

Stockton, CA MORADA RANCH

MORADA LANE & HIGHWAY 99 • STOCKTON, CALIFORNIA • 95212



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THE PROPERTY

Morada Ranch is a neighborhood shopping center with freeway visibility in the northeast part of town. Anchored by Raley's, this center services the high incomes in the region as well as the attendees from the two sports complexes in the vicinity: Arnaiz Field and the Stockton Soccer Complex.

Open 34 weeks per year, Arnaiz Field hosts more softball tournaments on its field than any park in the nation. This park has hosted the US Olympic team, the CIF Sac-Joaquin playoffs, four college softball tournaments annually and is home to the local St. Mary's Rams softball team.

AVAILABLE

Suite A-140	2,190 sf
Suite A-150	2,306 sf
Suite 2A-140	1,140 sf
Suite 2B-100	1,800 sf
Suite 2B-130	1,590 sf
Suite 2B-150	1,315 sf

RENTAL RATES

Call for details

NNN CHARGES

\$.60 PSF

ANCHOR TENANTS

- Raley's

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile	
4,290	52,135	158,254	Population
\$101,653	\$59,886	\$56,023	Avg. HH Income

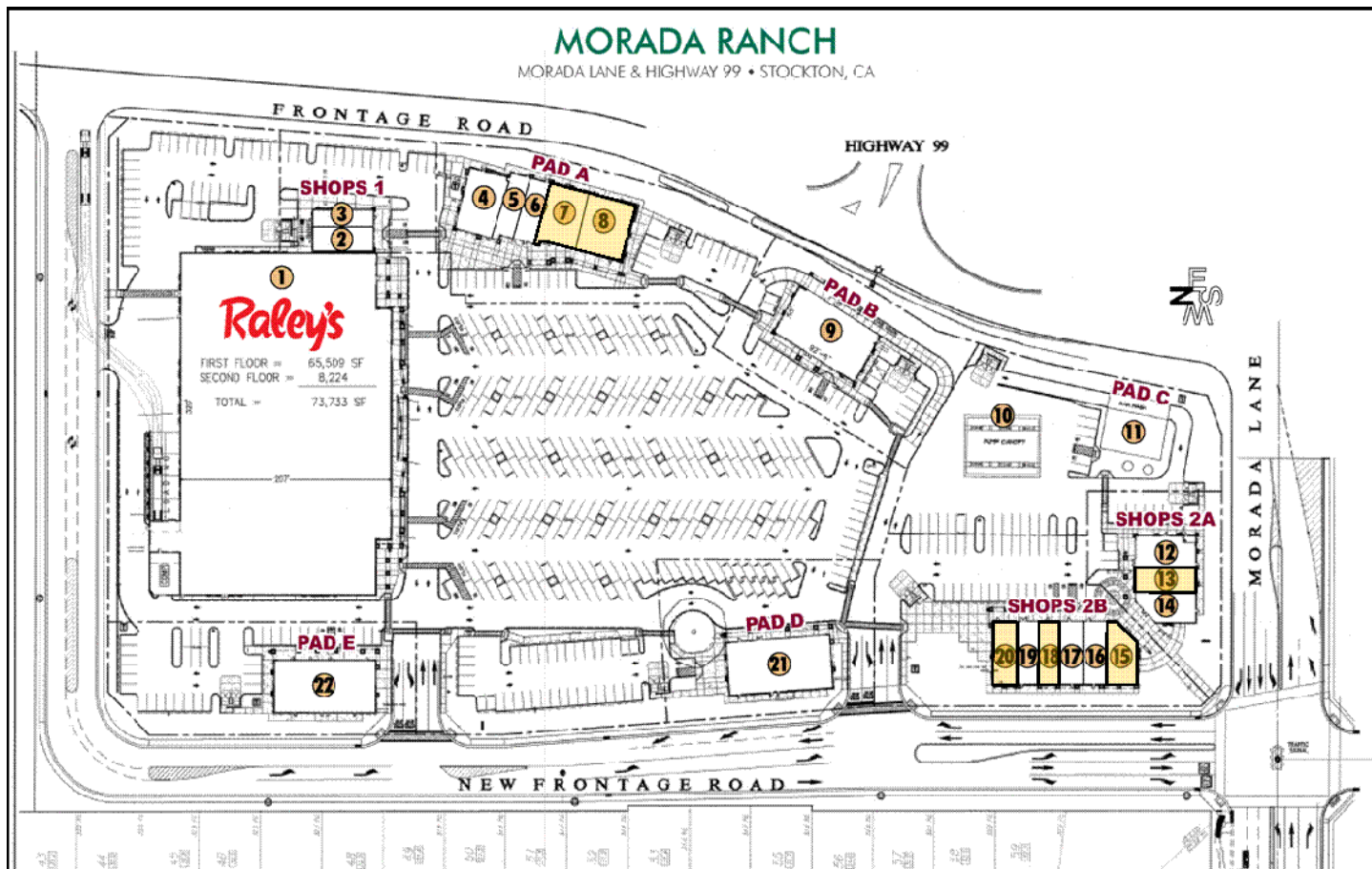
TRAFFIC COUNTS

18,674 (ADT) Morada Lane
62,000 Highway 99 at Morada Lane



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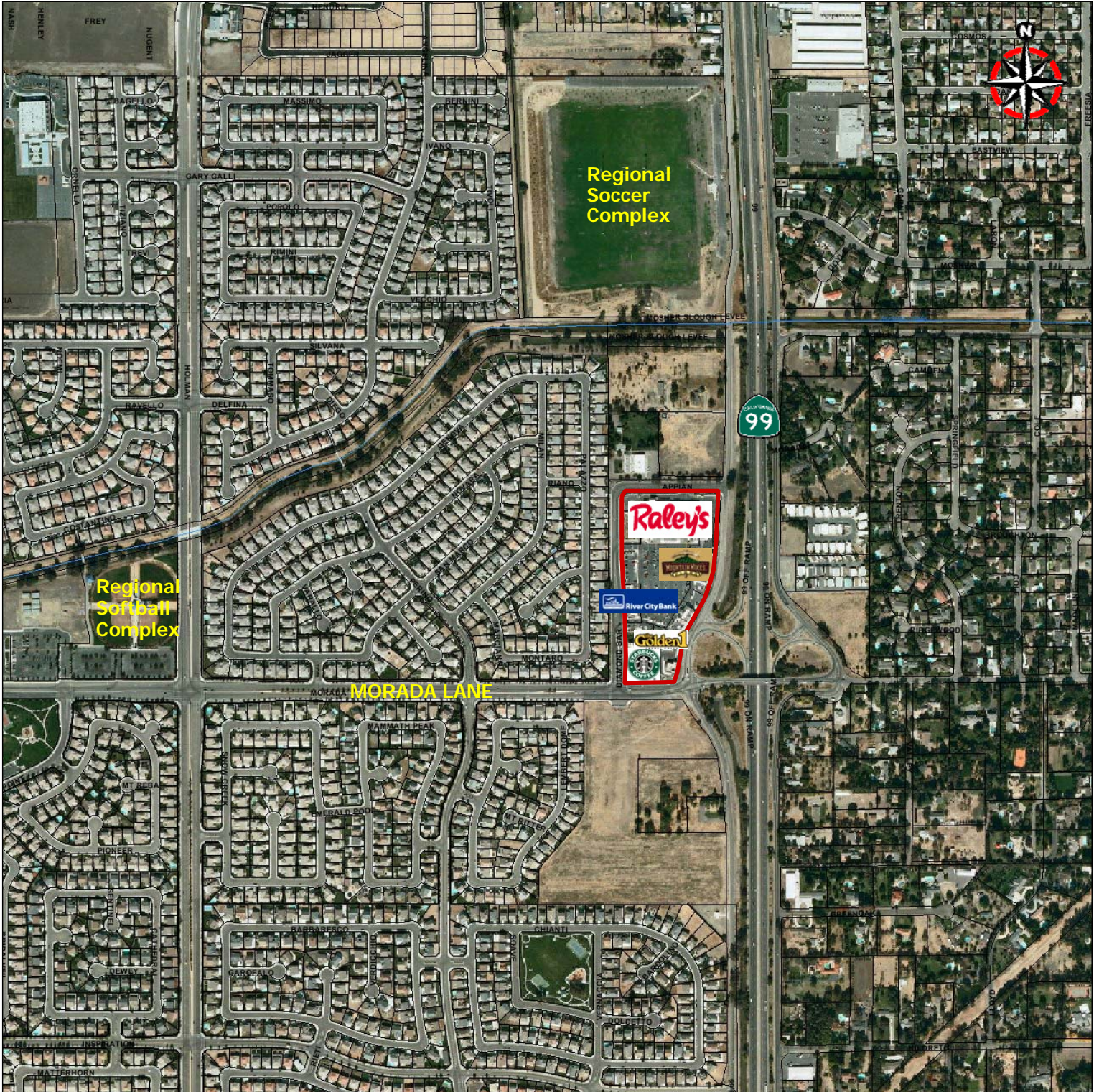


Suite	Tenant	Sq. Ft.		Suite	Tenant	Sq. Ft.	
4255	Raley's Market	65,508	1	2A100	Panda Express	2,000	12
S1100	Fresh Cleaners	1,800	2	2A140	Available	1,140	13
S1150	Edward Jones	600	3	2A180	Starbucks	1,500	14
A100	Mountain Mike's Pizza	2,528	4	2B100	Available	1,800	15
A120	Supercuts	1,100	5	2B110	Subway	1,200	16
A130	Morada West Interiors	1,358	6	2B120	Queen Bee Nail & Spa	1,200	17
A140	Available	2,190	7	2B130	Available	1,590	18
A150	Available	2,306	8	2B140	Pak Mail	1,100	19
4321	Golden 1 Credit Union	4,500	9	2B150	Available	1,315	20
	Raley's Gas Pumps		10	4027	River City Bank	5,000	21
4219	Raley's Fuel Center	2,160	11	4053	Dentist	5,000	22

FOR LEASE

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