



±1,450 SF MEDICAL OFFICE CONDOMINIUM  
*FOR SALE*

1805 N CALIFORNIA STREET, SUITE 308, STOCKTON, CA

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## *Turnkey ±1,450 SF Medical Office*

Located in the George Wever professional medical office building, this efficiently designed ±1,450 SF suite offers a functional layout ideal for a range of medical specialties. The space includes four private exam rooms, a physician's office, three restrooms, a clerical/reception area, and a nurses' station with a break room – all thoughtfully arranged to support smooth patient flow and daily operations.

The suite provides a comfortable, private environment for both patients and staff, with abundant natural light and modern finishes. Professionally managed by BLR property management, the building provides elevator access, dedicated private physician parking and a strong tenant mix of healthcare providers. This property combines convenience, credibility, and comfort in one ideal location across the street from St. Joseph's hospital.

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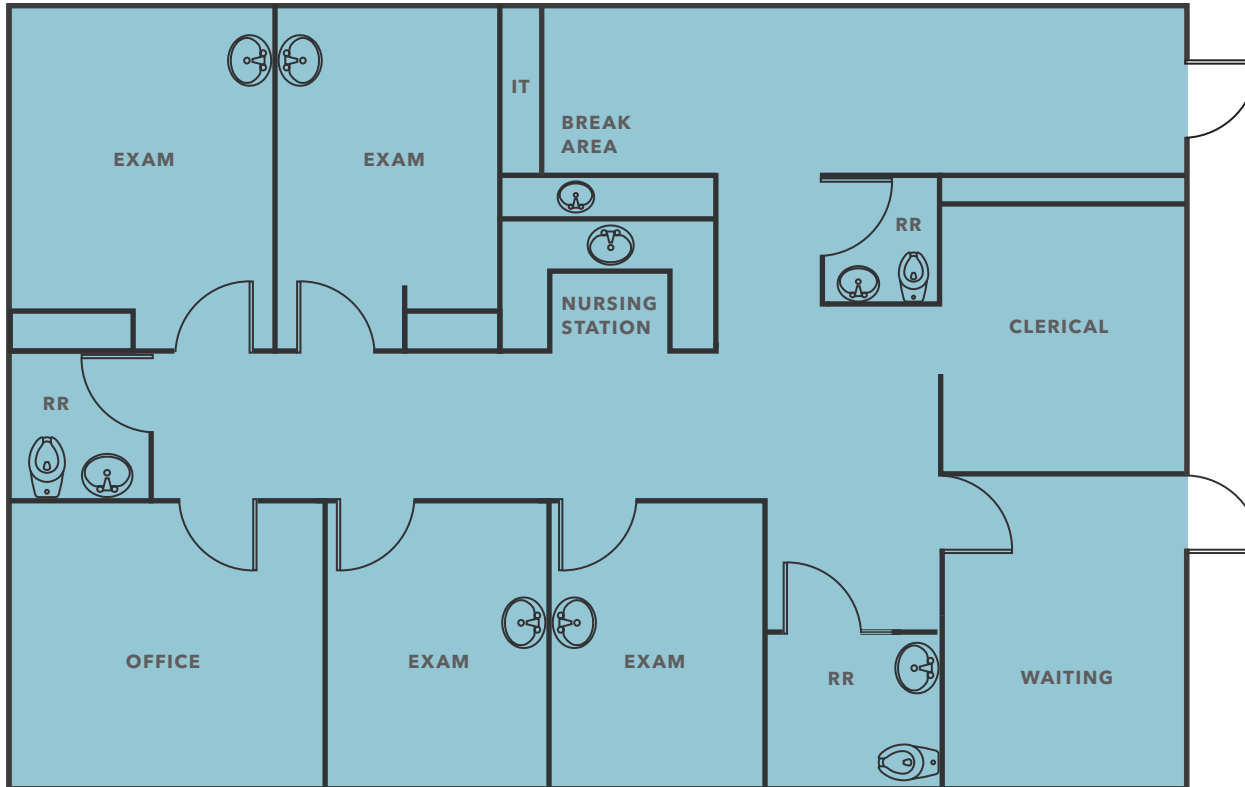




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## FLOOR PLAN



### PROPERTY HIGHLIGHTS

4 exam rooms + private doctor's office

3 restrooms (private + patient)

Reception/clerical area, nurses' station, and break room

Third-floor suite in professional building with elevator access

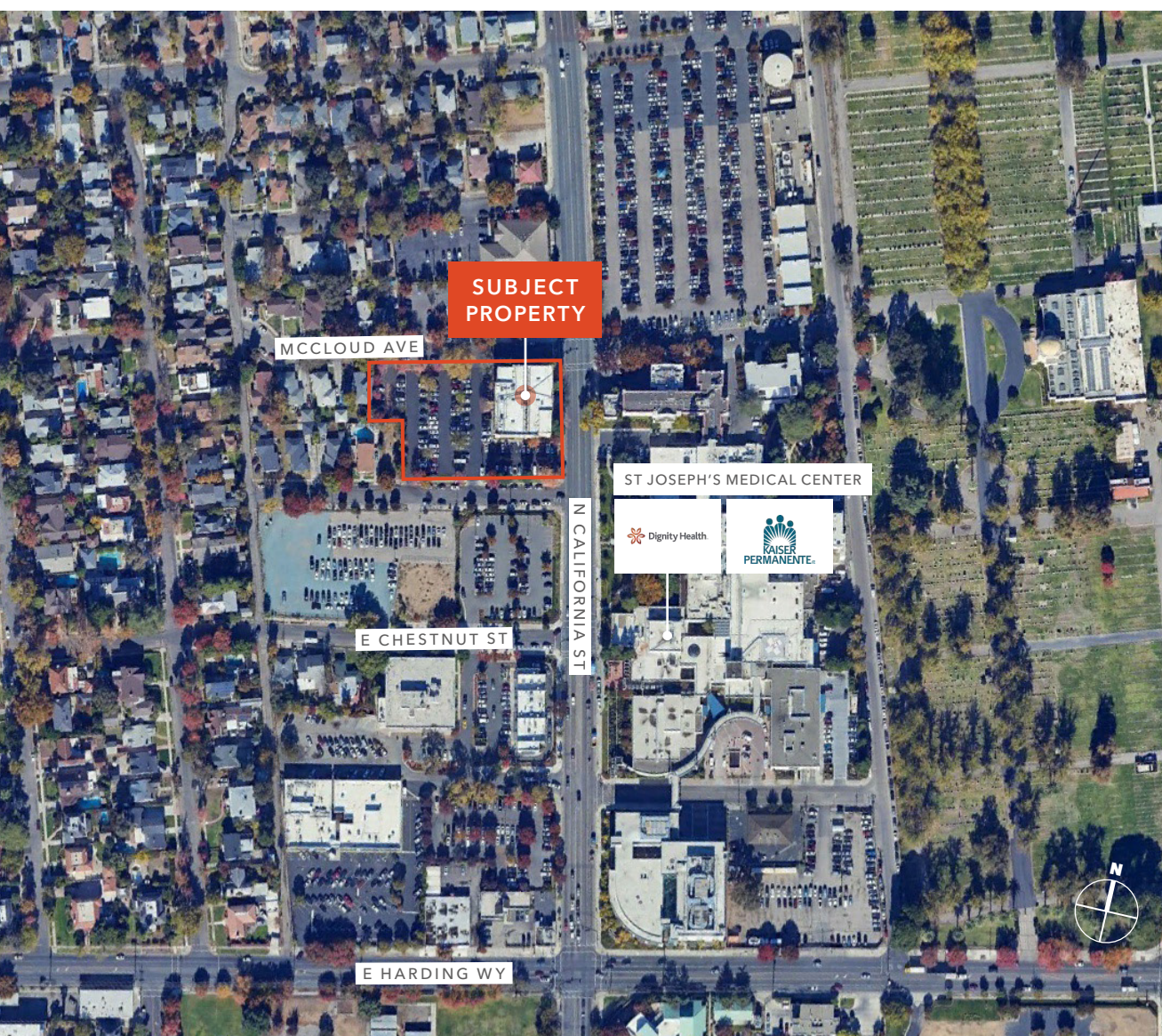
Two parking spaces in underground gated garage

Two dedicated spaces in surface parking lot

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## LOCATION HIGHLIGHTS

Located at 1805 N. California Street, a well-known medical corridor in the heart of Stockton

Prime location directly across the street from a major hospital, ideal for surgical and referral-based practices

High visibility and accessibility from major Stockton thoroughfares and public transit routes

Surrounded by medical professionals, pharmacies, and diagnostic services—supporting cross-referrals and patient convenience

Minutes from I-5 and Highway 99, offering easy access for out-of-area patients and providers

Association dues: \$0.44 PSF

APN: 127-250-170



# 1805 N CALIFORNIA STREET, SUITE 308

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*For pricing please contact Broker*

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