

# HOTEL STOCKTON

121-141 E. WEBER AVENUE, STOCKTON



Office Space Available

±2,500 SF or ±1,100 SF

New buildout

 **TRANSWESTERN**<sup>®</sup>

# FOR LEASE

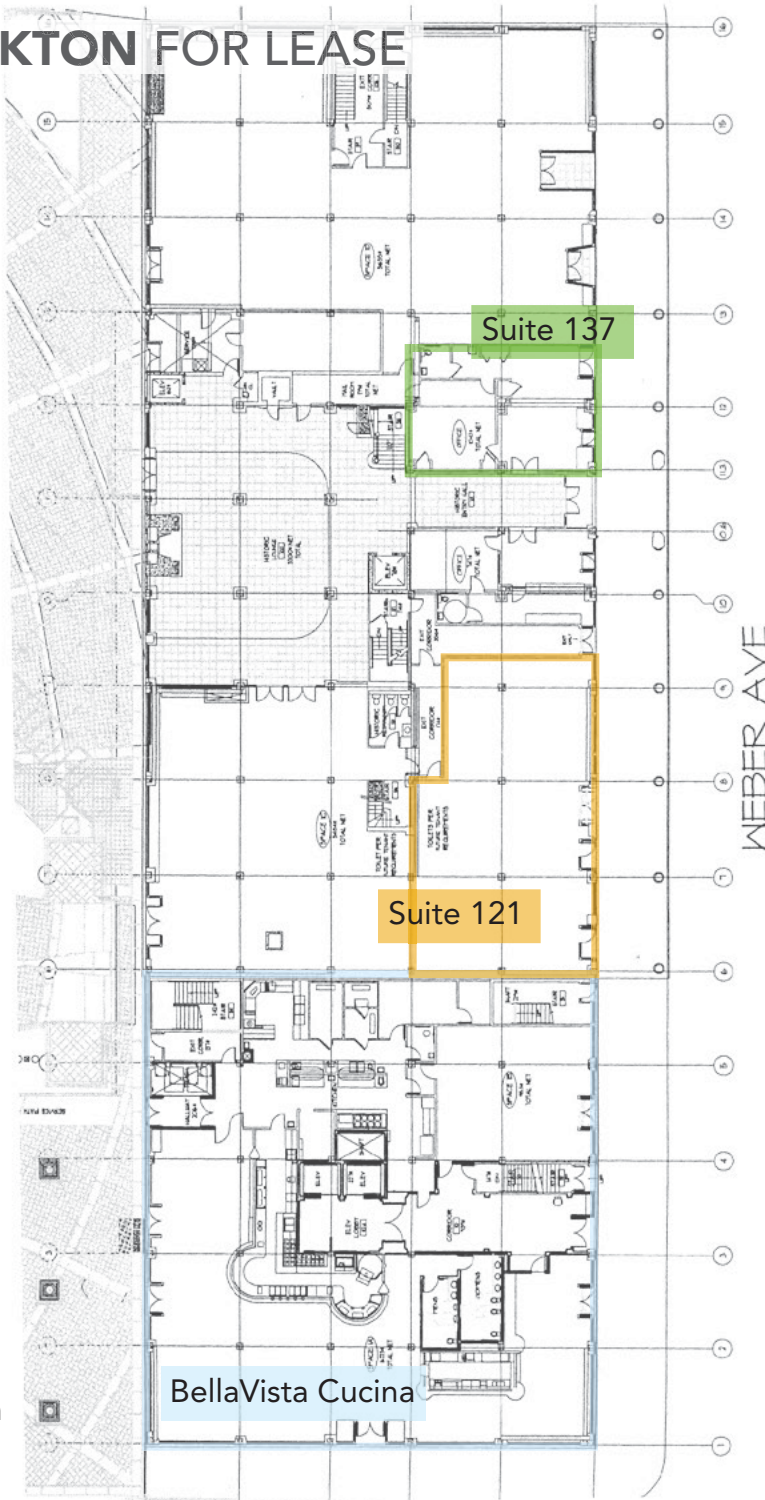
Ben Rishwain

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LIC: 01729449

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## HIGHLIGHTS



Suite 137: ±1,100 SF



Suite 121: ±2,500 SF



Rent: \$.95 - \$1.25 PSF, modified gross



Across from the San Joaquin County Superior Courthouse along Weber Avenue



Quick access to cross-town freeway and I-5



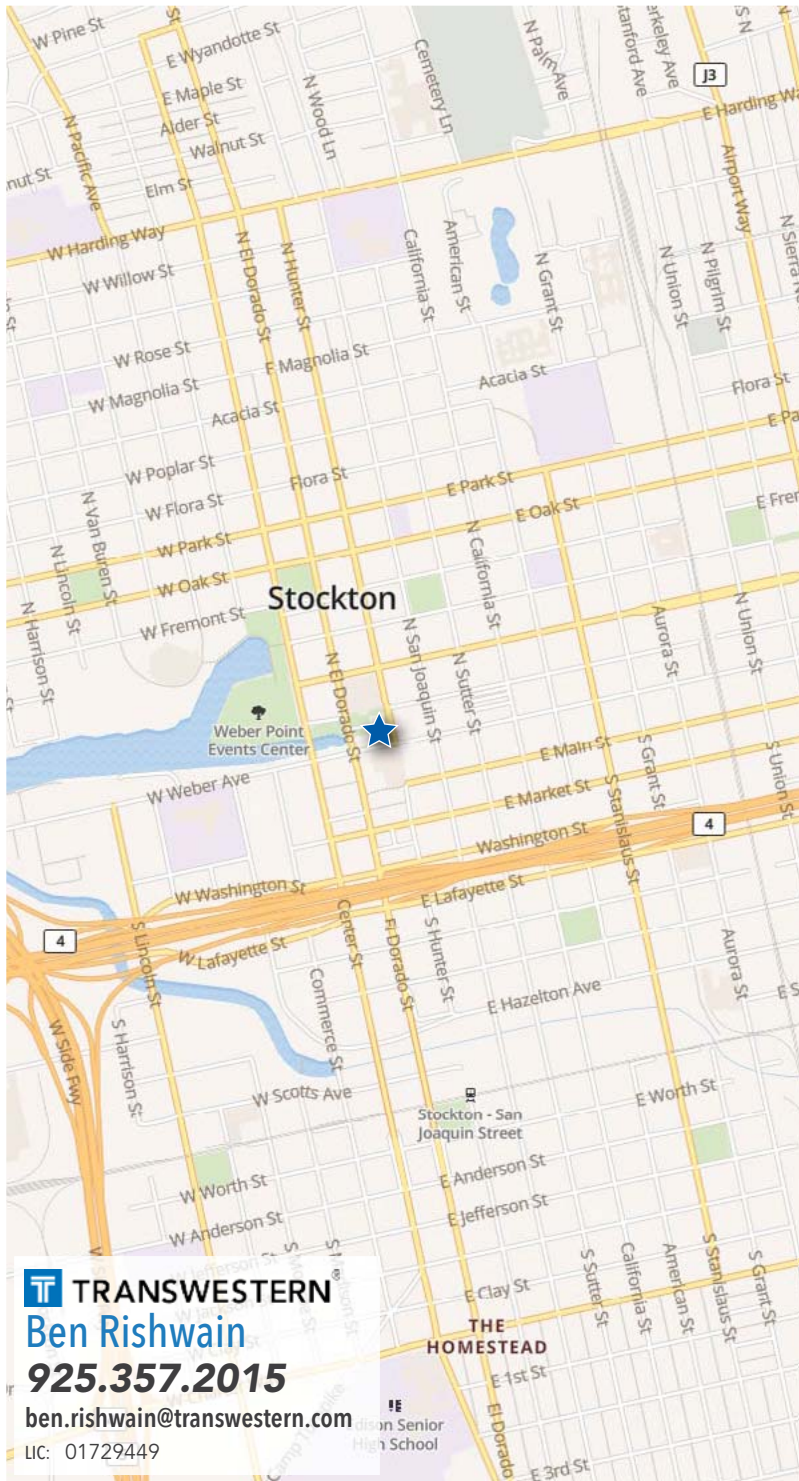
Daytime population of 25,000



Parking garages within a block have over 1,000 covered spaces

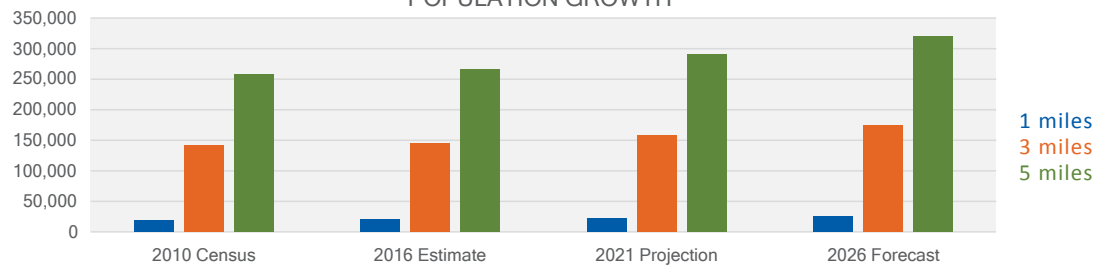


Office spaces have remodeled buildout from 2015



|                               | 1 mile    |        | 3 miles   |        | 5 miles   |        |
|-------------------------------|-----------|--------|-----------|--------|-----------|--------|
|                               | #         | %      | #         | %      | #         | %      |
| <b>POPULATION</b>             |           |        |           |        |           |        |
| 2026 Forecast                 | 24,910    |        | 174,192   |        | 320,641   |        |
| 2021 Projection               | 22,463    |        | 157,999   |        | 290,565   |        |
| 2016 Estimate                 | 20,317    |        | 144,724   |        | 265,788   |        |
| 2010 Census                   | 19,417    |        | 140,967   |        | 258,003   |        |
| Forecast Growth 2026-2021     |           | 10.89% |           | 10.25% |           | 10.35% |
| Projected Growth 2021-2016    |           | 10.56% |           | 9.17%  |           | 9.32%  |
| Estimated Growth 2016-2010    |           | 4.64%  |           | 2.67%  |           | 3.02%  |
| <b>HOUSEHOLDS</b>             |           |        |           |        |           |        |
| 2026 Forecast                 | 8,968     |        | 53,517    |        | 100,070   |        |
| 2021 Projection               | 8,046     |        | 48,349    |        | 90,412    |        |
| 2016 Estimate                 | 7,225     |        | 44,037    |        | 82,363    |        |
| 2010 Census                   | 6,905     |        | 42,769    |        | 79,729    |        |
| Forecast Growth 2026-2021     |           | 11.46% |           | 10.69% |           | 10.68% |
| Projected Growth 2021-2016    |           | 11.37% |           | 9.79%  |           | 9.77%  |
| Estimated Growth 2016-2010    |           | 4.63%  |           | 2.96%  |           | 3.30%  |
| <b>ETHNICITY/RACE</b>         |           |        |           |        |           |        |
| White                         | 3,194     | 15.72% | 26,873    | 18.57% | 60,154    | 22.63% |
| Black                         | 2,444     | 12.03% | 13,630    | 9.42%  | 26,300    | 9.90%  |
| Asian                         | 1,894     | 9.32%  | 16,505    | 11.40% | 40,592    | 15.27% |
| Hispanic                      | 11,921    | 58.68% | 82,298    | 56.87% | 127,443   | 47.95% |
| Other                         | 864       | 4.25%  | 5,419     | 3.74%  | 11,299    | 4.25%  |
| <b>EDUCATION</b>              |           |        |           |        |           |        |
| Less than 9th Grade           | 3,063     | 23.69% | 18,450    | 21.28% | 26,486    | 16.38% |
| Some High School, no Diploma  | 2,353     | 18.20% | 14,313    | 16.51% | 22,659    | 14.02% |
| High School Graduate (or GED) | 3,329     | 25.75% | 22,207    | 25.62% | 41,175    | 25.47% |
| Some College, no Degree       | 2,456     | 19.00% | 17,344    | 20.01% | 36,582    | 22.63% |
| Associate Degree              | 557       | 4.31%  | 5,871     | 6.77%  | 12,655    | 7.83%  |
| Bachelor's Degree             | 646       | 5.00%  | 5,496     | 6.34%  | 14,221    | 8.80%  |
| Masters Degree                | 335       | 2.59%  | 2,017     | 2.33%  | 4,993     | 3.09%  |
| Professional School Degree    | 97        | 0.75%  | 618       | 0.71%  | 1,777     | 1.10%  |
| Doctorate Degree              | 93        | 0.72%  | 377       | 0.43%  | 1,128     | 0.70%  |
| <b>WORKPLACE/INCOME</b>       |           |        |           |        |           |        |
| Median Household Income       | \$ 24,519 |        | \$ 33,676 |        | \$ 40,010 |        |
| Average Household Income      | \$ 36,914 |        | \$ 45,634 |        | \$ 55,777 |        |
| Total Employment              | 18,134    |        | 68,151    |        | 124,013   |        |
| White Collar                  | 7,121     | 39.31% | 22,720    | 33.48% | 41,269    | 33.39% |
| Blue Collar                   | 10,993    | 60.69% | 45,149    | 66.52% | 82,346    | 66.61% |
| Median Employee Salary        | \$ 43,120 |        | \$ 40,408 |        | \$ 39,495 |        |
| Average Employee Salary       | \$ 51,976 |        | \$ 47,821 |        | \$ 47,841 |        |
| Daytime Population            | 31,666    |        | 172,187   |        | 338,351   |        |
| Weekly Per Capita Spending    | \$ 300.49 |        | \$ 311.97 |        | \$ 321.85 |        |

POPULATION GROWTH



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