

OFFICE BUILDING
2,400± SF - FOR SUBLEASE
2525 S. 99 FRONTAGE ROAD | STOCKTON, CA 95215



- APN: 171-300-190
- Partially Furnished
- Direct access to Hwy 99
- Direct vicinity to a large group of Industrial Properties & Businesses
- Parking included for each individual office (6+)

ECONOMIC DATA:

Lease Rate: \$3,000 / Month
\$1.25 PSF, Gross

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FEATURES:

- Outside patio/break area
- Small Break Room
- Storage Room
- Reception Area
- Three Private Restrooms
- Gated Parking
- Automatic Rolling Gate

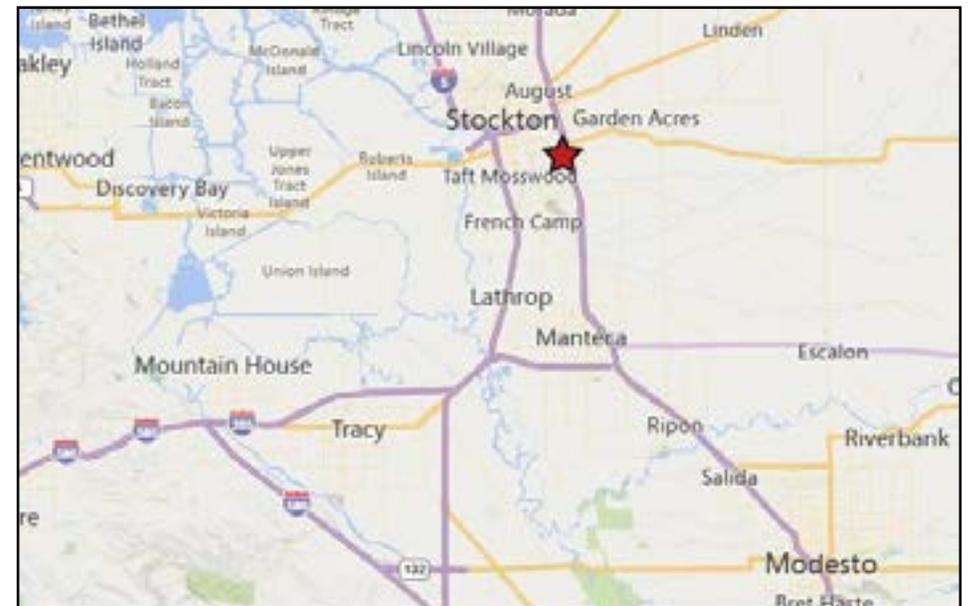


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DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	9,600	78,300	172,300
Household Income:	\$62,000	\$60,000	\$72,000

TRAFFIC COUNT:

Mariposa Road:	11,600 ADT
S. Hwy 99:	87,000 ADT



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