

**PRIME  
LOCATION**

**FOR LEASE**

**2301-2313 W. ALPINE AVENUE • STOCKTON • CA • 95204**



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**RANDY HIGH JR., CCIM**  
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**DESIREE HOLLAND**  
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(209) 672-6792  
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# PROPERTY SUMMARY

|                        |                                    |                              |             |
|------------------------|------------------------------------|------------------------------|-------------|
| <b>ADDRESS:</b>        | 2301-2313 W. Alpine Ave • Stockton | <b>COUNTY:</b>               | San Joaquin |
| <b>LEASE RATE:</b>     | \$1.25 PSF MG                      | <b>PROPERTY TYPE:</b>        | Office      |
| <b>SQUARE FOOTAGE:</b> | ± 750 - 1,000 SF                   | <b>PARCEL NUMBER:</b>        | 111-054-150 |
| <b>LOT SIZE:</b>       | ± 16,299 SF • 0.37 AC              | <b>PROCURING BROKER FEE:</b> | 2.5%        |

**PROPERTY DESCRIPTION:**

Prime office space ideally located in a highly residential area on the west side of Alpine, near Highway 5 and the University of the Pacific. This exceptional spot offers ample parking and outstanding visibility, situated across the street from Michael’s Pizza, a local favorite that attracts a significant amount of foot traffic.

**AVAILABLE SUITES:**

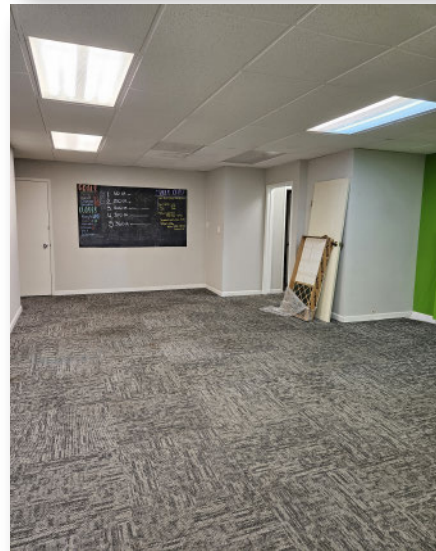
- **Suite 2309 • Second Floor • ± 1,000 SF**
  - Spacious Entry Office/Reception Area
  - Small Office
  - One (1) Restroom
  - Large Conference/Training Room
- **Suite 2311 • Second Floor • ± 750 SF**
  - Open Entry Office/Reception Area
  - Small Office with Window Facing Reception Area
  - One (1) Restroom
  - Copy/Storage Room
- **Suite 2313 • Second Floor • ± 963 SF**
  - Large Entry Office/Reception Area
  - Two (2) Small Offices
  - One (1) Restroom
  - Copy/Storage Room



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# 2309 PHOTO GALLERY



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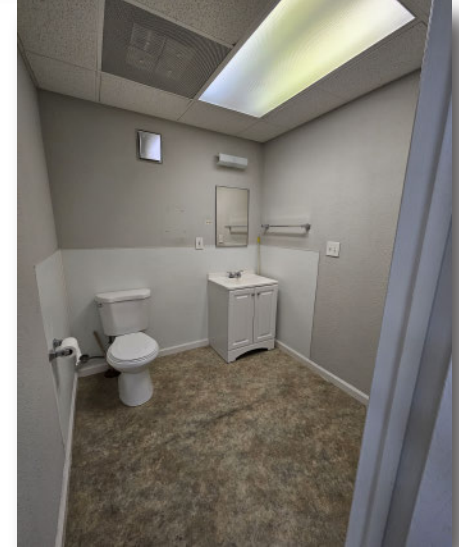
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# 2311 PHOTO GALLERY



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# 2313 PHOTO GALLERY



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# LOCATION MAP



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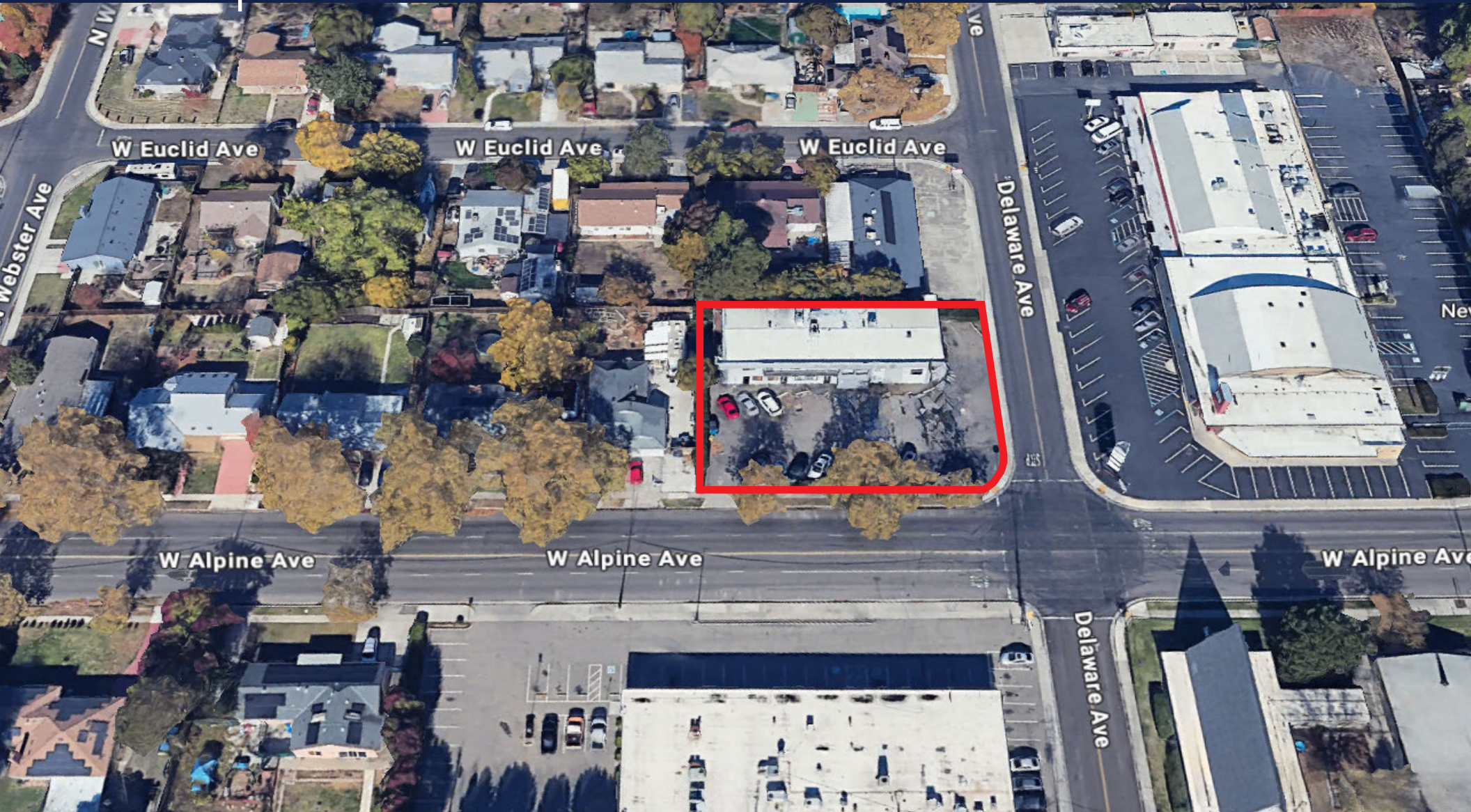
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# AERIAL VIEW



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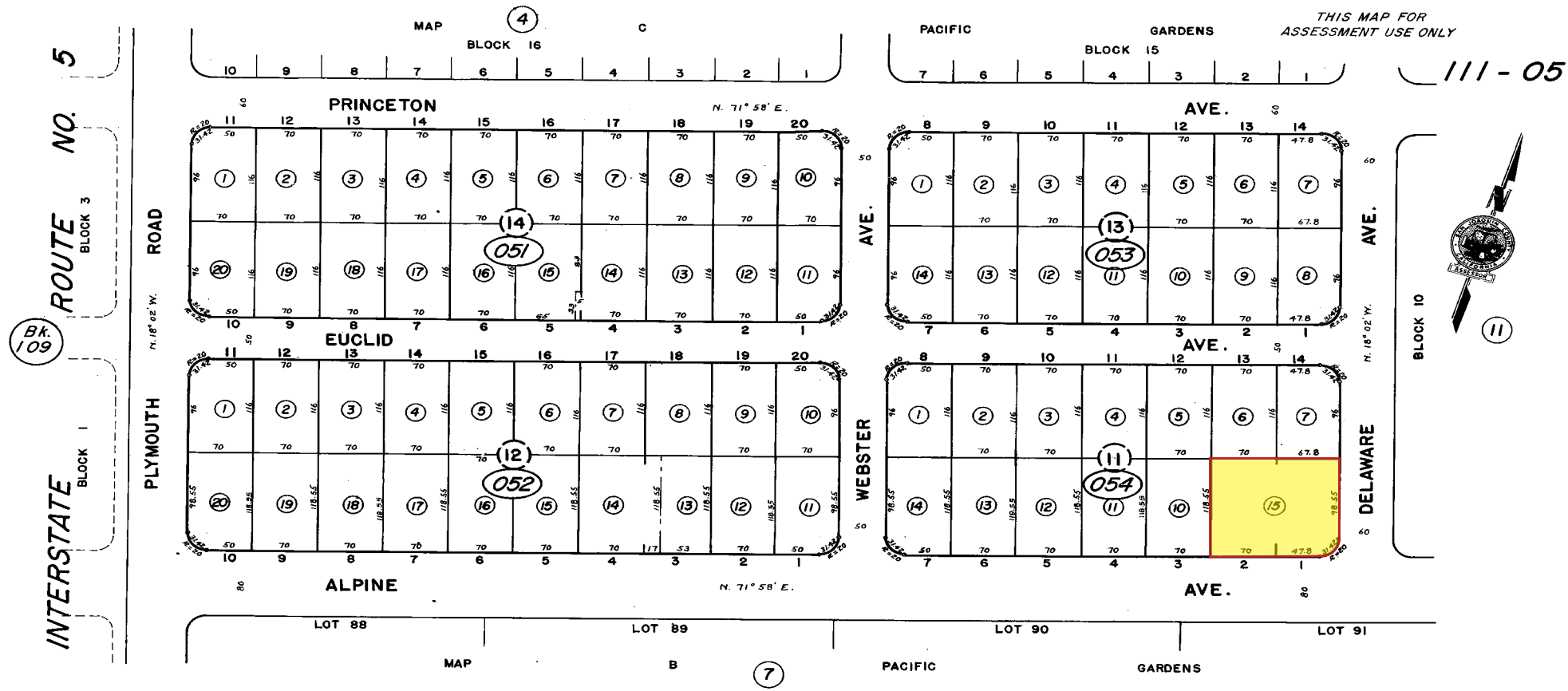
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# PARCEL MAP



**MAP C PACIFIC GARDENS**  
BLOCKS 11-12-13-14  
SCALE 1"=100'  
SAN JOAQUIN COUNTY  
ASSESSOR'S MAPS

MAP C PACIFIC GARDENS  
BLOCKS 11-12-13-14

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