

**FOR SALE**  
**2522 GRAND CANAL BLVD**  
**SUITE 12 -13 & SUITE 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**

**P**  **RTNERS**  
**COMMERCIAL**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**[Suzanne@partnersreinc.com](mailto:Suzanne@partnersreinc.com)**

# FOR SALE

## 2522 GRAND CANAL BLVD

### SUITE 12-13 & 14-15

### STOCKTON, CA

**SALE PRICE: \$950,000.00**

#### PROPERTY FEATURES:

- Centrally located with direct access to I-5 via March Lane
- Zoning: CG, General Commercial (City of Stockton)
- Located ten minutes from Downtown & Northwest Stockton submarkets
- Pedestrian friendly within steps of national and local retailers, restaurants and services
- Surroundings tenants include doctor's offices, law & insurances offices
- Flexible multi-tenant layout suitable for owner/user or investor
- HOA Monthly Fee \$ 820.00 (\$205.00 per unit)
- 100% Leased
- Excellent Owner/User opportunity

#### INVESTMENT SNAPSHOT

Purchase Price: 950,000.00  
Current Gross Income: \$78,000  
Potential Gross Income: \$86,400  
Current NOI: \$54,960  
Projected NOI: \$63,360  
Price Per SF: -\$236/SF  
Cap Rate (Current): 5.79%  
Cap Rate (Projected): 6.67%  
Over 15% upside in rental income through lease adjustments to market rate.

*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.*

#### FOR MORE INFORMATION

#### CONTACT:

**P**  **RTNERS**  
**C O M M E R C I A L**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**

# FOR SALE

## 2522 GRAND CANAL BLVD

### SUITE 12-13 & 14-15

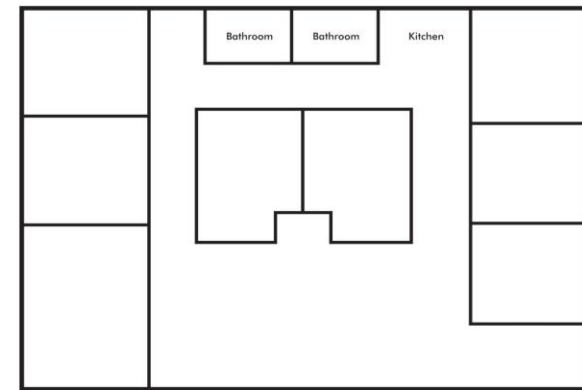
### STOCKTON, CA

**SALE PRICE: \$950,000.00**

#### PROPERTY FEATURES:

#### SUITE 12 & 13

- ± 2,012 SF Office Suite
- 6 Offices
- 2 Restrooms
- Kitchen
- Laminate Flooring
- Current Rent \$2,900.00 per month
- Potential Rent \$3,600.00 per month



2522 GRAND CANAL - SUITE 12 & 13 - FLOOR PLAN  
±2,012 SF

FOR MORE INFORMATION  
CONTACT:

**P**ARTNERS  
COMMERCIAL

Suzanne Grande  
209.483.8999  
Lic. 01080467  
Suzanne@partnersreinc.com

# FOR SALE

## 2522 GRAND CANEL BLVD

### SUITE 12-13 & 14-15

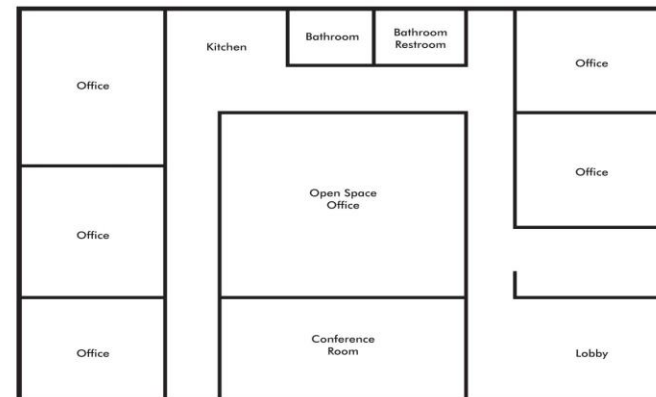
### STOCKTON, CA

**SALE PRICE: \$950,000.00**

#### PROPERTY FEATURES:

#### SUITE 14 & 15

- ± 2,012 SF Office Suite
- 6 Offices
- Kitchen
- Open Office Space
- 2 Restrooms
- Conference Room
- Laminate Flooring
- Current Rent \$3,600.00 per month
- Potential Rent \$3,700.00 per month



2522 GRAND CANAL - SUITE 14 & 15  
FLOOR PLAN

FOR MORE INFORMATION  
CONTACT:



Suzanne Grande  
209.483.8999  
Lic. 01080467  
Suzanne@partnersreinc.com

**FOR SALE**  
**2522 GRAND CANEL BLVD**  
**SUITE 12-13 & 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**

**P**  **RTNERS**  
**COMMERCIAL**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**

**FOR SALE**  
**2522 GRAND CANEL BLVD**  
**SUITE 12-13 & 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**



**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**

**FOR SALE**  
**2522 GRAND CANEL BLVD**  
**SUITE 12-13 & 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**

**P**  **RTNERS**  
**COMMERCIAL**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**

**FOR SALE**  
**2522 GRAND CANEL BLVD**  
**SUITE 12-13 & 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**

**P**ARTNERS  
**COMMERCIAL**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**

**FOR SALE**  
**2522 GRAND CANEL BLVD**  
**SUITE 12-13 & 14-15**  
**STOCKTON, CA**

**SALE PRICE: \$950,000.00**



**FOR MORE INFORMATION**  
**CONTACT:**

**PARTNERS**  
**COMMERCIAL**

**Suzanne Grande**  
**209.483.8999**  
**Lic. 01080467**  
**Suzanne@partnersreinc.com**