

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

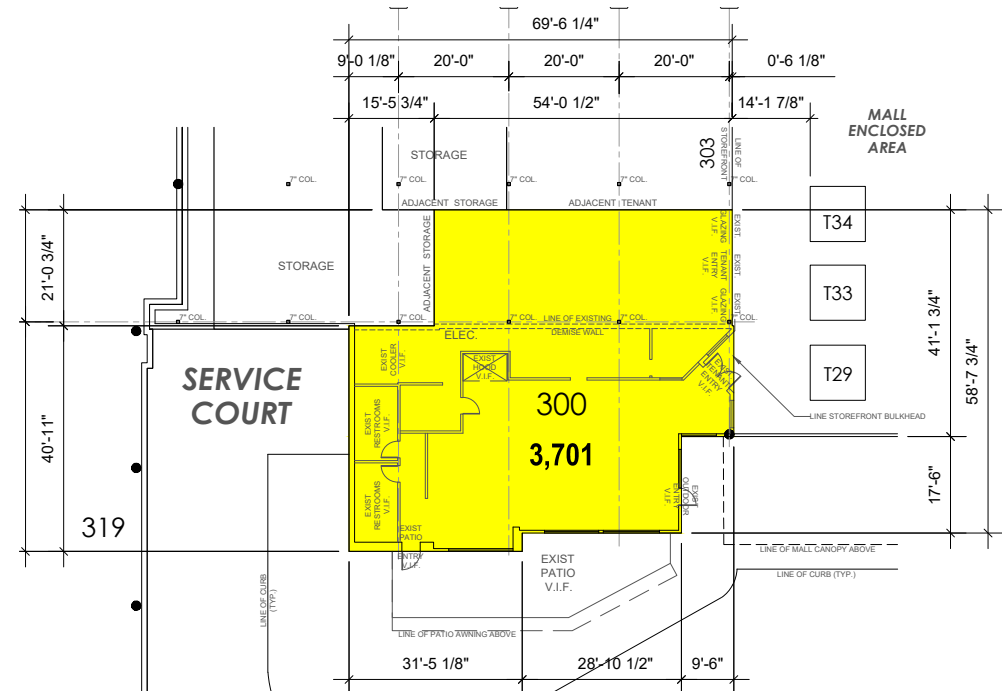
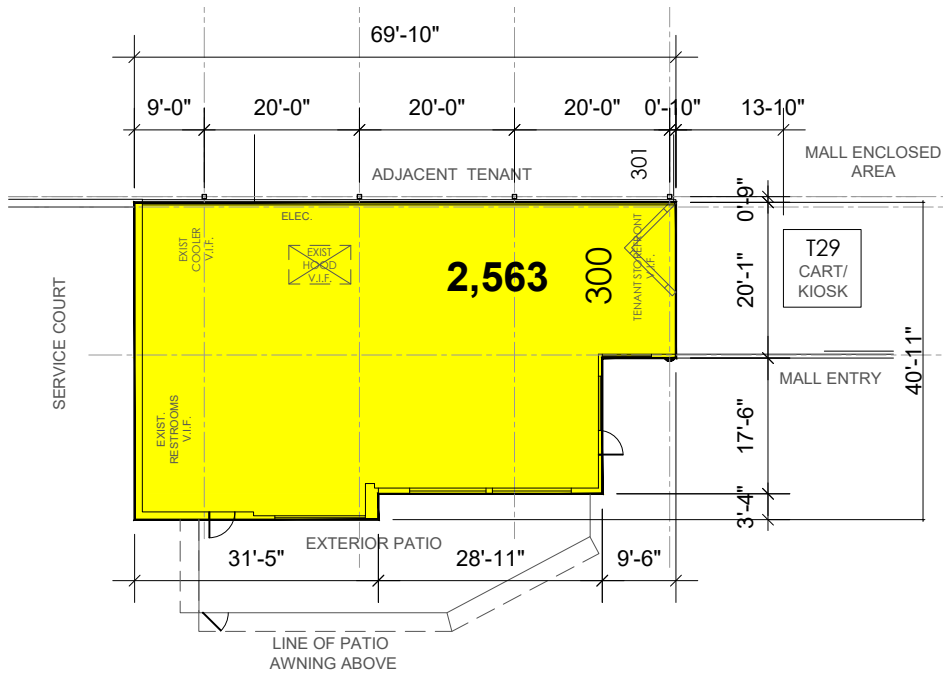
SUITE 300 | FORMER BLAZE PIZZA

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





March Lane - 31,877 ADT

jcpenny

Available

Available

Dillard's

BARNES & NOBLE
BOOKSELLERS

Available

MINISO

FIVE BELOW

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

Pacific Avenue - 33,275 ADT



Pacific Town Center

Smart & Final, Michaels, Skechers, T.J. Maxx, CHOZE FITNESS, Save Mart, DOLLAR TREE

Sherwood Place

HomeGoods, BEST BUY, DICK'S Sporting Goods, DAISO JAPAN, Burlington, macy's, petco, ULTA, verizon, Golden1 Credit Union, IN-N-OUT BURGER, SKY ZONE

Costco, dds DISCOUNTS, planet fitness, WSS, Jack in the Box

SAFeway, TRADER JOE'S, crumbl cookies, RAMEN 101, 85, P

Weberstown Mall

AÉROPOSTALE, AMERICAN EAGLE OUTFITTERS, BARNES & NOBLE BOOKSELLERS, Dillard's, FIVE BEL'W, Foot Locker, GameStop, HOLLISTER, jcpenny, OLD NAVY, MINISO, PINK, SHOE PLACE, CHARLEYS

WinCo FOODS

Stonecreek Village

Peet's COFFEE, FIVE GUYS, LOFT, J.Jill, MY SALON, LANE BRYANT

ROSS DRESS FOR LESS

Food 4 Less

Walmart, TACO BELL, McDonald's, CRUNCH

SAN JOAQUIN DELTA COLLEGE

Quail Lakes

Save Mart, CVS pharmacy, Olive Garden, dds DISCOUNTS

IN-N-OUT BURGER

IN-N-OUT BURGER

Chick-fil-A

McDonald's

BOOT BARN, target, FedEx, Office DEPOT, PET SMART, Cane's, GameStop, HOBBY LOBBY, 74

*Traffic Count Source: Regis Site USA 12/25

DEMOGRAPHICS



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



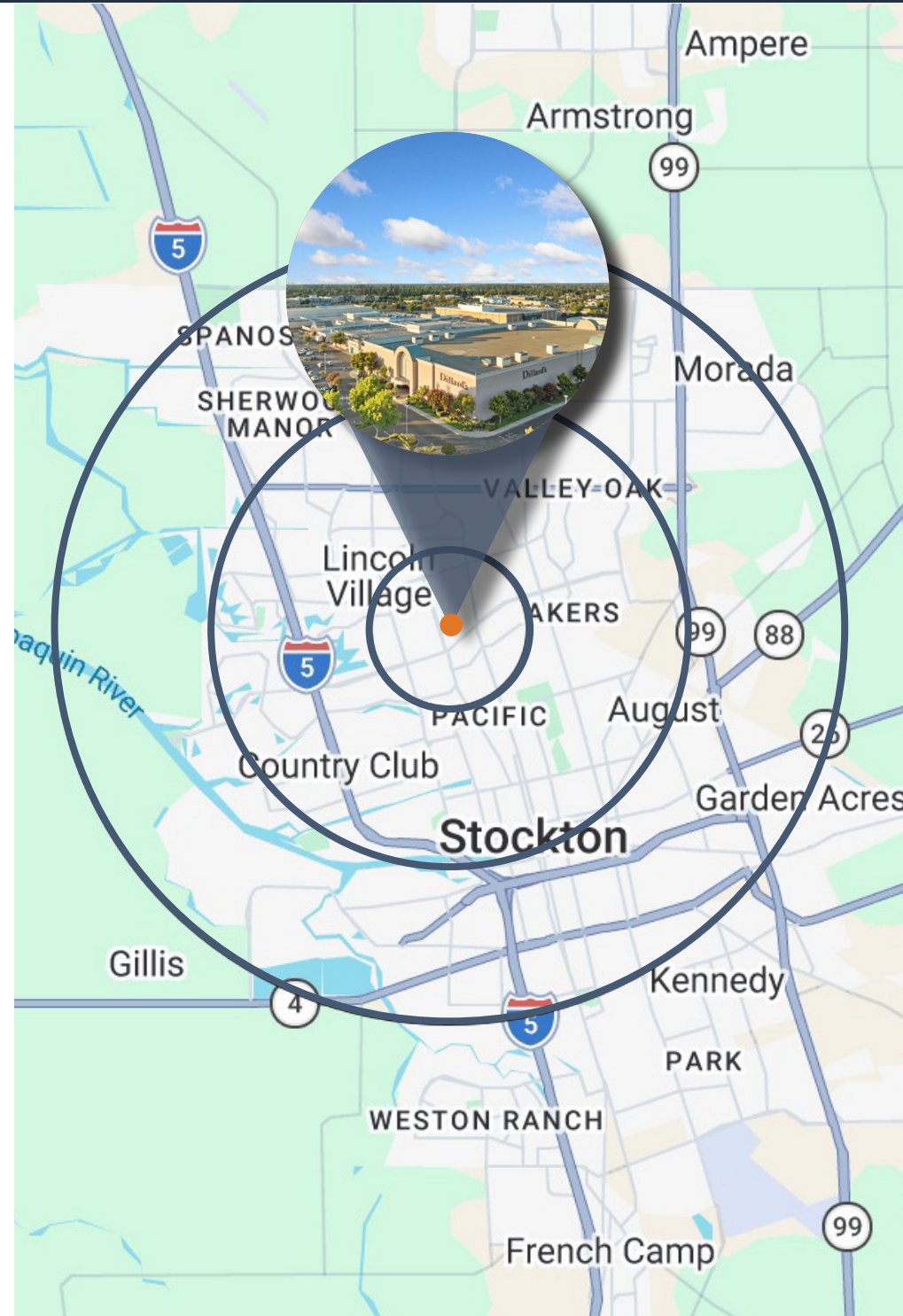
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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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