

FOR LEASE

# PROFESSIONAL OFFICE BUILDING

*Class B Office Building Located North of  
Benjamin Holt Dr & East of Pacific Ave*

6702 INGLEWOOD AVE, STOCKTON, CA

KIDDER.COM

**km** Kidder  
Mathews





## PROPERTY OVERVIEW

6702 Inglewood Avenue is a professional Class B office building located north of Benjamin Holt Drive and East of Pacific Avenue in the North Central region of Stockton, California. There is currently  $\pm 2,312$  SF available in the building. All office suites available have multiple private offices in layouts that could accommodate a variety of service providers.

Within walking distance of the property is Humphreys College, a locally founded college offering degrees in law, business, education, human services, and liberal arts. Just West of the property, established over 60 years ago, Lincoln Center is one of Stockton's oldest shopping centers offering over 25,000 square feet of retail, restaurant and professional services amenities.

## TENANT MIX

Public Health Advocates

T.O.P. Marketing Group

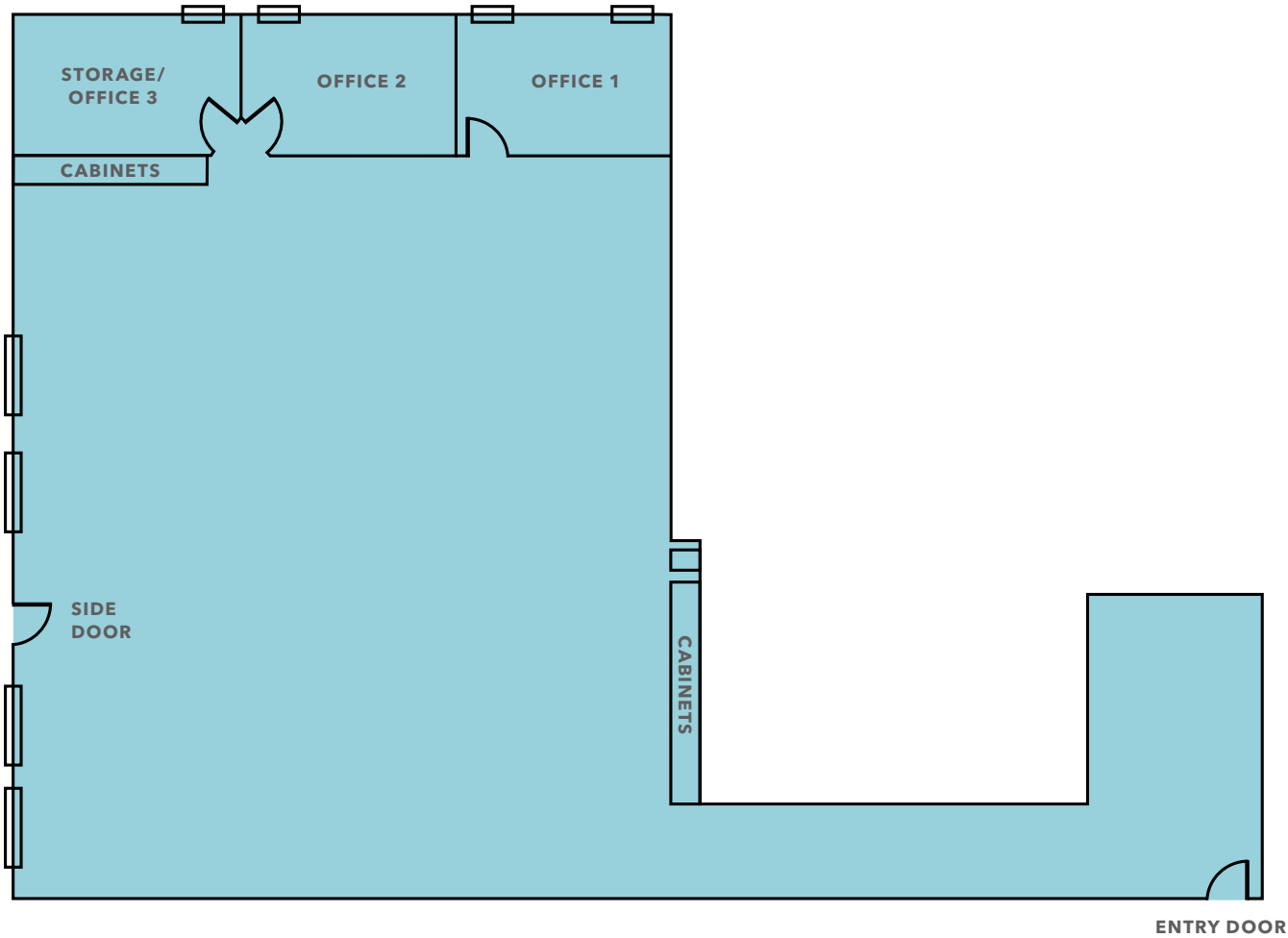
United Cerebral Palsy

Valley Community Counseling Services

## KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

# FLOOR PLAN - SUITE J



*±2,089 SF*

AVAILABLE

*NOW*

AVAILABLE

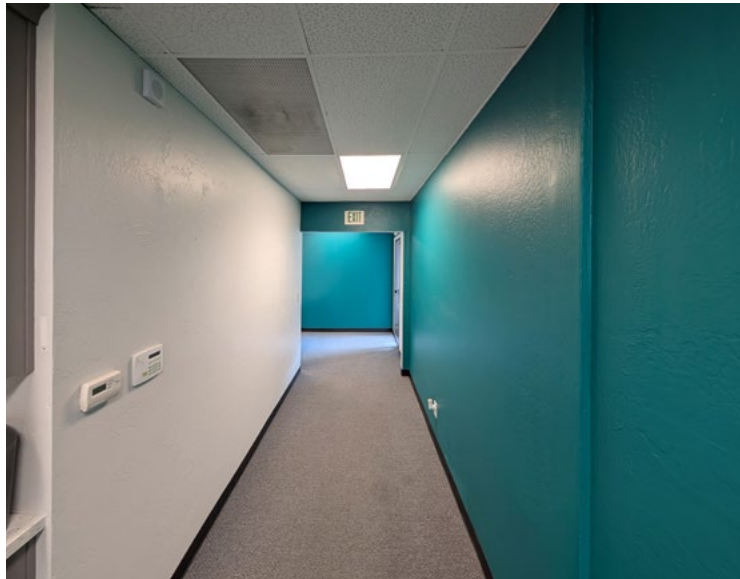
Layout 3 private offices, 1 large conference room, and an informal reception area at the entry

FLOOR PLAN NOT TO SCALE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



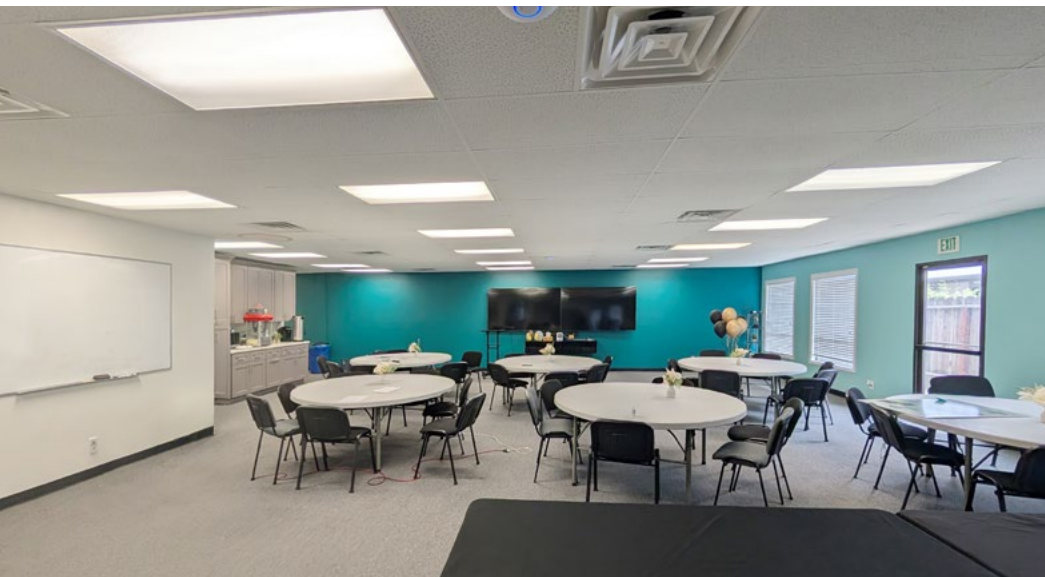


KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



6702 INGLEWOOD AVE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





## Property Information

SUITE J	±2,089 SF
BUILDING SIZE	±15,301 SF
YEAR BUILT	1983
PARKING RATIO	1.8/1,000 SF

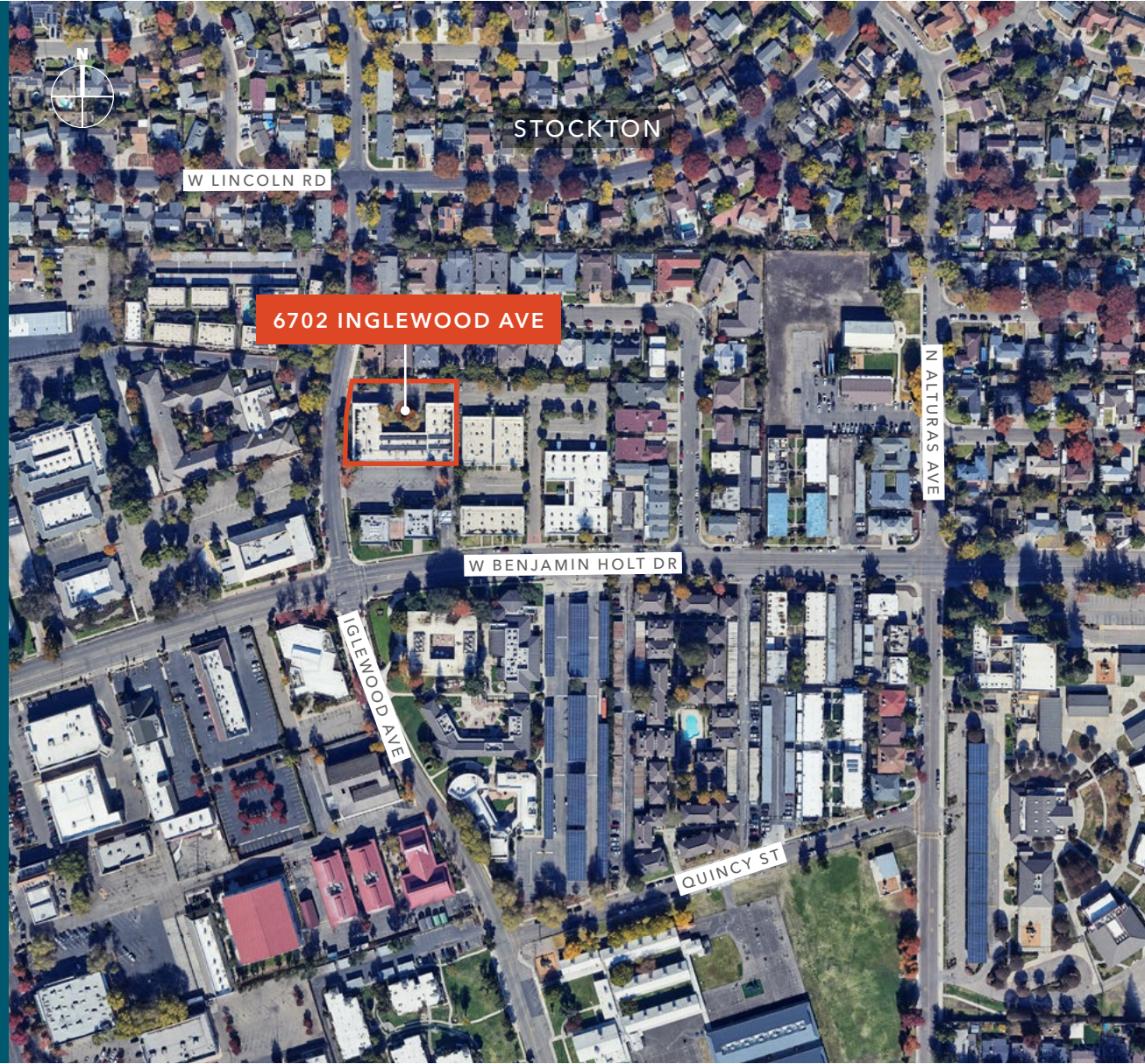
Unrestricted street parking

Direct access to I-5 via Benjamin Holt Drive

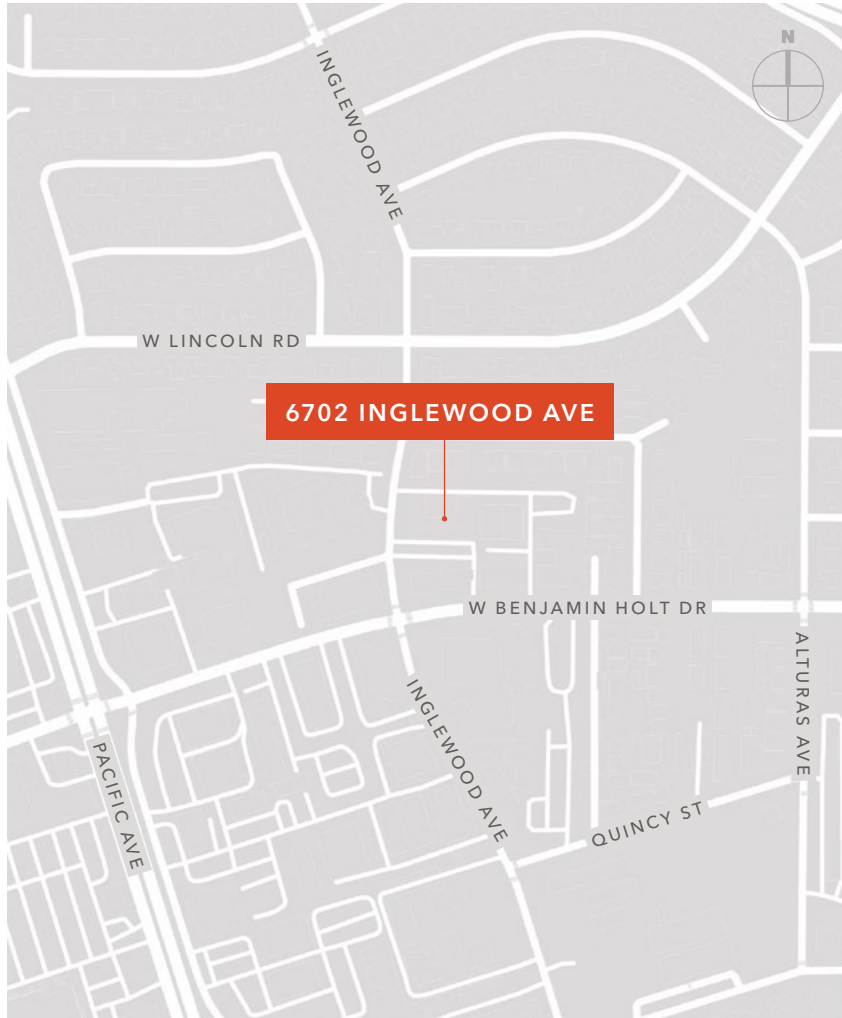
Many retail, restaurant and professional service providers located within a one (1) mile radius

Professional office building located off Benjamin Holt Dr, just east of Lincoln Center

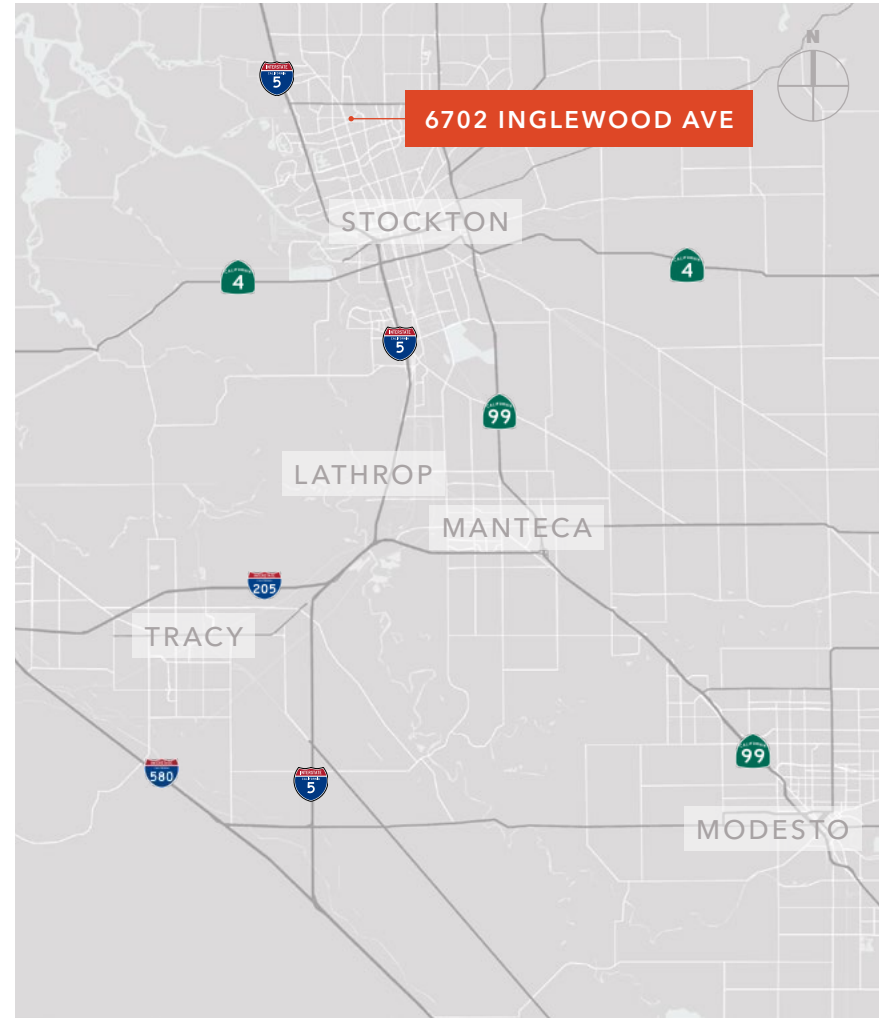
ERICA PAIGE  
916.751.3607  
erica.paige@kidder.com  
LIC N° 01870735



## LOCAL MAP



## REGIONAL MAP



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



# 6702 INGLEWOOD AVE

# 6702

*Exclusively leased by*

**ERICA PAIGE**

916.751.3607

[erica.paige@kidder.com](mailto:erica.paige@kidder.com)

LIC N° 01870735

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km Kidder  
Mathews**