

PROFESSIONAL/MEDICAL OFFICE SUITES FOR LEASE



4534 PRECISSI LN

Stockton, CA 95207

ANDY LE
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CA DRE #02110117

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4534 Precissi Lane, Stockton, CA is a gated, professional office property strategically located near the signalized intersection of North Pershing Avenue and West March Lane, providing immediate access to one of Stockton's primary commercial corridors. The property features a secured building entrance, ample on-site parking, and shared common-area restrooms, offering both convenience and functionality for occupants. Situated within a well-established office corridor, the property is well suited for professional, medical, or administrative users seeking a secure, accessible, and efficiently designed office environment.

| AVAILABLE SPACES | RENTABLE SQUARE FEET (RSF) |
|------------------|----------------------------|
| Suite E | ±650 SF |
| Suite D | ±854 SF |
| Suite B | ±1652 SF |

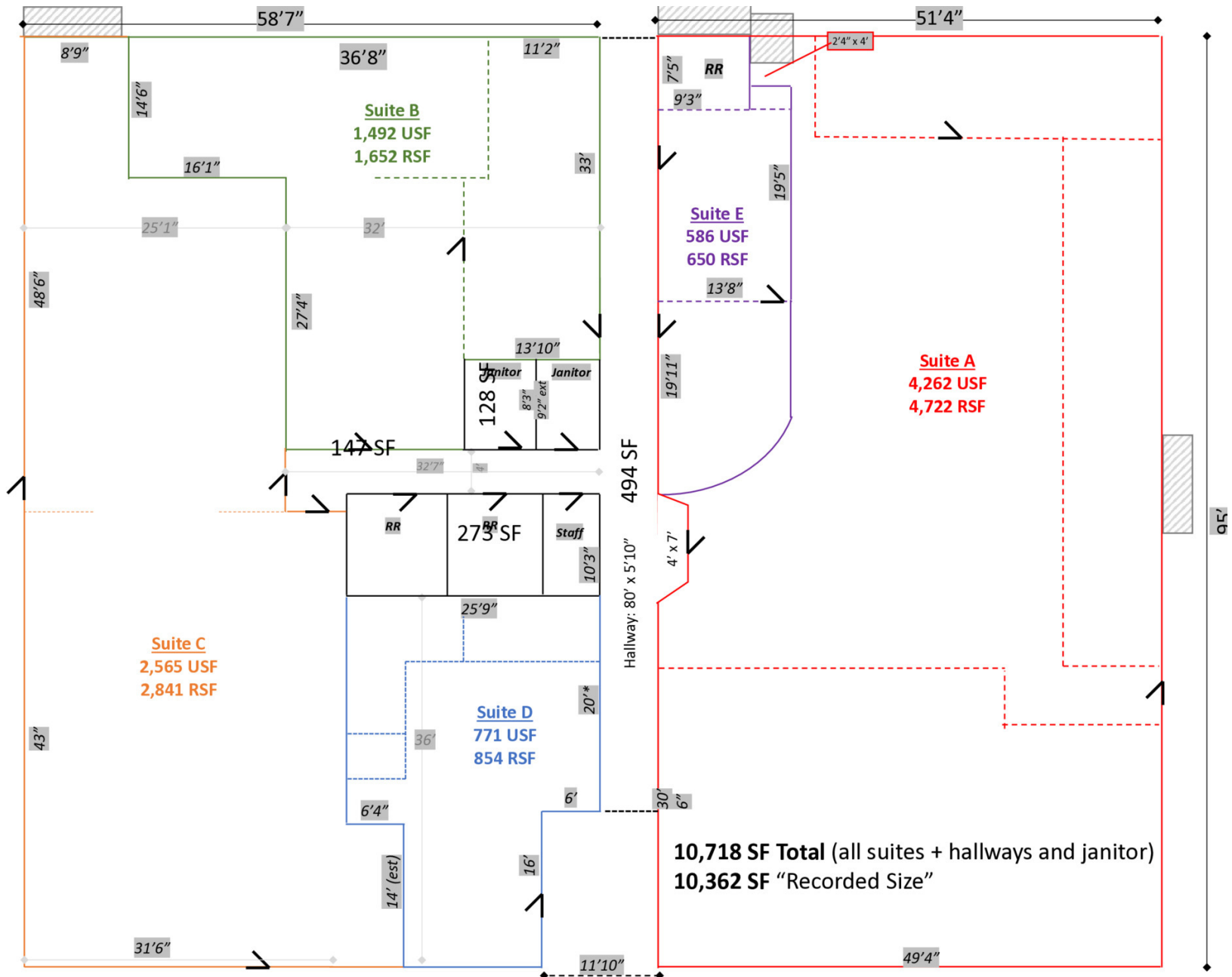
PROPERTY HIGHLIGHTS

- **Suite E: ±650 RSF (±586 USF)** office suite featuring a private restroom.
- **Suite D: ±854 RSF (±771 USF)** office suite with a private restroom, two private offices, and a dedicated conference room.
- **Suite B : ±1,652 RSF (±1,492 USF)** office suite offering two private restrooms, a reception area, and multiple water hookups—ideal for dental or medical use.
- Convenient access to March Ln, Pacific Ave, and I-5.
- Gated office property with ample on-site parking, and a shared common area with restrooms.
- Convenient full-service lease with utilities included, offering predictable operating costs; janitorial expenses excluded.

| OFFERING SUMMARY | |
|------------------|--|
| Lease Rate: | \$2.20 RSF FSG <i>(janitorial not included)</i> |
| Building Size: | 10,595 SF |
| Lot Size: | 46,449 SF |

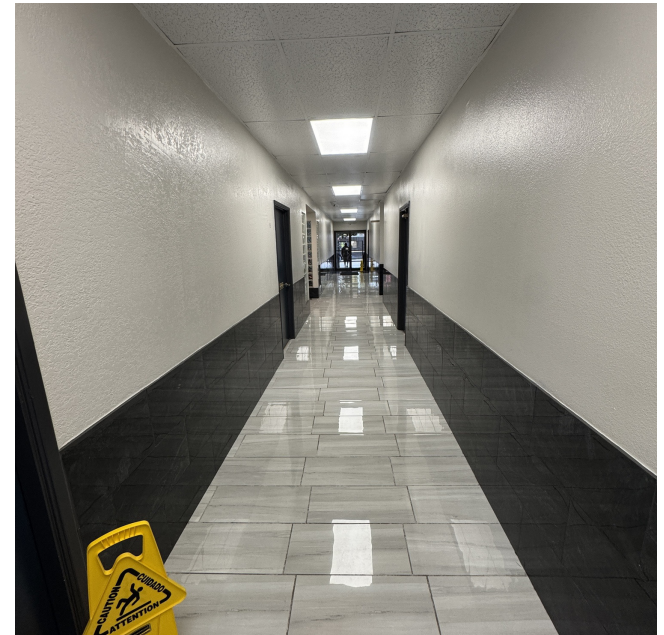
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FLOOR PLANS



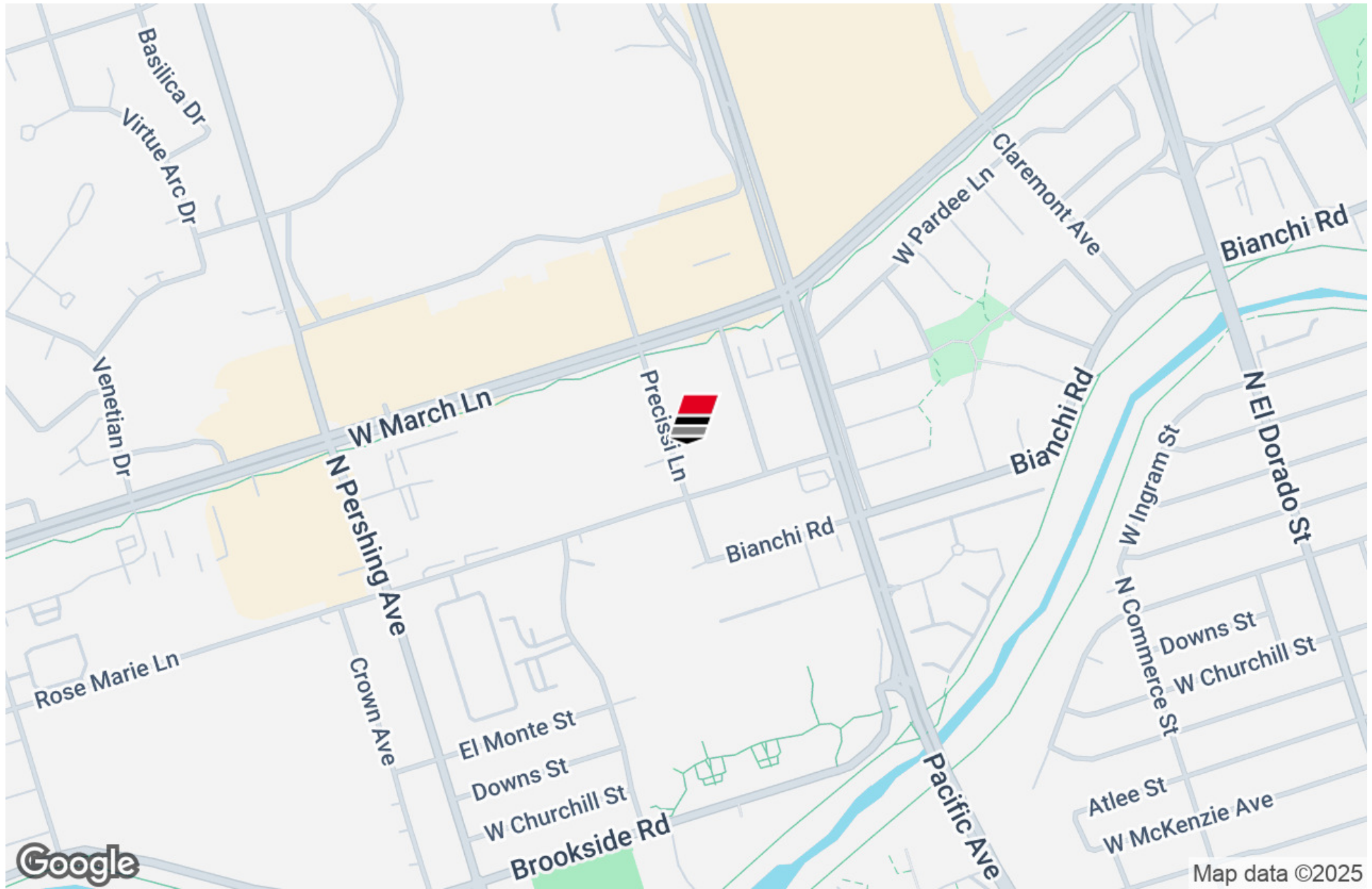
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,692 | 5,096 | 22,086 |
| Average Age | 41 | 37 | 36 |
| Average Age (Male) | 39 | 35 | 35 |
| Average Age (Female) | 42 | 38 | 37 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 485 | 1,774 | 7,829 |
| # of Persons per HH | 3.5 | 2.9 | 2.8 |
| Average HH Income | \$57,927 | \$62,346 | \$82,409 |
| Average House Value | \$443,277 | \$440,231 | \$434,157 |

| RACE | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|-----------|-----------|--------|
| Total Population - White | 540 | 1,165 | 6,145 |
| % White | 31.9% | 22.9% | 27.8% |
| Total Population - Black | 330 | 988 | 4,215 |
| % Black | 19.5% | 19.4% | 19.1% |
| Total Population - Asian | 230 | 673 | 2,909 |
| % Asian | 13.6% | 13.2% | 13.2% |
| Total Population - Hawaiian | 11 | 40 | 169 |
| % Hawaiian | 0.7% | 0.8% | 0.8% |
| Total Population - American Indian | 22 | 72 | 360 |
| % American Indian | 1.3% | 1.4% | 1.6% |
| Total Population - Other | 406 | 1,572 | 5,307 |
| % Other | 24.0% | 30.8% | 24.0% |

Demographics data derived from AlphaMap

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