

WEBERSTOWN MALL

HIGH PROFILE FOOD & BEVERAGE OPPORTUNITIES

4950 PACIFIC AVENUE, STOCKTON, CA



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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.



*Image Source: www.weberstown.com

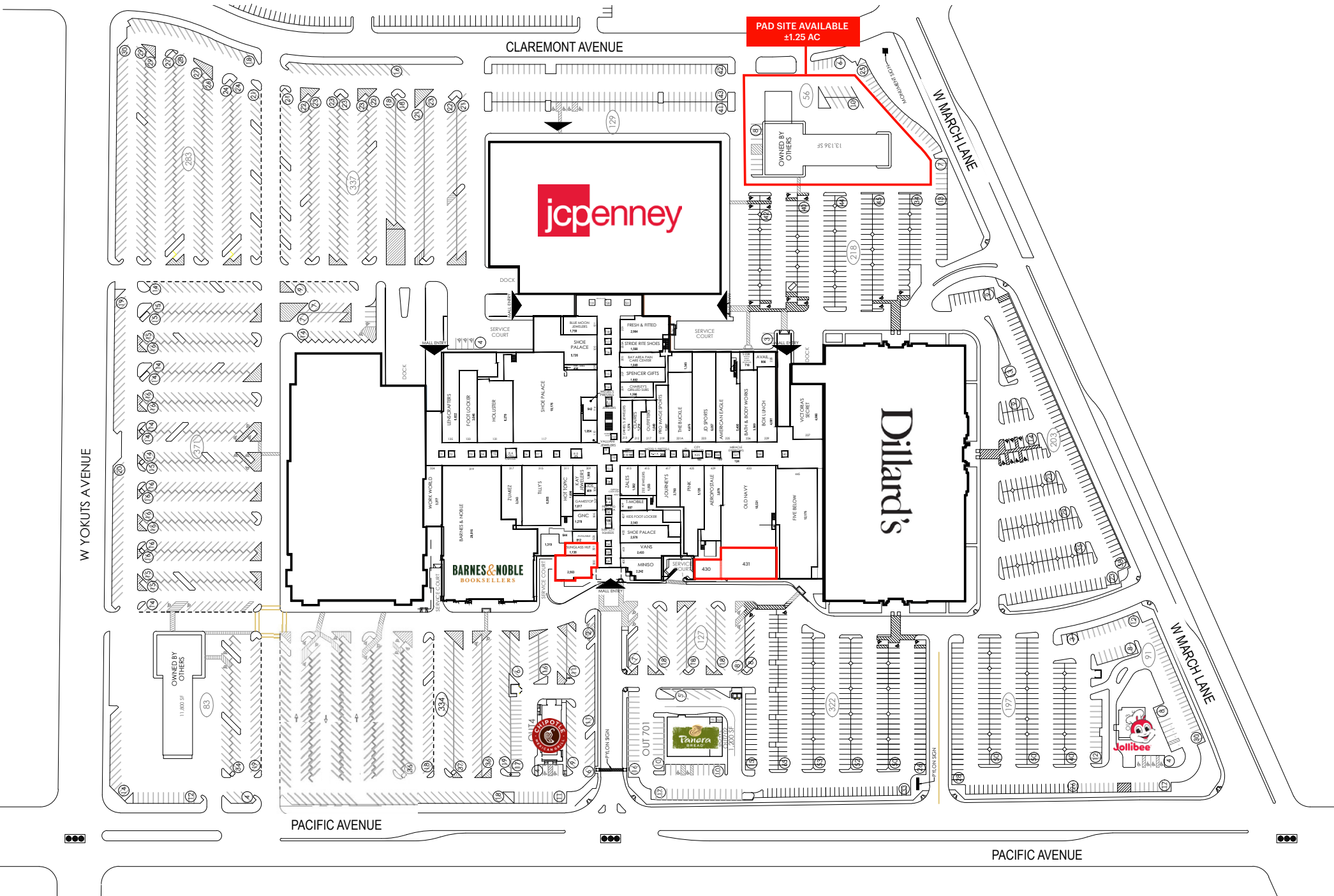
SUMMARY

Address:	4950 Pacific Avenue, Stockton, CA
Availability:	Suite 300: ±2,563 - ±3,701 SF (restaurant space) Suite 430: ±1,961 SF (restaurant space) Suite 431: ±4,790 SF (restaurant space) Suites 430 & 431 can be combined for ±6,751 SF Pad Site: ±1.25 AC (ground lease)
Asking Rent:	Call Leasing Brokers
Traffic Counts:	W. March Lane - 31,877 ADT Pacific Ave. - 33,275 ADT

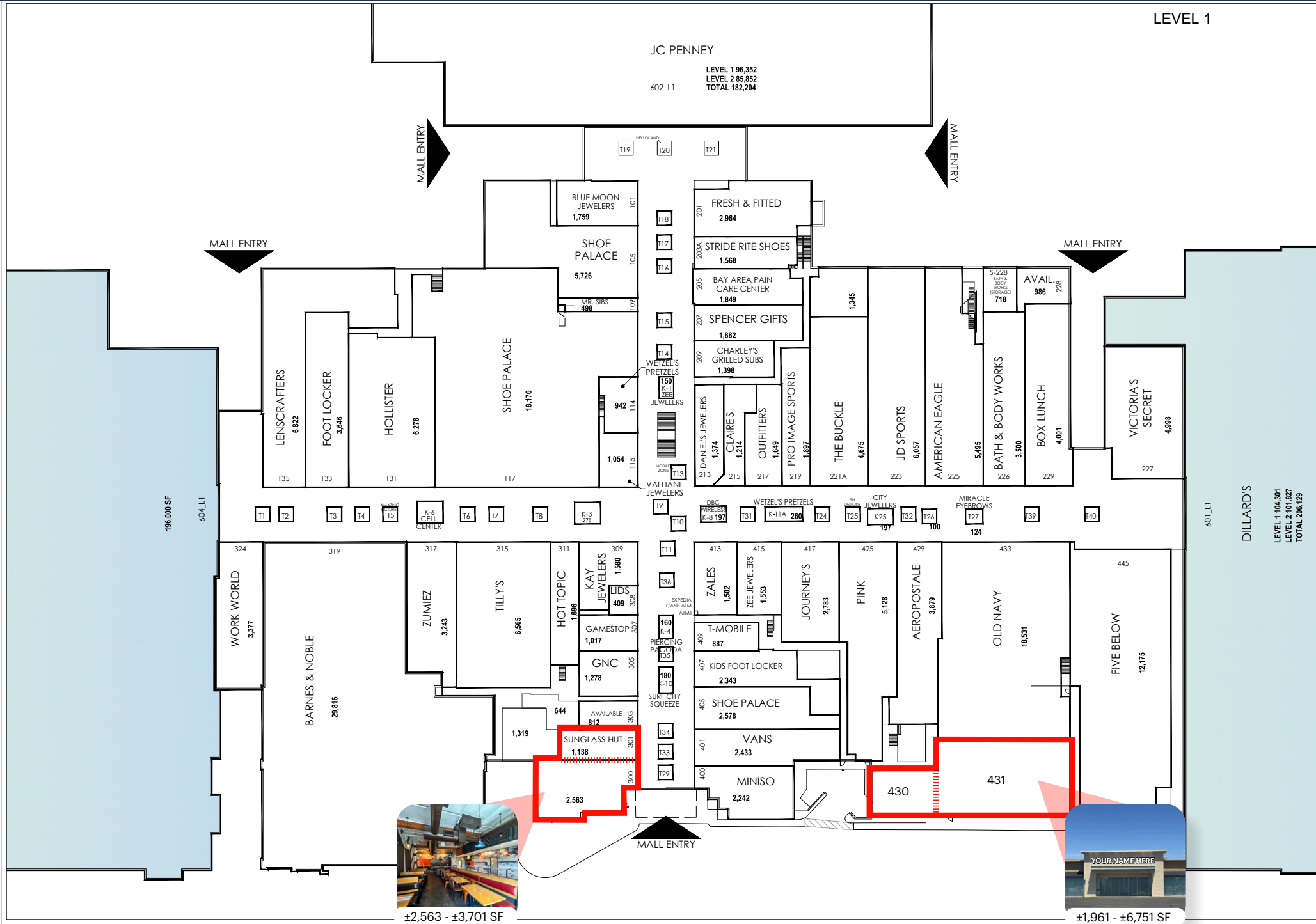
HIGHLIGHTS

- Numerous restaurant spaces available, including spaces suitable for QSRs or a full-service restaurant
- Landlord repositioning Old Navy's exterior-facing space into new F&B suites
- Pad site available for ground-lease.
- Anchored by Dillard's, JCPenney, Five Below, and Barnes & Noble
- Excellent visibility and high traffic counts on Pacific Avenue and W. March Lane
- Convenient access via a signalized intersection
- Proximity to University of the Pacific and San Joaquin Delta College

SITE PLAN



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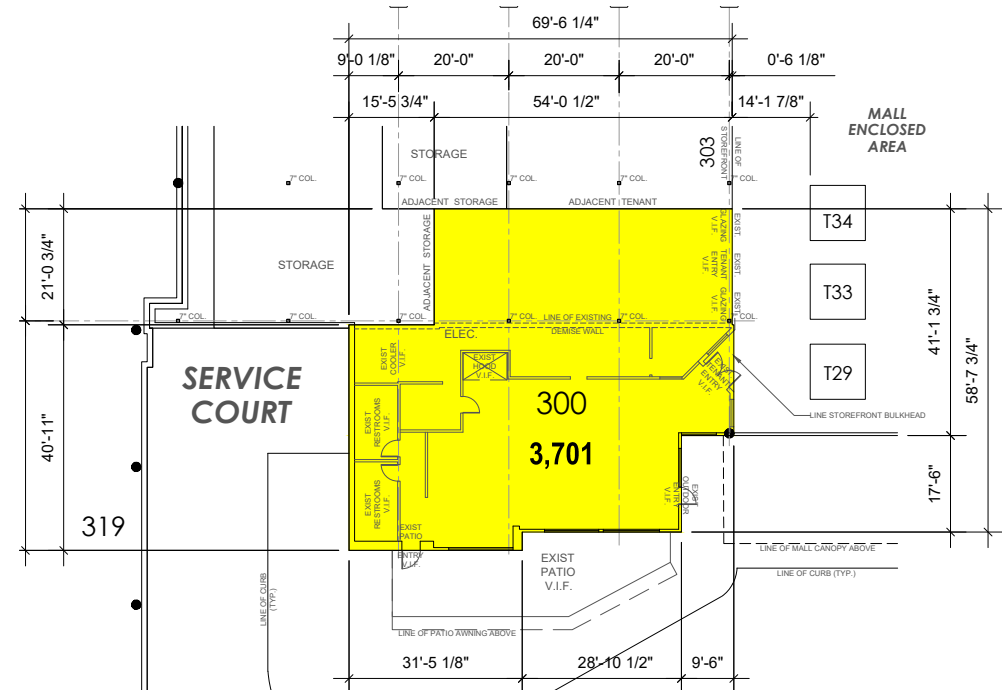
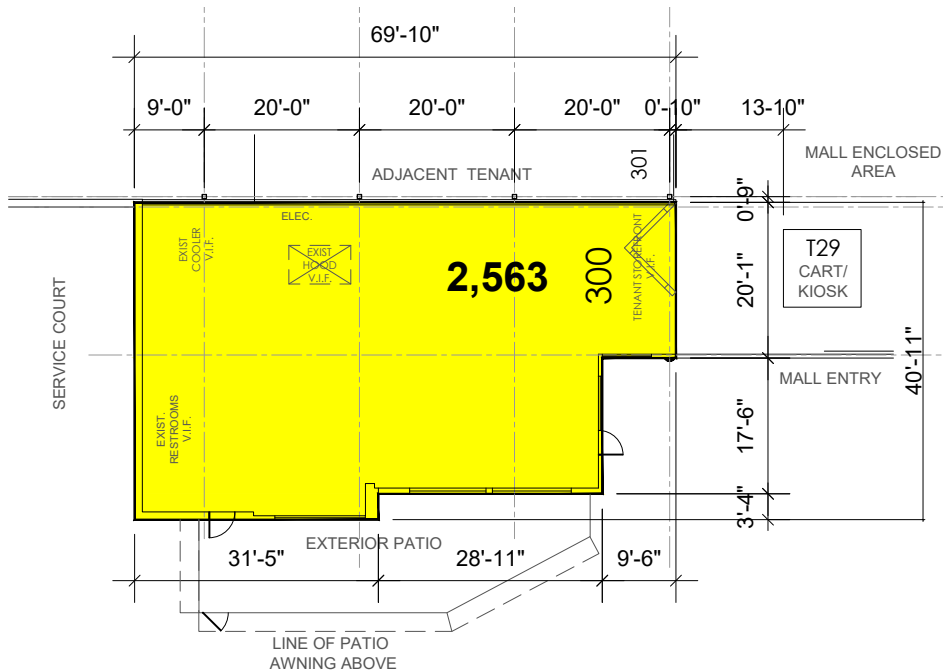
SUITE 300 | FORMER BLAZE PIZZA

SUITE 300

- Option A: ±2,563 SF (suite 300 - former Blaze Pizza space)
- Option B: ±3,701 SF (combination of suite 300 & 301)
- Asking Rent: Call Broker

HIGHLIGHTS:

- Rare exterior-facing restaurant opportunity at the Weberstown Mall
- Former Blaze Pizza space with existing restaurant infrastructure in place
- Ability to expand into adjacent suite for larger-format restaurant



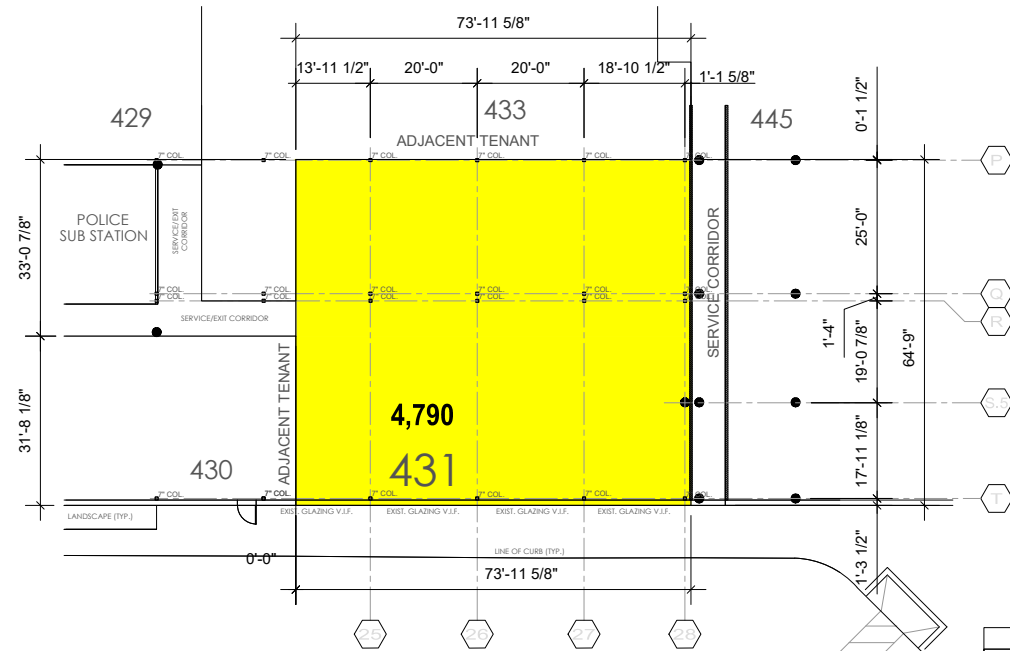
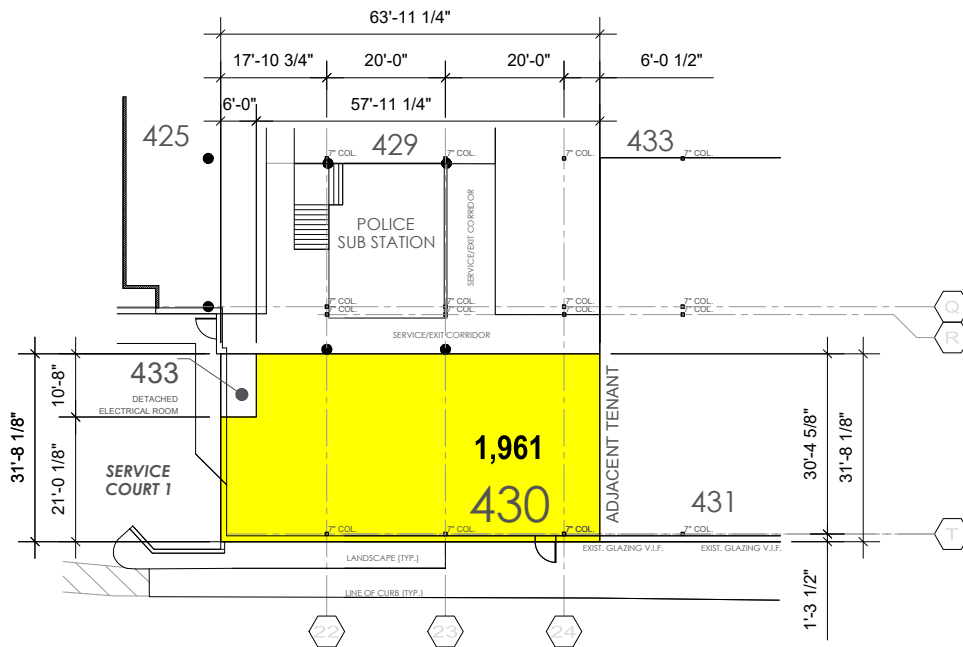
SUITE 430 & Suite 431 | RESTAURANT SPACE

SUITE 430 / SUITE 431

- Option A: ±1,961 SF & ±4,790 SF available
- Option B: ±6,751 SF Available (combination of suites 430 & 431)
- Asking Rent: Call Broker

HIGHLIGHTS:

- Landlord to carve out and reposition former Old Navy frontage into dedicated food & beverage opportunities
- Ability to accommodate both full-service and fast casual restaurant concepts
- Strong visibility and direct exterior access with convenient customer parking
- Located within Weberstown Mall, one of Stockton's dominant regional retail destinations



CLOSE-UP AERIAL



March Lane - 31,877 ADT

jcpenney

Available

Available

Dillard's

BARNES & NOBLE
BOOKSELLERS

Available

MINISO

FIVE BELOW

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

Pacific Avenue - 33,275 ADT





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



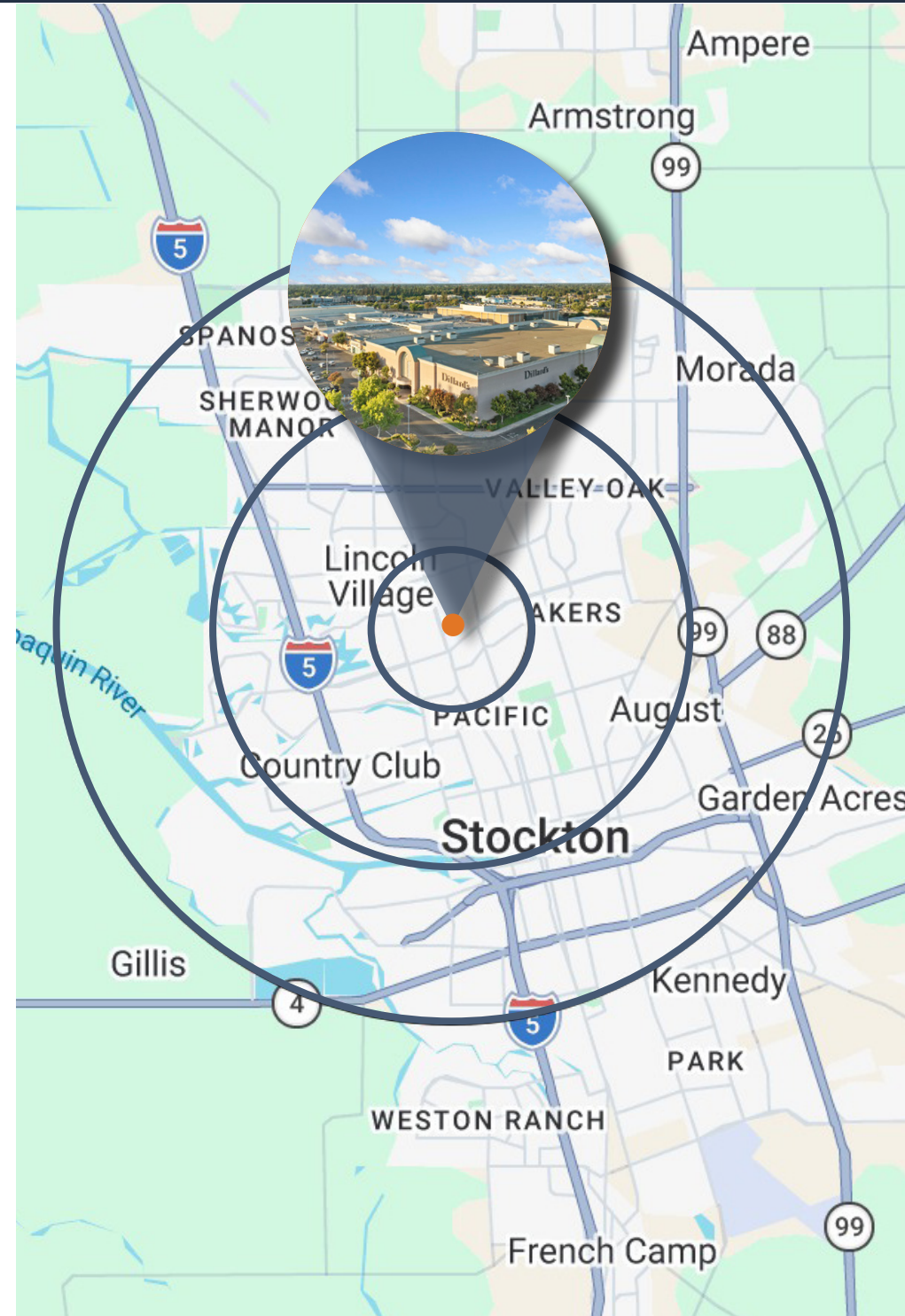
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



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