The STOCKTON Advantage

THE PERFECT LOCATION FOR YOUR BUSINESS TO GROW & PROSPER

WWW.ADVANTAGESTOCKTON.COM
Greetings,

It is with great pleasure that I present the City of Stockton 2020 Community Profile to help you become acquainted with one of California’s great Central Valley cities – Stockton, California. Whether you are looking to open a new business, relocate to California, or enter the West Coast and global market, Stockton has something for you. Prime location, affordable cost of doing business, and dedicated workforce – these are only a few highlights that Stockton’s diverse and growing community has to offer.

As the seat of San Joaquin County, Stockton is the largest city in the county with more than 310,000 residents and a labor force of more than 135,000, making it the 13th largest city in the state. Its central location provides access to more than 13 million people. Stockton’s rich history stems from a rural agricultural beginning and use of its well-connected Delta waterways. Since then, Stockton’s economy has grown to include manufacturing, transportation and distribution, healthcare, tech, and higher education.

Stockton offers unparalleled intermodal connectivity providing quick and cost-effective distribution opportunities to major domestic and international markets. Stockton is equipped with a regional airport, a 35-foot deep inland seaport, Burlington Northern Santa Fe intermodal facility, and interstate freeway. With all these transportation options, Stockton has grown into the second largest transportation and logistics hub in the nation.

Our talented workforce is supplemented by our local educational institutions providing hundreds of certification, training, and degree programs for various industries. Local entrepreneurs have the ability to work and collaborate in our local coworking incubator space to help start and grow their business. Our regional healthcare career pathway is training support-level healthcare professionals. The county’s local coding school is also training students for tech jobs to support businesses in any sector.

When compared to the San Francisco Bay Area, Sacramento, and Los Angeles regions, Stockton businesses enjoy low overhead costs due to the availability of affordable commercial, office, and industrial properties; as well as an affordable wage structure. Stockton’s prime business climate along with the abundance of cultural, educational, and recreational opportunities make Stockton the right place for your business and your employees to grow and prosper.

I encourage you to review our community profile and visit our online business portal WWW.ADVANTAGESTOCKTON.COM to use an interactive map of our city and view community data as well as available sites and buildings. The City of Stockton’s pro-business approach strives to get projects up and running in the shortest timeframe possible. Let our Economic Development Department provide guidance with:
• Navigating the City’s development process, fees, and requirements;
• Information about various business and development incentive programs; and
• The numerous organizations that can provide support for your business’s operations.

Sincerely,

Carrie Wright
Director of Economic Development
WELCOME TO

STOCKTON
California

INSIDE

STOCKTON MAP ......................... 4
TRANSPORTATION ....................... 5
LAND AVAILABILITY & COST .......... 6
UTILITIES & GOVERNMENT REGS ...... 6
EXISTING & NEW BUSINESSES ......... 7
WORKFORCE ACCESS .................. 8
LOCAL INCENTIVES .................... 9
FINANCIAL ASSISTANCE ............... 10
OPPORTUNITY ZONES ............... 11
DEMOGRAPHICS ...................... 13
DOWNTOWN REVITALIZATION ........ 14
QUALITY OF LIFE ...................... 16
RETAIL .................................. 18
SPORTS & EVENTS .................. 19
Comprehensive educational opportunities are abundant in Stockton. The area is served by:

- San Joaquin Delta College
- California State University - Stanislaus
- University of the Pacific
- San Joaquin General Hospital
- Kaiser Permanente
- Sutter Gould Medical Center
- St. Joseph's Medical Center

Legend:
- Healthcare Facility
- Higher Education Institution
- Commuter Rail Station
- Bus Station
- Freight Rail Station
- Airport
- Deep Water Port
- Industrial Parks
- Port of Stockton
- Golf Courses
- Parks
- Colleges
- Hospitals
- Railroads

Stockton City Limits
TRANSPORTATION

YOU CAN GET ANYWHERE FROM STOCKTON - WHETHER BY LAND, SEA OR AIR.
STOCKTON’S TRANSPORTATION SYSTEM IS UNMATCHED.

Highway An uncongested highway transportation system connects Stockton to all major California urban markets. Interstate 5 on the west and Highway 99 on the east are primary thoroughfares running north and south through California. Interstate 5 connects the United States to Mexico and Canada while Highway 99 is the primary highway through the Central Valley, linking many major valley cities. Interstates 205 and 580 connect Stockton to the San Francisco Bay Area providing east and west transportation just south of the city. Approximately 225 major trucking lines and contract carriers do business in and around the Stockton area utilizing these routes. It is no wonder that Stockton is now the second largest logistics hub in the nation.

Rail Stockton is also linked to the rest of North America through an extensive network of railways. Passenger service is provided by ACE Train (Altamont Commuter Express) and Amtrak. Freight service is available from Union Pacific and Burlington Northern Santa Fe (BNSF), with stops in Stockton and lines that connect across the country. BNSF operates an intermodal facility in southeast Stockton and Union Pacific Railroad operates an intermodal facility in the nearby City of Lathrop. www.bnsf.com and www.up.com

Sea Stockton boasts an incredible inland seaport. The Port of Stockton is the third largest landholder port in California. It has a Foreign Trade Zone designation and a deep water channel that has an average depth of 35 feet MLLW. The Port operates a diversified transportation center on 2,100 acres, with berthing space for 15 vessels including Panamax ships, and more than 1.1 million square feet of dockside transit sheds. There is an additional 7.7 million square feet of rail-served warehousing and more than 300 acres of developable land available for lease to serve commercial and industrial uses/cargoes. www.portofstockton.com

Air Stockton is also accessible by air. The Stockton Metropolitan Airport also has a Foreign Trade Zone designation as well as one of the longest runways in the region, making it the only non-hub airport in Northern California able to accommodate the entire fleet of wide-body aircrafts. This is very important to companies such as Air Transport International (ATI) who began flying out of Stockton Airport in 2016. Air Transport Services Group, the parent company of ATI, also operates four Boeing 767 cargo planes for Amazon Fulfillment Services Inc. The Stockton Airport is one of three destinations in California that Amazon Air flights are based. The airport also offers affordable passenger service to popular destinations like Las Vegas, San Diego, and Phoenix, provided by Allegiant Air and to Los Angeles via United Express, a regional branch of United Airlines. www.flystockton.com

Public Transit Local transportation is provided by the award-winning San Joaquin Regional Transit District, which constructed a new transit center in the heart of Downtown Stockton and operates the first 100% electric, zero-emission bus fleet in the nation. www.sanjoaquinrtd.com

No matter what mode of transportation, Stockton is strategically positioned for quick and cost-effective distribution to major West Coast, Pacific Rim, and global markets.
AVAILABLE AND AFFORDABLE LAND

Stockton has approximately 6,251 acres of industrially zoned land, of which close to 2,034 acres are available for development. The City has 13 fully improved industrial and business parks, nine of which contain rail access. All industrial parks offer easy freeway access and are located within five to fifteen minutes of either the airport or seaport. Prices for industrial land range from $3.00-$5.00 per square foot. Retail and office space is also readily available throughout Stockton at very competitive rates.

Businesses, developers, and site selectors can quickly identify the available commercial property in Stockton via “Advantage Stockton” – an easy-to-use online geographic information system (GIS) offering dynamic mapping, aerials, and photographs of available existing facilities and developable land within Stockton. This powerful program also provides pertinent demographic data; all of which can be accessed at www.advantagestockton.com.

GOVERNMENT REGULATIONS AND UTILITIES

The City of Stockton welcomes all new businesses! Prior to operating, the City of Stockton Municipal Code requires new businesses to obtain a business license. To ensure the health and safety of the community and prior to obtaining a business license, applicants will be directed to the City's Permit Center to obtain zoning clearance and schedule fire inspections for the proposed business location.

The Stockton Fire Department is rated Class 1 ISO (Insurance Services Office) and the Police Department, nationally recognized in trust-building efforts with the community, practices a developed philosophy of Principled Policing.

The City of Stockton owns, operates, and maintains water, stormwater and wastewater facilities and are regulated by the Stockton City Council. The City's Regional Wastewater Control Facility Modification Project has invested approximately $190 million in constructing, rehabilitating, and repurposing wastewater treatment facilities to upgrade its current capacity and support the City's continued growth and new development. The City's water sources include reservoirs, ground water, wells, and rivers. California Water Service Company also provides water to residents and businesses in a smaller portion of the city. In addition, electric and gas services are provided by Pacific Gas and Electric (PG&E).

TAXATION

<table>
<thead>
<tr>
<th>Tax Type</th>
<th>Rate</th>
<th>Collector/Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax</td>
<td>1.1%</td>
<td>San Joaquin County Tax Collector</td>
</tr>
<tr>
<td>Sales and Use Tax</td>
<td>9%</td>
<td>Board of Equalization</td>
</tr>
<tr>
<td>Business Personal Property Tax</td>
<td>1.1%</td>
<td>San Joaquin County Tax Collector</td>
</tr>
<tr>
<td>Utility Tax</td>
<td>6%</td>
<td>City of Stockton</td>
</tr>
</tbody>
</table>
Stockton’s economy has diversified from its historical agriculture-base to now include all market sectors. In fact, there are over 16,000 businesses licensed within the City of Stockton. Below is a sampling of major private sector employers in Stockton:

<table>
<thead>
<tr>
<th>EMPLOYER</th>
<th>INDUSTRY</th>
<th># OF EMPLOYEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Joseph’s Medical Center</td>
<td>Health Care</td>
<td>3,600</td>
</tr>
<tr>
<td>University of the Pacific</td>
<td>Private University</td>
<td>1,747</td>
</tr>
<tr>
<td>Dameron Hospital</td>
<td>Health Care</td>
<td>1,255</td>
</tr>
<tr>
<td>Pacific Gas &amp; Electric</td>
<td>Utility Service Provider</td>
<td>1,200</td>
</tr>
<tr>
<td>Kaiser Permanente</td>
<td>Health Care</td>
<td>1,065</td>
</tr>
<tr>
<td>Amazon</td>
<td>Distribution</td>
<td>1,000</td>
</tr>
<tr>
<td>O’Reilly Auto Parts</td>
<td>Distribution</td>
<td>600</td>
</tr>
<tr>
<td>Diamond Foods</td>
<td>Food Processor</td>
<td>550</td>
</tr>
<tr>
<td><strong>Food 4 Less (Corporate Headquarters)</strong></td>
<td><strong>Grocery</strong></td>
<td>500</td>
</tr>
</tbody>
</table>

Source: SJ Partnership, City of Stockton; CA Employment Development Department

New or Expanding Companies:

- Amazon
- Dutch Bros. Coffee
- Chase Bank
- Sportsman’s Warehouse
- United Express
- Rugs USA
- Scooters Coffee
- Turner’s Outdoorsman
- Old Navy
- Family Dollar
- WelbeHealth - Stockton PACE
- Blaze Pizza
- Ross Stores
- DD’s Discount
- Five Below
- GK Mongolian BBQ
- Yosemite Foods Co.
- Bruster’s Real Ice Cream
- Whirlpool
- Gobble
- Airgas
- TreeHouse Foods
- Shepard Bros.
AVOID THE HIGH COST OF RECRUITING, SCREENING, AND TRAINING WITH STOCKTON’S LOCAL TALENT POOL AND WORKFORCE ACCESS PROGRAMS.

Recruitment and Screening Services
San Joaquin County WorkNet will design and implement an employee recruitment campaign around a company’s specifications at no cost.

Pre-trained/Job-ready Employees
WorkNet can reduce the time in finding eligible employees by assisting employers find job-ready candidates by testing for interests, aptitudes, and educational skill levels to fit their needs. The Stockton Chamber Apprenticeship Program (SCAP) is an innovative public-private partnership between the Greater Stockton Chamber of Commerce, San Joaquin County Human Services Agency, and San Joaquin County CalWORKs. SCAP can assist businesses in reducing human resource costs by interviewing and pre-screening candidates’ skills to fit hiring needs with an employment ready labor pool and a 50% reimbursement for wages paid of up to six months for SCAP hires.

Hire Stockton Workforce Grant Program
The City of Stockton's Hire Stockton Workforce Grant Program can reduce costs for existing local businesses that hire, train, and retain new employees residing in certain designated census tracts. The City will reimburse employers up to $10,000 per eligible new hire after one year of employment, dependent upon the hourly wage paid.

On-the-Job Training (OJT)
Employers can reduce their personnel costs, save money, and valuable time for hiring and training employees for a particular job. Through CalWORKs or WorkNet, OJT will reimburse employers for wages paid for hours worked for training.

Career Readiness & Specialized Training Program
San Joaquin County Office of Education provides students with career readiness skills needed to pursue higher education, technical training, and enter the workforce. Various programs blend rigorous academic instruction, high-quality career technical education courses, work-based learning experiences, and support services to help students succeed. The regional HealthForce Partners Program is preparing healthcare professionals with RN, CNA, CLS, and MA career pathways. Code Stack Academy is producing tech professionals and software developers.

Higher Education
Local higher education campuses are preparing students for careers in law, business, health science, engineering, education, public administration, and more with hundreds of bachelor, masters, and certificate programs.
LOCAL DEVELOPMENT INCENTIVES

THE CITY OF STOCKTON IS COMMITTED TO ENCOURAGING GROWTH AND DEVELOPMENT THROUGH INNOVATIVE DEVELOPMENT INCENTIVE PROGRAMS.

*Only projects located within Stockton City limits are eligible for City programs.

**Economic Review Committee (ERC)** Meet with key City development staff to discuss proposed projects and get feedback on preliminary site plans before applying for building permits.

**Development Coordinator** The City will assign a development coordinator that will act as a liaison with other City departments and agencies to assist in the development process.

**Commercial and Industrial PFF Reduction Program** Qualified non-residential projects may receive a 50% reduction for eligible Public Facilities Fees.

**Non-residential Fee Deferral Program** Qualified non-residential projects may defer a portion of their Public Facilities Fees with payments over a five- or ten-year period.

**Short-term Non-residential Fee Deferral Program** Qualified non-residential projects may defer certain Public Facilities Fees until a certificate of occupancy is issued or two years from the first building permit issuance, whichever is less.

**Downtown Financial Incentive Program** Eligible projects may receive reimbursement for certain building permit and Public Facilities Fees for rehabilitating and reusing downtown spaces that have been vacant for six months or longer.

**Downtown Infrastructure Infill Incentive Program** Qualified residential, commercial, or mixed-use projects that include public infrastructure improvements in the downtown area may receive reimbursement for eligible infrastructure improvements.

**Greater Downtown Stockton Residential Development PFF Exemption Program** Qualified residential developments of market-rate and/or affordable housing projects in the greater downtown area are exempt from certain Public Facilities Fees.

**Stockton Economic Stimulus Program (SESP)** Qualified residential developments of new single-family and multi-family projects may receive a fee reduction or 100% fee waiver, whichever is less, for certain Public Facilities Fees. Qualified non-residential commercial and industrial development projects may receive a 50% reduction for certain Public Facilities Fees.

**City-wide Affordable Housing Development PFF Exemption Program** Qualified affordable housing developments are exempt from certain Public Facilities Fees.
FINANCIAL ASSISTANCE

NEW AND EXISTING BUSINESSES HAVE ACCESS TO VARIOUS FINANCIAL ASSISTANCE PROGRAMS.

**GO-Biz California Competes Tax Credit** Businesses that want to locate to California or stay and grow in California may receive a state income tax credit from the California State Governor’s Office of Business and Economic Development (GO-Biz).

**Statewide Community Infrastructure Program** SCIP allows property owners to finance development impact fees and public capital improvements through low-cost, long-term, tax-exempt financing. This program frees up capital for other purposes. Selected public capital improvements and the development impact fees to the City will be financed by the issuance of tax-exempt bonds by the California Statewide Communities Development Authority.

**California Industrial Development Bonds** IDBs are low interest, long-term financing for the acquisition, construction, rehabilitation, and equipping of manufacturing and processing facilities for small and medium-sized manufacturers.

**San Joaquin Revolving Loan Fund** The San Joaquin RLF offers loans from $25,000–$1 million. The RLF is administered by the San Joaquin County Employment and Economic Development Department - Economic Development Association.

**Downtown Stockton Enterprise Loan Fund** The DSELF provides loans from $25,000–$65,000 to small to mid-sized businesses in the downtown and surrounding areas. The DSELF is administered by the Downtown Stockton Alliance and offers traditional and “gap financing” to entrepreneurs who cannot obtain conventional financing.

**Property Assessed Clean Energy Programs** Stockton offers a choice of PACE programs (PACE). These programs enable both commercial and residential property owners to finance the purchase and installation of infrastructure improvements to their properties with no up-front costs for renewable energy, energy/water efficiency projects, water conservation upgrades, and/or electric vehicle charging. Property owners repay the financing through an assessment on their property, collected on their tax bills at the same time and in the same way as property taxes. Specific programs adopted are, Dividend, HERO Program, CaliforniaFIRST, and Ygrene Energy.

**PG&E Incentive Rate** Pacific Gas and Electric Co. offers an Economic Development Rate for companies in Stockton that are expanding or relocating. The incentive is up to 25% off the business electric bill for five years.

**City of Stockton Commercial Facade Improvement Forgivable Loan Program** The City offers a forgivable loan of up to $100,000 to commercial property owners located in eligible areas based on linear feet of building street frontage. This program is designed to assist property owners with enhancing the appearance of commercial buildings through exterior cosmetic improvements (e.g., painting, awnings, new doors, and windows). In addition, this program provides funding of up to $2,500 for architectural services.

**City of Stockton Small Business Micro Loan Program** The City's Small Business Micro Loan offers loans from $3,000–$30,000 to new and existing businesses located within the Stockton city limits. Funds may be used for operating capital, equipment, furniture, inventory, and minor rehabilitation. Interest rates start at the current prime rate plus 2%.

**City of Stockton Storefront Beautification Micro Grant Program** The City's Storefront Beautification Micro Grant offers grants of up to $2,000 to commercial property and/or business owners located along targeted commercial corridors in making minor exterior cosmetic improvements to their storefront.

**City of Stockton Commercial Emergency Grant Program** The City's Commercial Emergency Grant Program offers grants of up to $7,500 to commercial business owners located in eligible areas who are in need of financial assistance to alleviate health and code violations.

**City of Stockton Commercial Lien Forgiveness Program** New commercial property owners with qualified improvement projects may receive forgiveness for liens imposed by the City.
OPPORTUNITY ZONES

Opportunity Zones Tax Incentive. The federal government is offering a tax incentive for investments made in designated census tracts, known as "Opportunity Zones," to encourage private investment and spur economic growth in economically distressed areas. Investments made through qualified opportunity funds are eligible for deferment, reduction, or exemption from capital gains tax. [www.opzones.ca.gov](http://www.opzones.ca.gov)

Stockton has 19 designated opportunity zones offering a variety of investment opportunities of all sizes. Each of Stockton's opportunity zones are leveraged by various unique characteristics, anchor institutions, and competitive advantages. Higher education institutions, the Stockton Metropolitan Airport, Port of Stockton, Burlington Northern Santa Fe intermodal facility, historic neighborhoods, downtown waterfront, and local entrepreneurs that are located within Stockton's opportunity zones, along with its growing industries offer opportunities that are ripe for investment. [www.opzonesstockton.com](http://www.opzonesstockton.com)
STOCKTON AT A GLANCE

POPULATION (Census Bureau 2018 Estimates)
- **Locally** 311,178
- **Regionally** 752,660

EDUCATIONAL ENROLLMENT BY MAJOR
(CSU Stanislaus-Stockton Campus, Delta College, University of the Pacific Fall 2018 Data)
- Business: 14%
- Biology/Health Science: 55%
- Arts & Media: 6%
- Computer Science: 12%
- Agriculture: 2%
- Education: 1%
- Engineering: 1%
- Trades: 9%

LABOR FORCE (Census Bureau ACS 2017)
- **Locally** 135,114
- **Regionally** 329,886

MEDIAN HOUSEHOLD INCOME (Census Bureau 2018 Estimates)
- 2018: $51,318
- 2017: $48,396
- 2016: $46,033

POPULATION BY AGE (Census Bureau ACS 2017)

POPULATION BY RACE

<table>
<thead>
<tr>
<th>Race</th>
<th>Population</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>133,621</td>
<td>43.9%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>128,451</td>
<td>42.2%</td>
</tr>
<tr>
<td>Asian</td>
<td>65,912</td>
<td>21.7%</td>
</tr>
<tr>
<td>Other</td>
<td>35,845</td>
<td>11.8%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>35,024</td>
<td>11.5%</td>
</tr>
<tr>
<td>Two or more races</td>
<td>29,541</td>
<td>9.7%</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>2,437</td>
<td>0.8%</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>1,978</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

In combination with one or more of the other races listed, the six numbers may add up to more than the total population because individuals may report more than one race. (Census Bureau ACS 2017)
Entrepreneurial Spirit At the core of Stockton’s downtown revitalization are the many entrepreneurs and small businesses. Huddle Cowork by Launch Pad, a business incubator and coworking space, has nearly tripled in size since its opening in 2014. Cast Iron Trading Co., Trail Coffee Roasters, and The Downtowner are new local establishments offering creative dishes and local beverages. The seasonal Stockmarket is Stockton’s makers market accompanied with street food and live music.

Housing Downtown Stockton is the place for a live/work/play environment. With a unique supply of historic structures, access to the waterfront and connectivity to transportation, developers are rehabilitating Stockton’s historic spaces into multi-family residential and live/work units to support the growing downtown population.

Downtown Parking With a growing number of people traveling to Downtown Stockton, five parking structures are available to provide ample, convenient parking. The Stewart Eberhardt Building Garage includes 721 parking spaces, Edmund S. "Ed" Coy Garage has 569 spaces, Channel Garage has 331 spaces, Market Street Garage has 782 spaces, and the Stockton Arena Garage has 591 parking spaces.

Hotel Stockton Originally constructed in 1910 as a 252-room hotel, "The Stockton" is a Mission Revival building that was popular among traveling entertainers in its early days. In the early 2000's, Hotel Stockton underwent an adaptive reuse rehabilitation transformation which resulted in a mixed-use development incorporating 156 units of affordable housing in addition to ground floor retail, office, and restaurant uses. The rooftop terrace overlooking the Stockton waterfront is once again a public space for meetings, banquets, and special events.

Office Projects The State of California recently completed the construction of a new superior courthouse. Opened in 2017, the thirteen-story building is the tallest in San Joaquin County.
The Grupe Company is managing and developing University Park, a health and education mixed-use community, located in the Stockton’s Midtown District. The site currently houses Creative Child Care Inc., DDSO-Alan Short Center, Wellness Works, Valley Mountain Regional Center, Hanger Clinic, Stockton Unified Health Careers Academy, CSU Stanislaus - Stockton Center, Stockton Program of All-Inclusive Care for the Elderly (PACE), and various medical facilities. University Park is honored to be home to the University Park World Peace Rose Garden. The Rose Garden provides a destination for visitors to embrace serenity and quiet reflection. Visitors enjoy over 200 roses and inspirational messages of peace written by local school children.

Downtown Marina The City owns and operates the only first class marina in downtown. With 48 covered slips, ample guest and day docks, restrooms, Wi-Fi, water bike rentals, and various other amenities, the marina is a destination for both Stockton residents and visitors. The Downtown Marina attracts many yacht clubs and visiting boaters.

Regal Cinemas Stockton City Centre 16 & IMAX The downtown Cineplex includes 16 screens, state-of-the-art sound system, and newly installed Regal King-sized recliners. These luxurious recliners are cozy, comfortable, and spacious. City Centre Cinemas also includes 18,000 square feet of retail space which houses an Empresso Coffeehouse, Moo Moo's Burger Barn, Misaki Sushi, Subway and various other dining establishments and offices.
A DYNAMIC, SPIRITED COMMUNITY OF PEOPLE, FAMILIES, AND BUSINESSES THAT BLEND DIVERSITY, VITALITY, AND HOSPITALITY IN THE MOST UNIQUE WAY. THAT IS WHY STOCKTON IS A GREAT PLACE TO LIVE, WORK, AND PLAY.

**Housing** Quality housing is available to meet every size and price range in Stockton. First-time homebuyers can find both new and pre-owned homes at reasonable prices. At the other end of the spectrum, the community also offers luxurious executive homes priced at over $1 million. The median home price is approximately $315,250 (2019 Q3) for a single-family detached home.

**Recreation** Stockton recreation is distinguished from other cities because of its prime access to the San Joaquin Delta. The Delta is 1,000 miles of twisting, turning waterways, fed by the Sacramento and San Joaquin rivers stretching out to meet the San Francisco Bay. Houseboating, waterskiing, fishing, camping, rowing, sailing, wakeboarding, and charters are year-round past-times and a way of life to many in Stockton. The Stockton area boasts more than a dozen public and private golf courses, two regional parks, a zoo, skateboard park, and an indoor ice rink. Stockton also maintains numerous parks, baseball diamonds, soccer fields, bicycle paths, swimming pools, and tennis courts.

**Arts and Entertainment** A wide array of musical, artistic, and historical entertainment options are available in Stockton. The renovated historic Bob Hope Theatre in Downtown Stockton reopened in September 2004 and hosts Broadway shows, musicals, comedy acts, and concerts throughout the year. The Stockton Symphony performs classical and pop series concerts with acclaimed musical and vocal talent at the Warren Atherton Auditorium at Delta College. The Stockton Civic Theatre, Stockton Opera, Stockton Chorale, and Brubeck Institute all feature year-round drama and musical productions. Whirlow’s, Valley Brew and That’s Showbiz on Stockton’s Miracle Mile all host a variety of performances by local artists. Those interested in museums will enjoy the Stockton Children’s Museum, which offers hands-on learning experiences, and the Haggin Museum located in picturesque Victory Park, which boasts a unique collection of art.
of historical paintings and traveling exhibits. In addition, numerous art galleries can be found throughout the city, including the L.H. Horton Gallery, Stockton Art League-Elsie May Goodwin Gallery, and the Mexican Heritage Center.

**Culture** Stockton is a diverse community and is proud to celebrate with a variety of cultural events such as the Cinco de Mayo Fiesta, annual Sikh parade, Cambodian New Year Celebration, Filipino Barrio Fiesta, Greek and Jewish food festivals, Juneteenth Celebration, and Italian Street painting. Stockton hosts numerous festivals and concerts at the Weber Point Event Center in Downtown and the San Joaquin County Fairgrounds.

**Education** Stockton's primary and secondary education system consists of four major school districts (Stockton, Lincoln, Lodi, and Manteca), in addition to numerous alternative education programs, charter schools, and private schools. Various education and development programs prepare children and students for success in the workplace. Programs including First 5, Girls Who Code, and Decision Medicine are a few of many programs available to children to support them in achieving their future career goals.

Stockton also has many opportunities for post-secondary educational advancement. The University of the Pacific (UOP), founded in 1851, is California’s first chartered institution of higher learning. With an enrollment of nearly 4,700 students, UOP offers Bachelor, Master, and Doctoral degree programs in business, engineering, education, music, pharmacy, dentistry, and international studies. The CSU Stanislaus Stockton Center, a branch campus of CSU Stanislaus, offers degree programs in social science, business administration, and public administration. Humphreys University is a private college specializing in business administration, computer science, and law. San Joaquin Delta College is at the heart of the region's post-secondary education curricula with more than 100 certificate and degree programs, and enrolling more than 18,000 students. In addition, Carrington College, UEI College, and MTI Business College offer a variety of vocational training courses.
RETAIL CENTERS

STOCKTON’S RETAIL CENTERS ARE A PLACE FOR PEOPLE TO GATHER FOR FOOD, FUN, ENTERTAINMENT, AND, OF COURSE, SHOPPING.

Weberstown Mall and Sherwood Mall
Stockton has two malls located along Pacific Avenue, a major arterial road in Stockton. Both malls are anchored by several large department stores, including Dillard’s, Macy’s, JC Penney, and Sears. They also include a host of specialty stores such as Best Buy, Dick’s Sporting Goods, Barnes & Noble, Express, H&M, Hollister, Aeropostale, Forever 21, MAC Cosmetics, American Eagle, Zumiez, Bath & Body Works, Hot Topic, Buckle, rue21, Old Navy, Victoria’s Secret, Ulta Beauty, and Sky Zone Trampoline Park.

Both malls and the surrounding areas include a number of dining establishments, including Romano’s Macaroni Grill, Chili’s Grill & Bar, Panera Bread, Chipotle Mexican Grill, Blaze Fast Fired Pizza, Starbucks, Panda Express, Ono Hawaiian BBQ, AhiPoki Bowl, and Ike’s Love & Sandwiches.

Miracle Mile
A pedestrian-friendly shopping district for local stores, boutiques, restaurants, and entertainment, the Miracle Mile has been a local destination for generations. Located along Pacific Avenue in Midtown, the Miracle Mile offers superb dining options such as CoCoro Japanese Bistro & Sushi Bar, AVE on the Mile, Valley Brewing Co., Thai Me Up, Midtown Creperie & Cafe, Dutch Bros., and Mile Wine Co.

The Miracle Mile is also becoming a hot spot for live entertainment at local favorites such as Whiskey Barrel Saloon, Taps Barrel House, Fat City Brew & BBQ, That’s Showbiz Theatre Company, and Whirlow’s Tossed and Grilled.

Annual events hosted by the Miracle Mile Improvement District also bring dozens of residents and visitors to the Miracle Mile. The annual Holiday Sip & Shop event includes wine tasting and various holiday activities. The Miracle Mile En Blanc event is full of local entertainment and international food dining from various Miracle Mile restaurants with guests dressed in all white.

Park West Place
A retail power center, Park West Place is located in Spanos Park at Interstate 5 and Eight Mile Road. The center houses over one million square feet of retail destinations including a Walmart Super Center, Target, Lowe’s, Mercedes-Benz, Kohl’s, Bed Bath & Beyond, Old Navy, Sportsman’s Warehouse, Lane Bryant, Ashley’s Furniture, JoAnn Fabric and Crafts, Ross, PetSmart, and much more. The center also includes Starbucks, Jamba Juice, Panera Bread, Baskin-Robbins, Sonic, and several other dining establishments.

Park West Place A retail power center, Park West Place is located in Spanos Park at Interstate 5 and Eight Mile Road. The center houses over one million square feet of retail destinations including a Walmart Super Center, Target, Lowe’s, Mercedes-Benz, Kohl’s, Bed Bath & Beyond, Old Navy, Sportsman’s Warehouse, Lane Bryant, Ashley’s Furniture, JoAnn Fabric and Crafts, Ross, PetSmart, and much more. The center also includes Starbucks, Jamba Juice, Panera Bread, Baskin-Robbins, Sonic, and several other dining establishments.

Pacific Town Center
Located at the major intersection of Pacific Avenue and Hammer Lane, this shopping center includes 170,000 square feet of retail space. National brand stores such as Pier 1 Imports, Michaels Arts & Crafts, Sketchers, TJ Maxx, Turner’s Outdoorsman, Mancini’s Sleepworld, and Smart & Final Extra serve the community. The shopping center also includes a Western Dental Kids and dining establishments such as Panda Express and Subway.

Stonecreek Village
Located at Pacific Avenue and Robinhood Drive is a mixed-use commercial development that provides Stockton with an upscale shopping environment. Stonecreek Village has a number of high-end tenants, such as Ann Taylor LOFT, J. Jill, Lane Bryant, Cacique, European Wax Center, Foot Solutions, Regalo Bello, Peck’s Jewelers, and more. Dining options include BJ’s Restaurant & Brewhouse, Boudin SF, Five Guys Burgers and Fries, Peet’s Coffee and Tea, Yogurtland, Rubio’s Coastal Grill, De Vega Brothers, and Kyodai Sushi. In the summer months, this shopping center hosts live entertainment during their Summer Concert Series on Friday nights.
Stockton Events Center  Located on the north shore of the Stockton Channel sits a multi-million dollar entertainment project consisting of a baseball stadium, waterfront multi-use arena, hotel and conference center, retail space, and a seven-level parking structure.

Stockton has hosted numerous sporting events such as the ESPN Bassmaster, AMGEN Tour of California, CIF Section Tournaments, California Collegiate Athletic Association (CCAA) championships, as well as national swimming, softball, soccer, bowling, volleyball, and golf events.

Banner Island Ballpark  The 5,200 seat Banner Island Ballpark includes all of the amenities of a first class ballpark such as luxury suites, a unique “back porch” area with rocking chairs, sports club, delicious tri-tip sandwiches, and games for the kids. Stockton’s ballpark is home to the Stockton Ports, a Class A affiliate of the Oakland Athletics. The Ports inaugural season at Banner Island Ballpark had a record 205,819 fans in 2005, beating the previous mark of 154,547 back in 1947.

Stockton Arena  The multi-purpose waterfront arena is located adjacent to Banner Island Ballpark. This state-of-the-art, 220,000 square foot arena includes the following amenities:
- Up to 12,000 seats based on configuration
- 24 full service luxury suites
- 344 club seats and private Club area
- 5,000 s.f. of meeting room space
- 60,000 s.f. of retail and/or restaurant space

Dedicated in December 2005, the Stockton Arena can accommodate a wide range of events and activities. It has hosted various events such as Disney on Ice, Cirque du Soleil, World Wrestling Entertainment (WWE), the California Hispanic Chamber of Commerce Statewide Annual Conference, StocktonCon, and many more.

The arena is also home to the Stockton Heat hockey team, an affiliate of the National Hockey League (NHL) Calgary Flames; the National Basketball Association (NBA) G League Stockton Kings; and the Major Arena Soccer League 2 team - the Stockton Rush.

University Waterfront Plaza Hotel  Located adjacent to the Stockton Arena, the seven-story, full service waterfront hotel, opened in November 2007 and includes 178 rooms, a restaurant and bar, an outdoor lounge area, and conference center.

STOCKTON IS THE PREMIER ENTERTAINMENT DESTINATION OF THE CENTRAL VALLEY.
Request additional information regarding our various resources that support doing business in Stockton:

- Business Resource Guide
- Project Economic Review Committee Brochure
- Commercial Facade Improvement Forgivable Loan Brochure
- Storefront Beautification Micro Grant Brochure
- Emergency Grant Brochure
- Hire Stockton Workforce Grant Brochure
- Small Business Micro Loan Brochure
- Development Impact Fee Estimate
- Downtown Financial Incentive Program
- Downtown Infrastructure Infill Incentive Program
- Non-residential Fee Deferral
- Short-term Fee Deferral
- Development Fee Reduction and Fee Waiver Programs
- Site Selection Assistance

ADVANTAGESTOCKTON.COM