>Ripon Crossing</b>
<b>Center Type:</b>		

SE Corner Jack Tone & Hwy 99    Ripon, CA 95366	Market: Central Valley / Sub-Market: San Joaquin
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<b>Available SF:</b> 743,848 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 743,848 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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**Comments:** Available for sale, lease or build to suit. Join a 42,000±sf Tractor Supply store, Les Schwab Tire Center, and Boat Country (Construction to start soon). 100' Pylon signage available. The Project is located in Federal Enterprise Zone!

<b>12.</b>	<b>Available Retail Space (ID: 13133)</b>	<b>Sonora Crossroads</b>
<b>Center Type:</b> Grocery Anchored		

Highway 108/Mono Way, Ste B-4    Sonora, CA	Market: Central Valley
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<b>Available SF:</b> 2,903 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 340,834 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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**Comments:** Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the "Mother Lode" region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, Petsmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart. Call for lease rate.

13. Available Retail Space (ID: 14758)

Sonora Crossroads

Center Type: Grocery Anchored

**Highway 108/Mono Way, Ste D2 Sonora, CA**
**Market: Central Valley**

<b>Available SF:</b> 1,200	<b>Building SF:</b> 340,834	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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**Comments:** Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the "Mother Lode" region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, PetSmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart. Call for lease rate.

14. Available Retail Space (ID: 13377)

Center Type:

**229 S. Washington Street Sonora, CA**

<b>Available SF:</b> 6,400	<b>Building SF:</b> 6,400	<b># Parking Spaces:</b>
<b>Lease Rate:</b> \$1.25 NNN Per Month	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** High identity former bank building located in Historic Downtown Sonora. Prime corner location amidst unique boutiques, galleries, restaurants and trendy retail shops. Vibrant Shopping Trade Area services all of Tuolumne County supplemented by significant tourist traffic. Exceptional building signage possible.

<b>15.</b>	<b>Available Retail Space (ID: 13397)</b>	<b>Gill Grove Shopping Center</b>
<b>Center Type:</b>		

1687 N. California Street    Stockton , CA	Market: Central Valley / Sub-Market: Stockton
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<b>Available SF:</b> 1,170 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 1,170 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Brand new high quality retail development with current tenants including Starbucks and Subway! The site is directly across the street from St. Joseph's Medical Center, the largest employer in San Joaquin County. The hospital is operated by Dignity Health, who recently partnered with Kaiser Permanente in this location. The project offers significant daytime population, including nearby medical staffing which exceeds 4,000 employees per day-along Stockton's primary medical office corridor. Ideal for quick service and sit down restaurants, food uses, banking, and other medical applications.

<b>16.</b>	<b>Available Retail Space (ID: 14804)</b>	<b>Weston Ranch</b>
<b>Center Type:</b> Grocery Anchored		

520 Carolyn Weston Blvd.    Stockton, CA	Market: Central Valley / Sub-Market: Stockton
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<b>Available SF:</b> 1,000 <b>Lease Rate:</b> \$2.00 NNN Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 1,000 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Shop space located in Weston Ranch, the dominant neighborhood shopping center in South Stockton! Anchored by successful Food 4 Less, the dominant grocery store in trade area! Prime location with great access and large parking area with easy access to Interstate 5. Ideal for restaurants, financial institution, medical clinic, urgent care and general retail.

**17. Available Retail Space (ID: 15043)**

Center Type:

**1014 W. Hammer Lane Stockton, CA**
**Market: Central Valley / Sub-Market: Stanislaus**
**Available SF:** 1,400

**Building SF:** 1,400

**# Parking Spaces:**
**Lease Rate:** \$1.75 NNN Per Month

**Anchor Tenants:**
**Traffic Count:**
**Asking NNN to Gross:**
**Year Built:**
**Asking CAM:**
**Construction Type:**
**Vacancy:** Vacant

**Ceiling Height:**
**Available Date:**
**Sale Price:**
**Sale Price PSF:**


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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**18. Available Retail Space (ID: 14927)**

Center Type:

**Former Orchard Supply Hardware**
**1015 W Hammer Lane Stockton, CA 95209**
**Market: Central Valley**
**Available SF:** 68,927

**Building SF:** 68,927

**# Parking Spaces:**
**Lease Rate:**
**Anchor Tenants:**
**Traffic Count:**
**Asking NNN to Gross:**
**Year Built:**
**Asking CAM:**
**Construction Type:**
**Vacancy:** Vacant

**Ceiling Height:**
**Available Date:**
**Sale Price:**
**Sale Price PSF:**


Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Former OSH building. 40,696sf-retail sales floor/loading area, 13,819sf-outdoor nursery, 14,412sf-contractors pick-up warehouse.

19. Available Retail Space (ID: 14921)

Center Type:

West Hammer Shopping Center

**1140-1148 W. Hammer Ln. Stockton, CA**
**Market: Central Valley**

**Available SF:** 18,848  
**Lease Rate:** \$0.90 NNN Per Month  
**Asking NNN to Gross:** 0.90  
**Asking CAM:**  
**Vacancy:** Vacant  
**Available Date:**  
**Sale Price:** \$2,600,000.00  
**Sale Price PSF:** \$137.95

**Building SF:** 23,400  
**Anchor Tenants:**

**# Parking Spaces:**  
**Traffic Count:**  
**Year Built:**  
**Construction Type:**  
**Ceiling Height:**



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**Comments:** Pet Supplies Plus located at high traffic intersection in North Stockton. Long term successful income producing co-tenant – Stockton Urgent Care. Great access, exposure, and visibility from Hammer Lane – 360° trade area. Nearby traffic generators include major national retailers such as Walgreen's, Food 4 Less, Smart & Final Extra, Pier 1 Imports and TJ Maxx. Seventy-four (74) on site ADA compliant parking spaces

20. Available Retail Space (ID: 13049)

Center Type: Grocery Anchored

Food Source Stockton Plaza

**2309-2415 W. Hammer Ln., Ste 5 Stockton, CA**
**Market: Central Valley / Sub-Market: Stockton**

**Available SF:** 2,671  
**Lease Rate:**  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Building SF:** 1,200  
**Anchor Tenants:**

**# Parking Spaces:**  
**Traffic Count:**  
**Year Built:**  
**Construction Type:**  
**Ceiling Height:**



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**Comments:** Dominant grocery anchored neighborhood shopping center in North Stockton. Successful national tenants include: Food Source, Auto Zone, Great Clips, McDonalds, and Radio Shack.

21. Available Retail Space (ID: 15001)

Center Type: Grocery Anchored

Food Source Stockton Plaza

**2309-2415 W. Hammer Ln. Stockton, CA**
**Market: Central Valley / Sub-Market: Stockton**

<b>Available SF:</b> 1,200	<b>Building SF:</b> 1,200	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b> Vacant		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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22. Available Retail Space (ID: 14922)

Center Type:

Market: Central Valley

**1212-1226 E Harding Way Stockton, CA**
**Market: Central Valley**

<b>Available SF:</b> 10,000	<b>Building SF:</b> 10,000	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b> \$895,000.00		
<b>Sale Price PSF:</b> \$89.50		



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**Comments:** Retail building for sale in Central Stockton

23. Available Retail Space (ID: 5419)

Center Type: Grocery Anchored

Calaveras Square

**1101 E March Ln., Ste 1061C/D Stockton, CA 95207**
**Market: Central Valley / Sub-Market: Stockton**

<b>Available SF:</b> 1,800	<b>Building SF:</b> 0	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



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**Comments:** ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

24. Available Retail Space (ID: 5417)

Center Type: Grocery Anchored

Calaveras Square

**1101 E March Ln., Ste 1061E Stockton, CA 95207**
**Market: Central Valley / Sub-Market: Stockton**

<b>Available SF:</b> 1,000	<b>Building SF:</b> 0	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b>		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

**25. Available Retail Space (ID: 12857)**
**Calaveras Square**

Center Type: Grocery Anchored

**1101 E March Ln., Ste 1061F Stockton, CA 95207**
**Market: Central Valley / Sub-Market: Stockton**

<b>Available SF:</b> 1,190 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 0 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

**26. Available Retail Space (ID: 14767)**
**College Square**

Center Type:

**959 W. March Ln. Stockton, CA**
**Market: San Joaquin / Sub-Market:**

<b>Available SF:</b> 2,400 <b>Lease Rate:</b> \$1.85 NNN Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 2,400 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** College Square Shopping Center is one of Stockton's best recognized shopping destinations. Centrally located on one of Stockton's busiest thoroughfares (March Lane). Surrounded by dense residential areas, two colleges and significant office space, this dominant retail shopping center offers a unique trade area. Nearby major retailers attracted to this market include Target, Hobby Lobby, Planet Fitness, Office Depot, Dillard's, Macy's, 99¢ Only Stores, Big 5 Sporting Goods, FedEx, Auto Zone and more!

**27. Available Retail Space (ID: 16322)**

Center Type:

959 W. March Lane Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Available SF: 5,600

Building SF: 5,600

# Parking Spaces:

Lease Rate:

Anchor Tenants:

Traffic Count:

Asking NNN to Gross:

Year Built:

Asking CAM:

Construction Type:

Vacancy:

Ceiling Height:

Available Date:

Sale Price:

Sale Price PSF:



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** College Square Shopping Center is one of Stockton's best recognized shopping destinations. Centrally located on one of Stockton's busiest thoroughfares (March Lane). Surrounded by dense residential areas, two colleges and significant office space, this dominant retail shopping center offers a unique trade area. Nearby major retailers attracted to this market include Target, Hobby Lobby, Planet Fitness, Office Depot, Dillards, Macy's, 99¢ Only Stores, Big 5 Sporting Goods, FedEx, Auto Zone and more!

**28. Available Retail Space (ID: 16163)**

Center Type:

2828 W. March Lane Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

Available SF: 10,934

Building SF: 10,934

# Parking Spaces:

Lease Rate:

Anchor Tenants:

Traffic Count:

Asking NNN to Gross:

Year Built:

Asking CAM:

Construction Type:

Vacancy:

Ceiling Height:

Available Date:

Sale Price:

Sale Price PSF:



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Lee & Associates – Central Valley, Inc. is pleased to offer the opportunity to acquire a new Single Tenant NNN Leased Investment to Dave Wongs Restaurant in the heart of Stockton, California. This beautiful, well-appointed building is approximately 10,934± square feet on ±.9 acres. The property was ground leased to and constructed by David Wong, LTD in April 2002 and is well known in Stockton as one of the most popular restaurants in the City. The property is located at one of the most coveted areas of Stockton, near March Lane and Interstate 5.

**29. Available Retail Space (ID: 16164)**

Center Type:

**2866 W. March Lane Stockton, CA**
**Market: San Joaquin**
**Available SF:** 6,500

**Building SF:** 6,500

**# Parking Spaces:**
**Lease Rate:**
**Anchor Tenants:**
**Traffic Count:**
**Asking NNN to Gross:**
**Year Built:**
**Asking CAM:**
**Construction Type:**
**Vacancy:**
**Ceiling Height:**
**Available Date:**
**Sale Price:**
**Sale Price PSF:**


Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Lee & Associates – Central Valley, Inc. is pleased to offer the opportunity to acquire a new Multi Tenant NNN Leased Investment to Starbucks Coffee and Chase Bank in the heart of Stockton, California. This beautiful, well-appointed building is approximately 6,500± square feet on ±.75 acres. The property is located in one of the most coveted and affluent areas of Stockton, near March Lane and Interstate 5.

**30. Available Retail Space (ID: 14556)**

Center Type:

**3204 Pacific Avenue Stockton, CA**
**Market: Central Valley / Sub-Market: Stockton**
**Available SF:** 1,109

**Building SF:** 1,109

**# Parking Spaces:**
**Lease Rate:** \$1.25 NNN Per Month

**Anchor Tenants:**
**Traffic Count:**
**Asking NNN to Gross:**
**Year Built:**
**Asking CAM:**
**Construction Type:**
**Vacancy:**
**Ceiling Height:**
**Available Date:**
**Sale Price:**
**Sale Price PSF:**


Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** High profile retail space facing Pacific Avenue in the heart of Stockton! Located directly across the street from an established Savemart grocery store. Walking distance to University of the Pacific with enrollment of over 6,000 students. Strong residential surrounding the site- ideal for neighborhood retail uses.

**31. Available Retail Space (ID: 14879)**
**Sherwood Mall**

Center Type: Power Center

5308 Pacific Ave., Ste 5302 Stockton, CA 95207

Market: Central Valley / Sub-Market: Stockton

<b>Available SF:</b> 4,000 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 0 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** 4,000sf pad location available May 2019

**32. Available Retail Space (ID: 16357)**

Center Type:

1503 St. Marks Plaza, Ste E Stockton, CA 95207

Market: Central Valley / Sub-Market: Stanislaus

<b>Available SF:</b> 5,460 <b>Lease Rate:</b> \$0.95 NNN Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 5,460 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Scott Sherman	209.983.6832	<a href="mailto:ssherman@lee-associates.com">ssherman@lee-associates.com</a>

**Comments:** Attractive well-maintained single-story garden complex. Central court yard area with beautiful garden setting and seating. High parking ratio with 2 driveways for access. Close proximity to retail services with easy freeway access Signage availability on March Lane. Zoned CG (Commercial, General- City of Stockton) Entire Complex also For Sale

33. Available Retail Space (ID: 16162)

Center Type:

Gateway Plaza

1832 W. 11th Street Tracy, CA

Market: Central Valley / Sub-Market: San Joaquin

<b>Available SF:</b> 3,575	<b>Building SF:</b> 3,575	<b># Parking Spaces:</b>
<b>Lease Rate:</b> \$1.95 NNN Per Month	<b>Anchor Tenants:</b>	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b> Vacant		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Established, proven neighborhood shopping center anchored by Food Maxx, Walgreens, McDonalds, and Dunkin Donuts Other nearby tenants include: Safeway, CVS, and Starbucks 360° trade area poised for further residential growth Located in the heart of Tracy and also servicing the Mountain House Community. Monument sign position available

34. Available Retail Space (ID: 14918)

Center Type: Grocery Anchored

Fmr Orchard Supply

1975 W 11th St. Tracy, CA 95376

Market: Central Valley / Sub-Market: Tracy

<b>Available SF:</b> 41,624	<b>Building SF:</b> 167,184	<b># Parking Spaces:</b>
<b>Lease Rate:</b>	<b>Anchor Tenants:</b> Safeway and CVS	<b>Traffic Count:</b>
<b>Asking NNN to Gross:</b>		<b>Year Built:</b>
<b>Asking CAM:</b>		<b>Construction Type:</b>
<b>Vacancy:</b> Vacant		<b>Ceiling Height:</b>
<b>Available Date:</b>		
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Former Orchard Supply Hardware in dominate neighborhood shopping center.

35. Available Retail Space (ID: 16248)

Fountain Plaza

Center Type:

**551 Clover Road Tracy, CA**
**Market: / Sub-Market:**

**Available SF:** 1,100  
**Lease Rate:** \$3,400.00 MG Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Building SF:** 1,100  
**Anchor Tenants:**

**# Parking Spaces:**  
**Traffic Count:**  
**Year Built:**  
**Construction Type:**  
**Ceiling Height:**



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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Prime end cap retail location with easy access to Central Tracy and Interstate 205 Adjacent to extremely successful high-traffic In N Out Burger and McDonald's Great freeway access, exposure, and visibility! Close proximity to nation and regional retailers including Mi Pueblo Foods, CVS, and Harbor Freight Tools Monument signage available!

36. Available Retail Space (ID: 15021)

Tracy Pavillion

Center Type: Strip Mall

**2417-2483 Naglee Rd., Ste 2421 Tracy, CA 95304**
**Market: Central Valley / Sub-Market: Tracy**

**Available SF:** 993  
**Lease Rate:**  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Building SF:** 330,000  
**Anchor Tenants:** Home Depot

**# Parking Spaces:**  
**Traffic Count:**  
**Year Built:**  
**Construction Type:**  
**Ceiling Height:**



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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**37. Available Retail Space (ID: 14920)**
**Tracy Pavillion**

Center Type: Strip Mall

**2417-2483 Naglee Rd., Ste 2453 Tracy, CA 95304**
**Market: Central Valley / Sub-Market: Tracy**

<b>Available SF:</b> 1,207 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> Vacant <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 330,000 <b>Anchor Tenants:</b> Home Depot	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Available February 2019. Prime retail space located in Tracy dominant power center

**38. Available Retail Space (ID: 13213)**
**Tracy Corners**

Center Type: Community Center

**3077 N. Tracy Blvd. Tracy, CA 95376**
**Market: Central Valley**

<b>Available SF:</b> 1,625 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 67,800 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Established neighborhood center anchored by La Plaza Market and Harbor Freight Tools, with other national tenants including O'Reilly Auto. H & R Block, and Xfinity. Close proximity to I-205 in North Tracy. Located at signalized intersection with great access! Well maintained shopping center with ample parking.

**39. Available Retail Space (ID: 13236)**
**Warrior Crossing!**

Center Type:

**Monte Vista Ave. and Crowell Rd. Turlock, CA** **Market: Central Valley / Sub-Market: Turlock**

<b>Available SF:</b> 4,000 <b>Lease Rate:</b> <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy:</b> <b>Available Date:</b> <b>Sale Price:</b> <b>Sale Price PSF:</b>	<b>Building SF:</b> 4,000 <b>Anchor Tenants:</b>	<b># Parking Spaces:</b> <b>Traffic Count:</b> <b>Year Built:</b> <b>Construction Type:</b> <b>Ceiling Height:</b>
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Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Corner location at signalized intersection with direct frontage/signage facing Monte Vista Avenue - a major east/west thoroughfare in Turlock Directly adjacent to California State University - Stanislaus Current Enrollment 10,003 Poised for major student growth Ideal for retail, restaurant, or office uses.