

GROUND LEASE OPPORTUNITY

1250
N WILSON WAY

Stockton, CA 95205

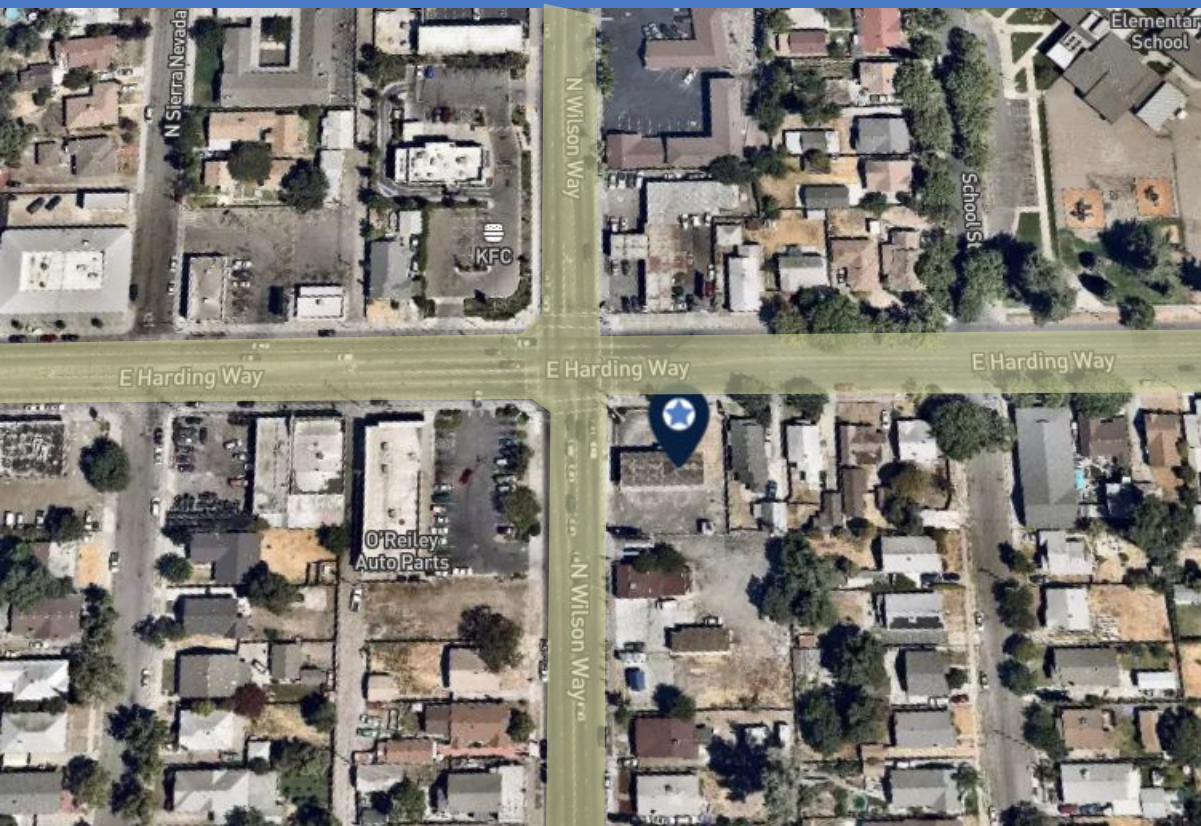
EXECUTIVE OVERVIEW

PROPERTY DESCRIPTION

Property Address: 1250 N Wilson Way, Stockton, CA 95205

Land Area: ±11,289 SF

Traffic Counts: ±20,000 VPD on Wilson Way



**ASKING RENT:
UPON REQUEST**

SURROUNDING TENANTS



GROCERY OUTLET
bargain market™

ARCO

CALIBER COLLISION

VALERO

ASPIRE LANGSTON HUGHES HIGH
820 STUDENTS

7 ELEVEN

AAMCO TRANSMISSIONS

St. Joseph's Health
ST. JOSEPH'S UNIVERSITY
MEDICAL CENTER
NUMBER OF BEDS: 607

KFC

LOTTIE GRUNSKY ELEMENTARY
484 STUDENTS

cricket wireless

WATERLOO RD ± 13,000 VPD

Mobil

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Starbucks

1250 N Wilson Way
SUBJECT PROPERTY

SUBWAY

HARDING WAY ± 12,000 VPD

AutoZone

O'Reilly AUTO PARTS

WING STOP

WILSON WAY ± 20,000 VPD

GROCERY OUTLET
Bargain Market
RITE AID

JOHN C. FREMONT SCHOOL
1,980 STUDENTS

CALIFORNIA ST ± 12,000 VPD

Dominos Pizza

McDonald's

BURGER KING

STANISLAUS STATE STOCKTON CAMPUS
9,198 STUDENTS

Pollo Loco

SALLY BEAUTY

ACE Hardware

PITTMAN CHARTER SCHOOL
721 STUDENTS

TACO BELL

Papa Murphy's
TAKE 'N BAKE PIZZA
DOLLAR TREE

Rainbow

Chevron

BANK OF AMERICA

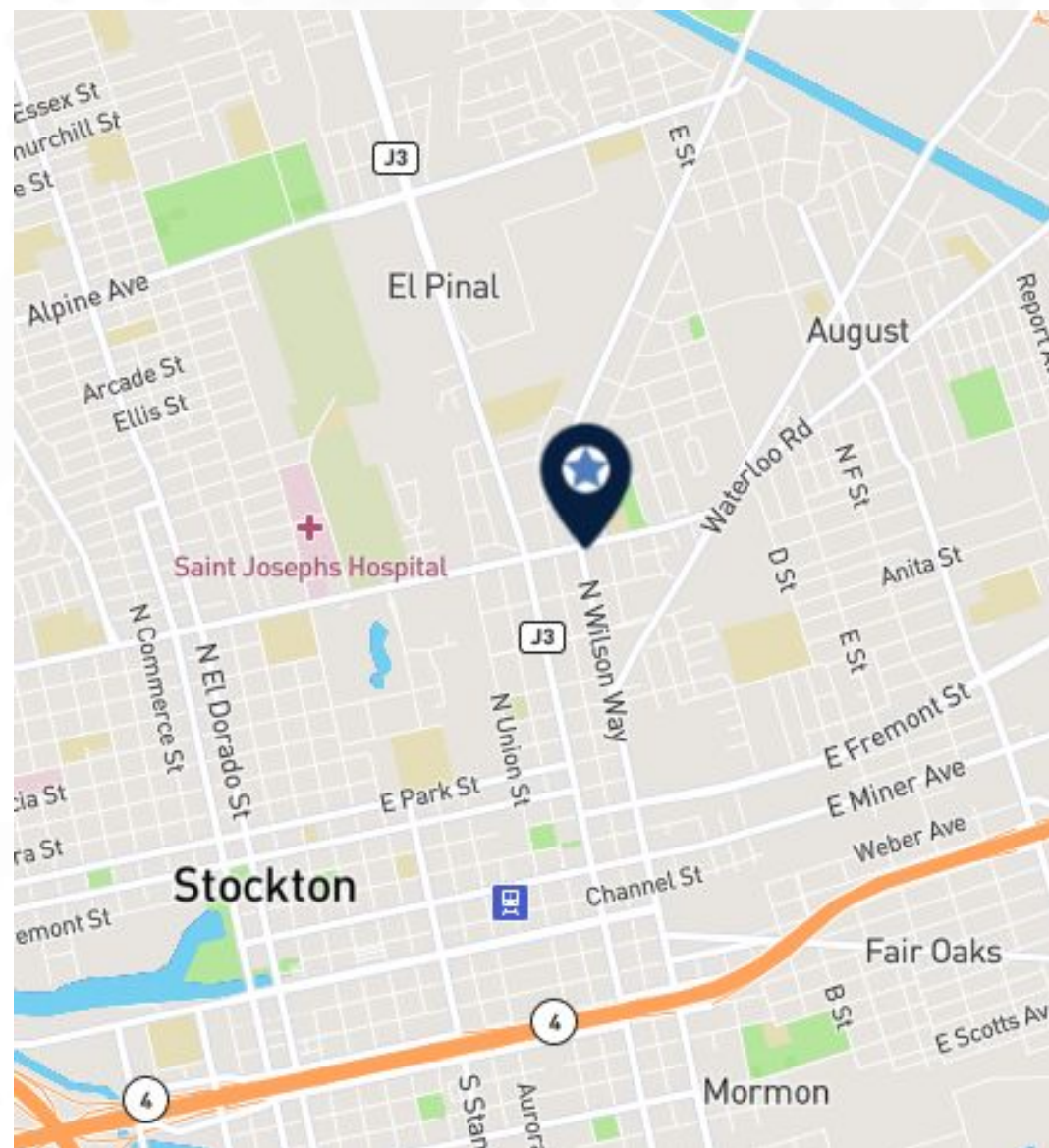
PANDA EXPRESS
CHINESE KITCHEN

AREA OVERVIEW

STOCKTON, CA

Nestled in the heart of California lies the city of Stockton. Located along the San Joaquin River, this seaport city provides some of the most diverse cultural attractions in the area. Downtown Stockton is a thriving district that's home to the city's best restaurants, including Misaki Sushi & Bar and Nena's Mexican Cuisine, overlooking McLeod Lake.

Downtown is home to the Bob Hope Theatre, an ornate landmark with red velvet seats that hosts the best concerts and live performances in the city. Downtown Stockton sits about an hour's drive south of Sacramento and an hour-and-a-half drive east of San Francisco.



DEMOGRAPHICS

POPULATION

1-MILE 3-MILE 5-MILE

Current Year Estimate 17,323 152,605 310,100

2010 Census 16,135 136,879 279,479

HOUSEHOLDS

1-MILE 3-MILE 5-MILE

Current Year Estimate 5,400 46,305 95,070

2010 Census 4,979 41,951 86,397

INCOME

1-MILE 3-MILE 5-MILE

Average Household Income \$53,044 \$59,087 \$71,758

GROUND LEASE OPPORTUNITY

1250 N WILSON WAY

Stockton, CA 95205

EXCLUSIVE LEASING AGENTS

ADITYA RAMNATH

Senior Associate | Leasing

direct +1 (424) 220-7265

mobile +1 (408) 203-5048

aditya.ramnath@matthews.com

License No. 02046120 (CA)

MICHAEL PAKRAVAN

FVP & National Director | Leasing

direct +1 (213) 219-3111

mobile +1 (310) 919-5737

michael.pakravan@matthews.com

License No. 01706065 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **1250 N Wilson Way, Stockton, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.