

## FLEX COMMERCIAL FOR LEASE

PREMIER FLEX COMMERCIAL HEADQUARTERS | SECURE YARD | STOCKTON, CA

702 W Fremont, Stockton, CA 95203



### PROPERTY DESCRIPTION

702 W Fremont Street presents a rare opportunity to lease a premier flex commercial headquarters designed to support every aspect of a modern business operation. Combining professional office space, customer-facing areas, operational workspace, secure outdoor storage, and flexible support space, this property offers an ideal solution for companies seeking both functionality and a professional image. The available ±4,670-square-foot unit is complemented by an approximately 3,600-square-foot gated, partially covered yard, creating a highly functional environment that is increasingly difficult to find in today's industrial market. The office and customer-facing areas were extensively renovated approximately three years ago, providing a contemporary environment that allows tenants to establish a polished professional presence while minimizing upfront tenant improvement costs. Whether you're expanding an established operation or launching a new location, 702 W Fremont Street delivers the flexibility, infrastructure, and image today's flex users demand.

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF / year NNN
Number of Units:	1
Available SF:	4,670 SF

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### BILL JOHNSON

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**KW COMMERCIAL**

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# 702 W FREMONT STREET

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Lease Rate **\$12 SF/YR**

### LOCATION INFORMATION

Street Address 702 W Fremont  
City, State, Zip Stockton, CA 95203  
County San Joaquin  
Signal Intersection No  
Road Type Paved  
Market Type Large  
Nearest Highway Interstate 5  
Nearest Airport Stockton Metropolitan Airport

### UNIT INFORMATION

Unit Size 4,670 SF  
Number of Grade Level Doors 4  
Ceiling Height 20 ft  
Number of Floors 1  
Average Floor Size 4,670 SF  
Year Last Renovated 2023  
Gross Leasable Area 4,670 SF  
Construction Status Existing  
Condition Good

### PROPERTY INFORMATION

Property Type Industrial  
Property Subtype Flex Space  
Zoning Commercial Downtown  
APN # 135-460-05  
Corner Property Yes  
Traffic Count 8000  
Traffic Count Street Fremont St  
Power Yes

### PARKING & TRANSPORTATION

Parking Type Surface

### UTILITIES & AMENITIES

Security Guard No  
Central HVAC Yes

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### PROPERTY HIGHLIGHTS

- Premier flex commercial headquarters designed for today's industrial, contractor, and service businesses
- Professionally renovated office and customer-facing areas completed approximately three years ago
- ±3,600 SF gated, partially covered yard ideal for fleet vehicles, equipment, inventory, or contractor storage
- Approximately 20-foot clear height providing exceptional operational flexibility
- 400-amp, 3-phase electrical service supporting a wide range of industrial applications
- ±2,000 SF mezzanine offering additional storage or workspace
- Central HVAC serving the office and customer-facing areas
- Excellent regional connectivity with immediate access to Interstate 5, Highway 99, and Highway 4
- Minutes from Downtown Stockton and the Port of Stockton, providing convenient access to customers, suppliers, and transportation infrastructure
- Ideal for contractors, distributors, e-commerce, building suppliers, light manufacturing, wholesale operations, and service-based businesses

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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# WAREHOUSE PHOTOS



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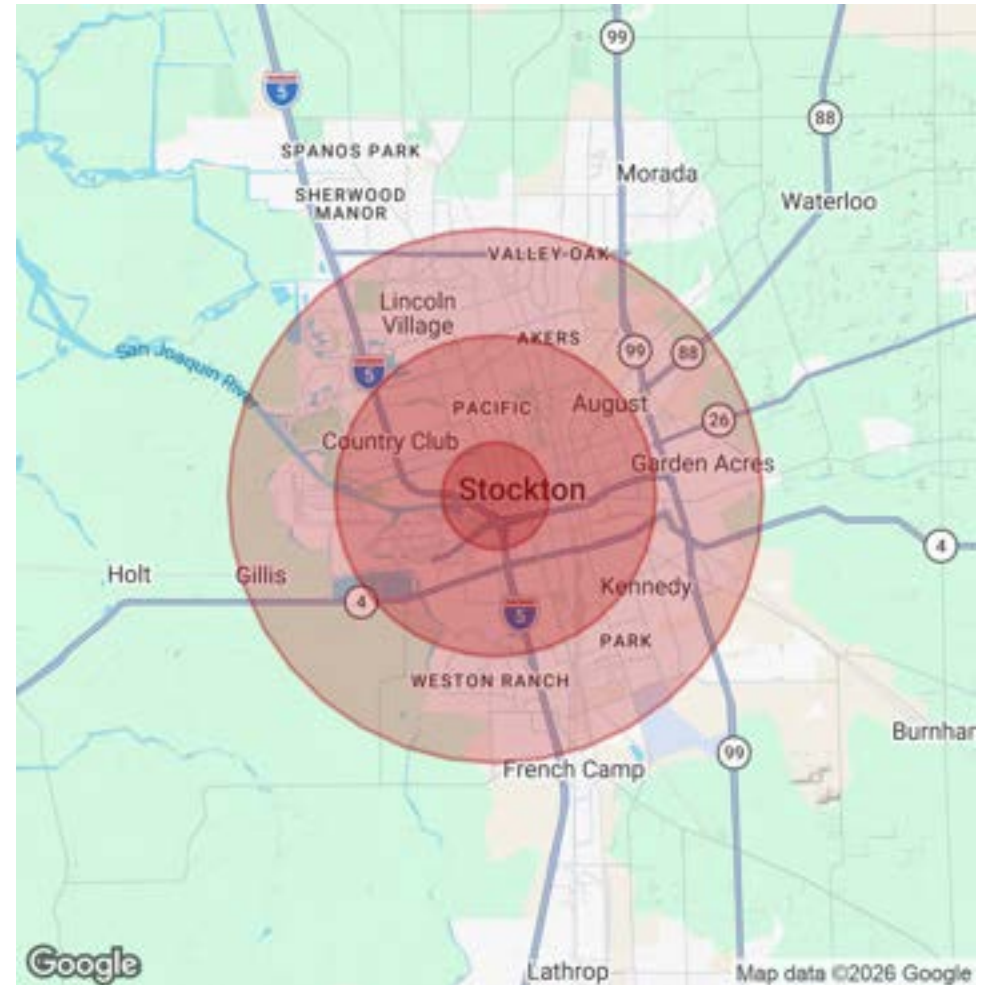
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,743	141,421	277,451
Average Age	36.7	33.0	33.8
Average Age (Male)	35.9	31.6	32.9
Average Age (Female)	37.3	34.3	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,272	44,001	86,258
# of Persons per HH	2.5	3.2	3.2
Average HH Income	\$66,118	\$81,217	\$90,580
Average House Value	\$379,741	\$353,896	\$399,994

2023 American Community Survey (ACS)



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