



Weberstown Mall is Stockton's established regional mall, located at Pacific Ave. & March Lane in the city's main retail corridor. Anchored by Dillard's, JCPenney, Old Navy, and Barnes & Noble, the center offers a strong mix of national retailers and daily-needs tenants. With excellent visibility, steady foot traffic, and proximity to University of the Pacific and Delta College, Weberstown remains a high-performing, community-focused retail destination in the Central Valley.

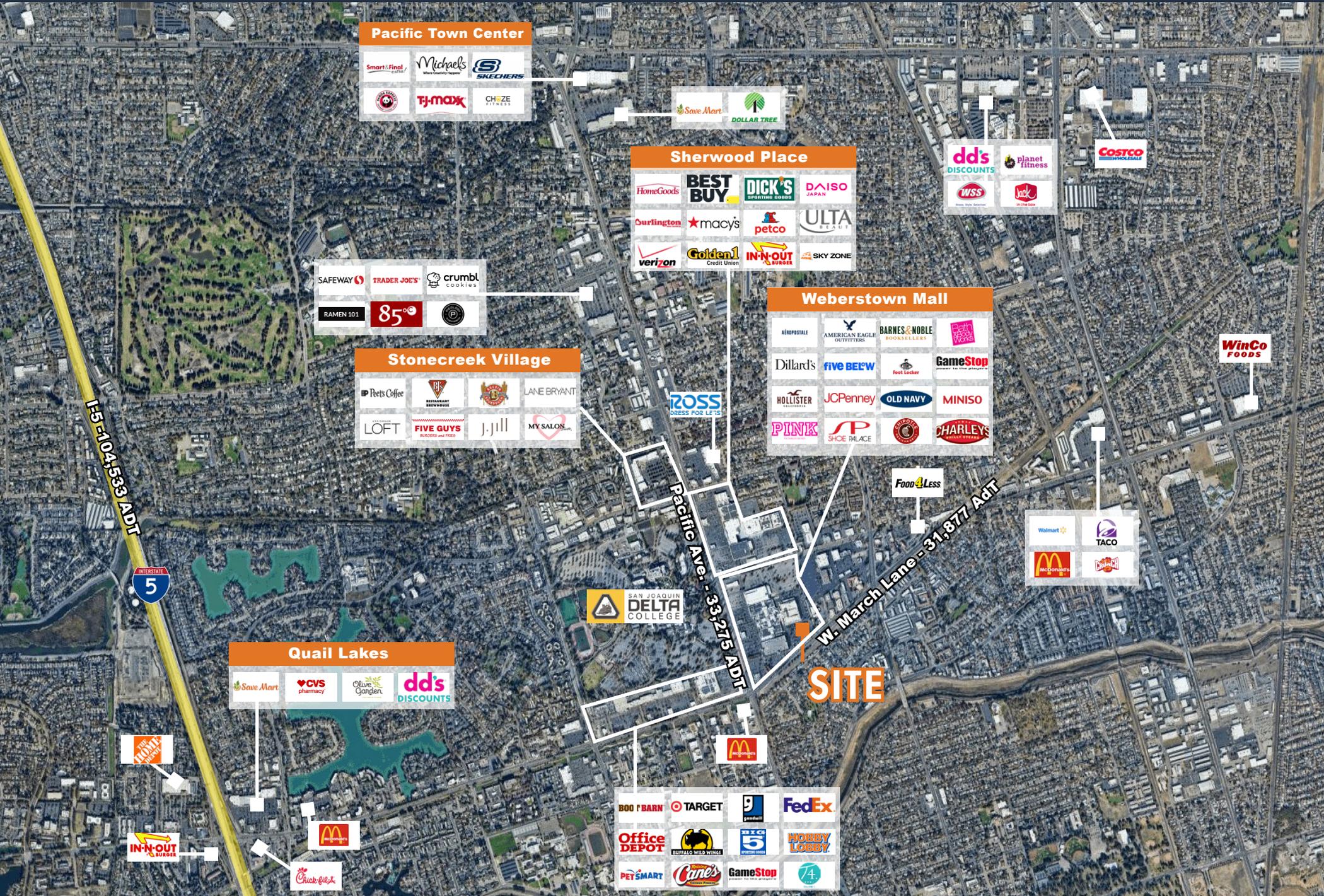
## SUMMARY

<b>ADDRESS</b>	4905 Claremont Ave., Stockton, CA
<b>AVAILABILITY</b>	Ground Lease
<b>ASKING RENT</b>	Call Leasing Brokers
<b>LOT SIZE</b>	Up to $\pm 1.25$ AC of buildable land (estimated measurement)
<b>BUILDING SIZE</b>	$\pm 16,435$ SF
<b>TRAFFIC COUNTS</b>	W. March Lane - 31,877 ADT Pacific Ave. - 33,275 ADT

## HIGHLIGHTS

- Ground-Lease Opportunity
- Second-generation auto repair space
- Positioned in front of the  $\pm 904,910$  SF Weberstown Mall
- Anchored by JCPenney, Dillard's, Five Below, Old Navy, & Barnes & Noble
- Excellent visibility and high traffic counts
- Convenient access via a signalized intersection





\*Traffic Count Source: Regis Site USA 12/25



## POPULATION

1 MILE	3 MILES	5 MILES
23,592	184,975	318,748



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,505	63,424	102,797



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$75,954	\$102,006	\$106,852



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$507,784	\$846,595	\$894,191



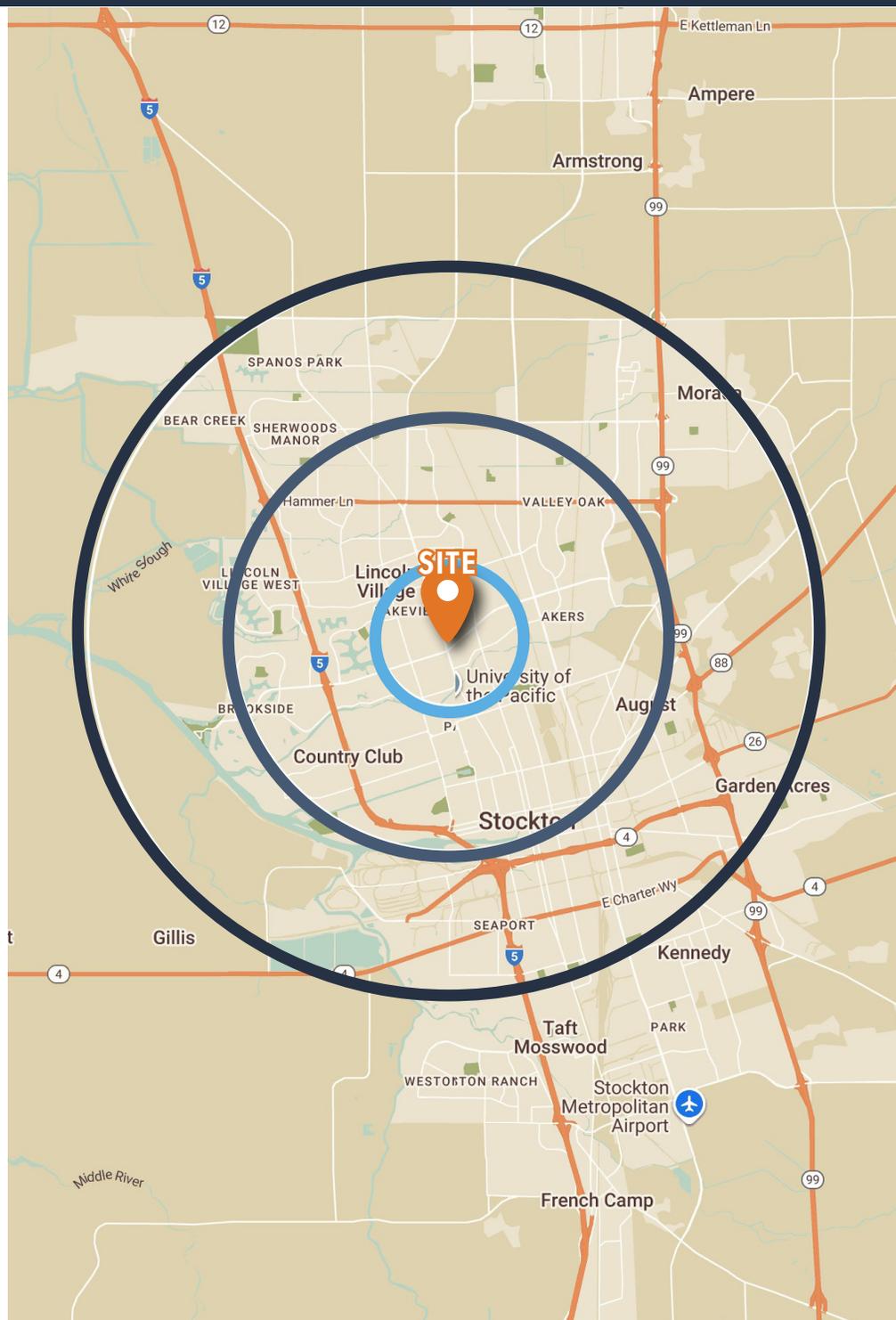
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
15.2%	20.2%	19.9%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$392.87 M	\$3.34 B	\$5.58 B



\*Demographic Source: Sites USA REGIS Online 12/16/25



# WEBERSTOWN MALL

PAD SITE AVAILABLE FOR LEASE

4905 CLAREMONT AVE. STOCKTON, CA

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**MERSHOPS**  
WEBERSTOWN MALL



**LOCKEHOUSE**  
RETAIL GROUP