



MARCH TOWER

2800 West March Lane, Stockton, California

Class A Office Space
For Lease

CBRE



4-story Class "A" office building



Total Building SF: $\pm 60,000$



Total Available SF: $\pm 4,293$



Load Factor: 15%



Parking: 4:1,000 (*A limited allocation of covered reserved parking at a monthly charge)



Zoning: C-G (Commercial, General)

NOTABLE TENANT MIX

- + Atlas Properties, Inc.
- + Central Valley Community Bank
- + Common Interest Management
- + USI Insurance Services
- + Rishwain & Rishwain
- + Rick Paulsen & Associates
- + Goldstrand Planning Group
- + WFG National Title
- + San Joaquin Partnership
- + Bristol Hospice
- + Kietzke & Kramer Properties

AVAILABILITY

SUITE 300

$\pm 4,293$ RSF

Call for lease rate

BUILDING HIGHLIGHTS

PROPERTY AMENITIES

- + On-site security
- + On-site management team
- + West March Lane Monument Signage
- + Covered parking available
- + Highly visible from Interstate 5

2023 DEMOGRAPHICS

	1 mile	3 miles	5 miles
ESTIMATED POPULATION	15,636	115,048	274,981
AVG HOUSEHOLD INCOME	\$129,714	\$99,052	\$92,891

TRAFFIC COUNTS

 W March Ln / I-5:	38,700 ADT
 I-5 / Brookside Road:	117,000 ADT

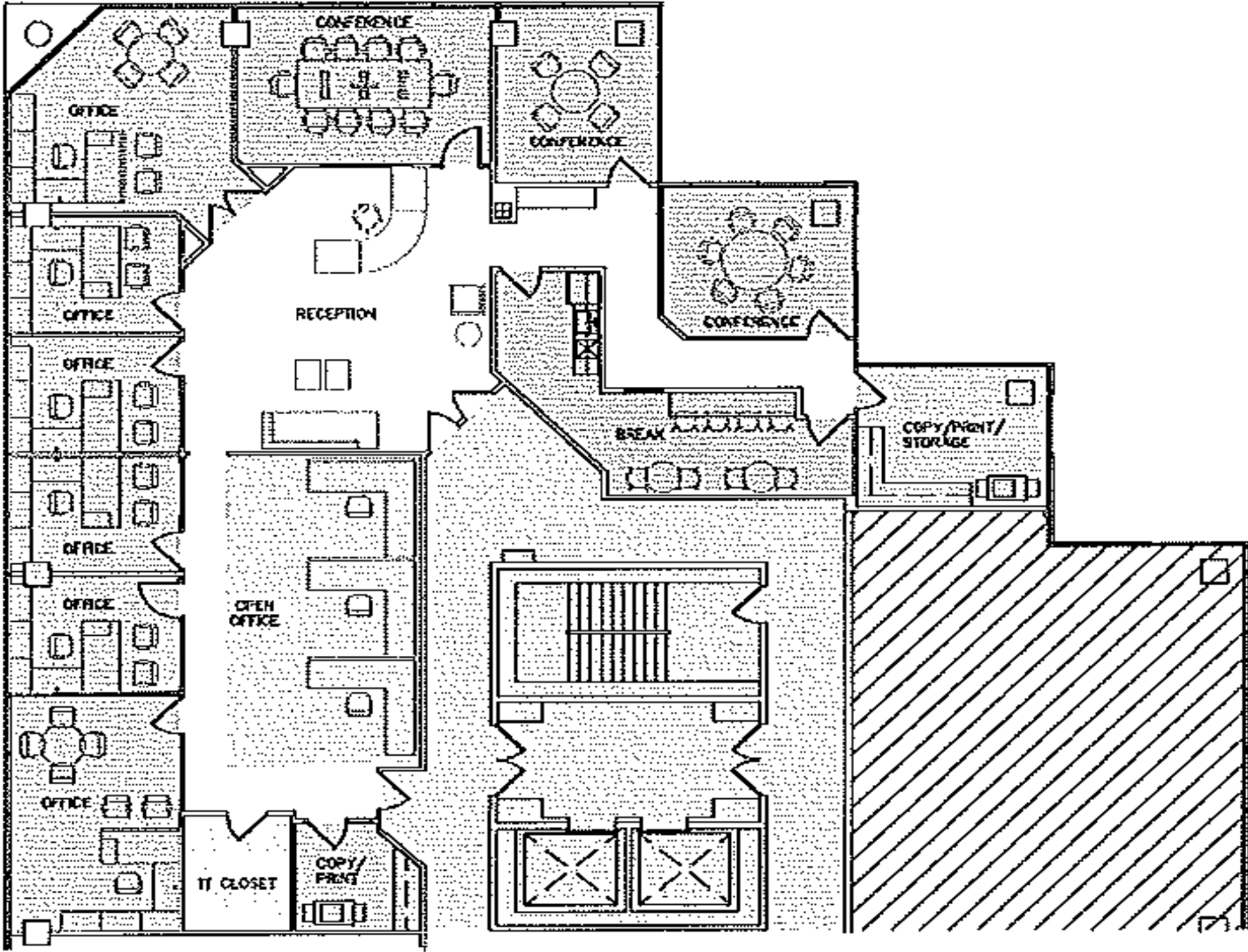


SITE PLAN



3RD FLOOR

SUITE 300: ±4,293 RSF



AMENITIES MAP



DOWNTOWN STOCKTON

Hilton
Chick-fil-A

CVS
pharmacy
Olive Garden

DAVE WONG'S

5

STOCKTON GOLF & COUNTRY CLUB

La Quinta
EXTENDED
STAYAMERICA

SITE

ST. JOSEPH'S
MEDICAL
GROUP

BROOKSIDE GOLF & COUNTRY CLUB

STARBUCKS
BANK

Residence Inn

THE HOME
DEPOT

BANK OF WEST

IN-N-OUT
BURGER

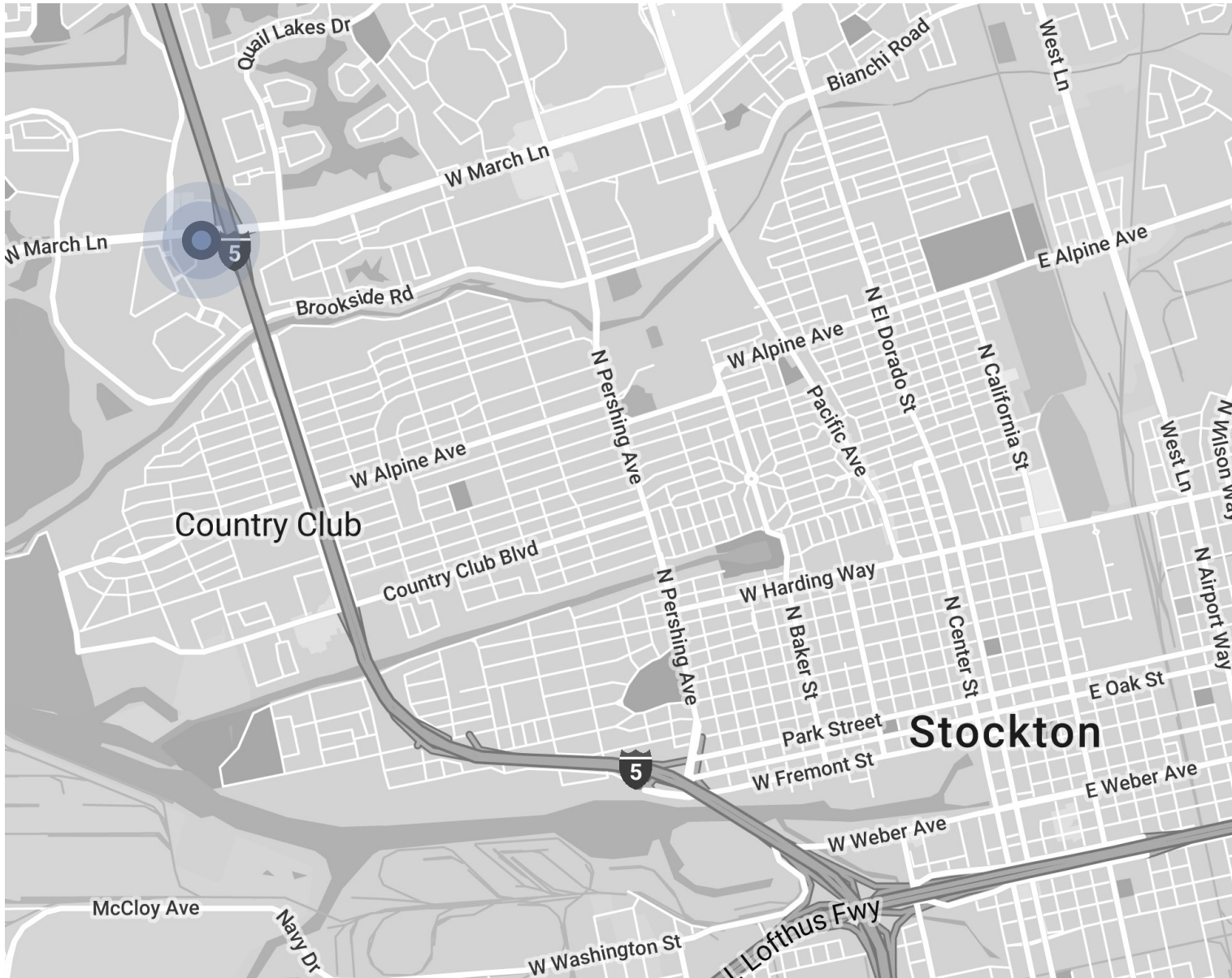
SAVE MART

Krudy Krème
SUBWAY

The Habit
BURGER GRILL
Jamba Juice
Mobile

MEZZO
CASA FLORES
VIP PIZZA

PHOTOS & LOCATION MAP





FOR ADDITIONAL INFORMATION, PLEASE CONTACT

BRIAN PETERSON

Senior Vice President

Lic# 01718738

+1 209 476 2907

brian.peterson@cbre.com

STEVE WHITE

First Vice President

Lic# 01781200

+1 209 476 2906

steve.white@cbre.com

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