

**PRIME
LOCATION**

FOR SALE

1350 W. ROBINHOOD DR • STOCKTON • CA • 95207



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

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DESIREE HOLLAND
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(209) 672-6792
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PROPERTY SUMMARY

ADDRESS: 1350 W. Robinhood Dr • Stockton
SALES PRICE: \$2,500,000
BUILDING SF: ± 15,846 SF
LOT SIZE: ± 50,181 SF • ± 1.15 AC
PARKING: 57 Spaces

YEAR BUILT: 1981
COUNTY: San Joaquin County
PROPERTY TYPE: Commercial Office
PARCEL NUMBER: 108-150-080
PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION: This commercial office property offers a unique blend of functionality and convenience, perfect for diverse business needs. Situated in a suburban location, the single-story building encompasses 15,846 SF with a typical floor size matching the total RBA. Constructed in 1981, this Class B property stands 25 feet tall and features multi-tenant occupancy, providing ample space for a variety of businesses. Notably, the building is located in the highly accessible Robinhood Drive Office District. The property includes 57 surface parking spaces. Tenants benefit from prominent signage opportunities, and the surrounding area supports robust market conditions with low vacancy rates and competitive rental prices.



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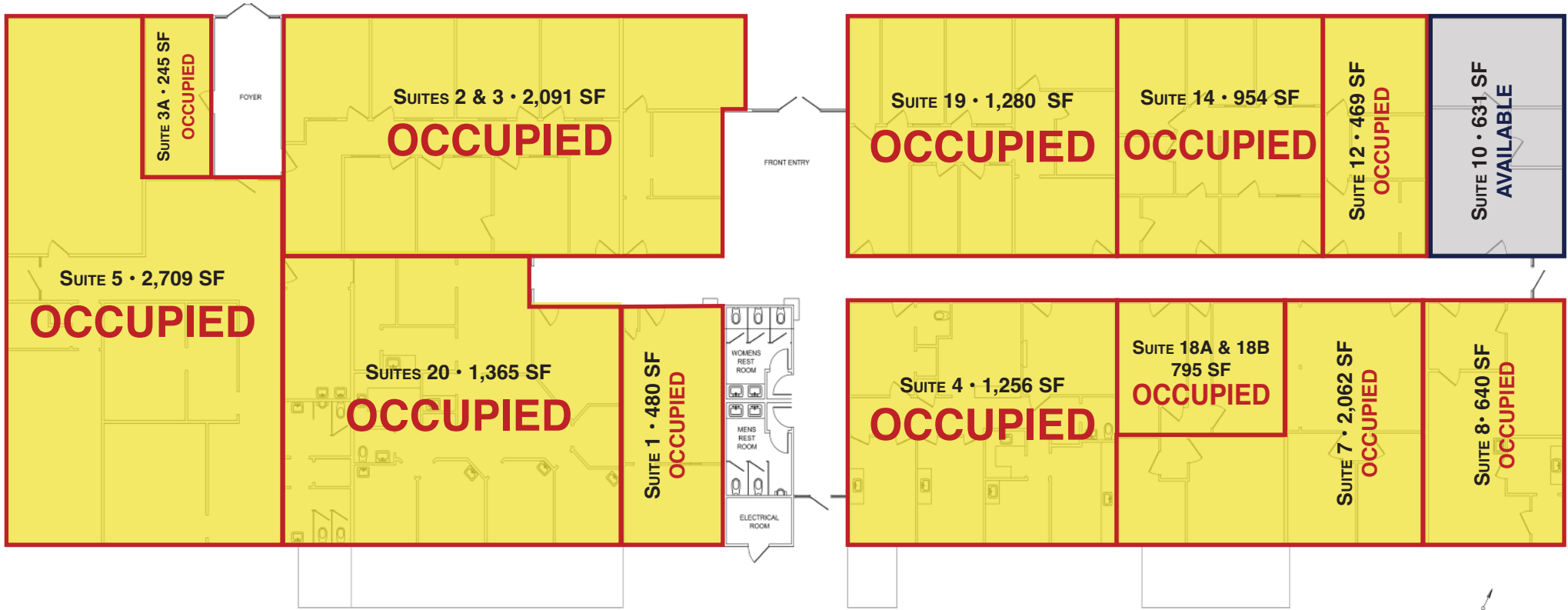
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SITE MAP



BUILDING = 15,478 SQ. FT.

FOYER = 209 SQ. FT.
FRONT ENTRY & CORRIDOR = 1,405 SQ. FT.
MAIN RESTROOM = 248 SQ. FT.

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Suite No.	Square Feet	Lease Type	Expiration Date	Options to Renew	CAM	Monthly Rent	PSF	Total	Annual Rent
1	± 480	Office NNN	July 31, 2025		\$ -	\$ 675.24	\$ 1.41	\$ 675.24	\$ 8,102.88
2 & 3	± 2,091	Office NNN	July 31, 2028		\$ -	\$ 2,773.28	\$ 1.33	\$ 2,773.28	\$ 33,279.36
3A	± 245	Office NNN	July 31, 2025		\$ -	\$ 318.27	\$ 1.30	\$ 318.27	\$ 3,819.24
4	± 1256	Office NNN	September 14, 2027		\$ -	\$ 2,111.50	\$ 1.68	\$ 2,111.50	\$ 25,338.00
5	± 2709	Office NNN	June 18, 2028		\$ -	\$ 3,312.48	\$ 1.22	\$ 3,312.48	\$ 39,749.76
7	± 2062	Office NNN	April 30, 2025		\$ -	\$ 981.33	\$ 0.48	\$ 981.33	\$ 11,775.96
8	± 640	Office NNN			\$ -	\$ 911.55	\$ 1.42	\$ 911.55	\$ 10,938.60
10	± 631	Office NNN	AVAILABLE		\$ -	\$ 1,000.00	\$ 1.58	\$ 1,000.00	\$ 12,000.00
12	± 469	Office NNN	May 31, 2026		\$ -	\$ 700.00	\$ 1.49	\$ 700.00	\$ 8,400.00
14	± 954	Office NNN	April 30, 2027		\$ -	\$ 1,275.00	\$ 1.34	\$ 1,275.00	\$ 15,300.00
18A & 18B	± 795	Office NNN	December 31, 2024		\$ -	\$ 800.00	\$ 1.01	\$ 800.00	\$ 9,600.00
19	± 1280	Office NNN	December 31, 2026		\$ -	\$ 1,748.43	\$ 1.37	\$ 1,748.43	\$ 20,981.16
20	± 1365	Office NNN			\$ -	\$ 2,400.00	\$ 1.76	\$ 2,400.00	\$ 28,800.00
LOT	±	Miscellaneous			\$ -	\$ 350.00	\$ -	\$ 350.00	\$ 4,200.00

Occupied Total:	\$ -	\$ 18,357.08	\$ 15.80	\$ 18,357.08	\$ 220,284.96
Total When Fully Leased:	\$ -	\$ 19,357.08	\$ 17.38	\$ 19,357.08	\$ 232,284.96

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PHOTO GALLERY



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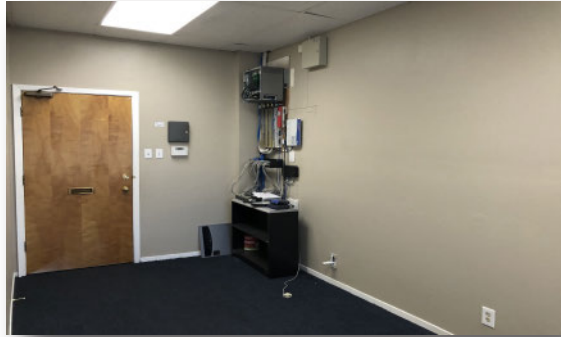
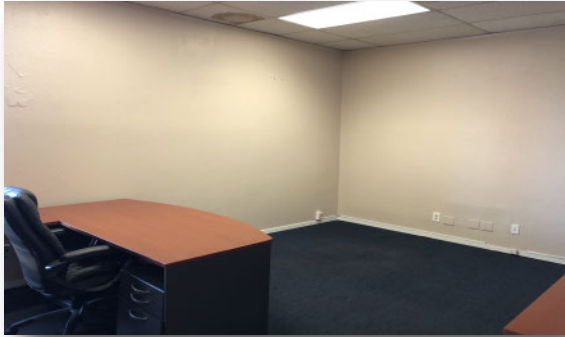
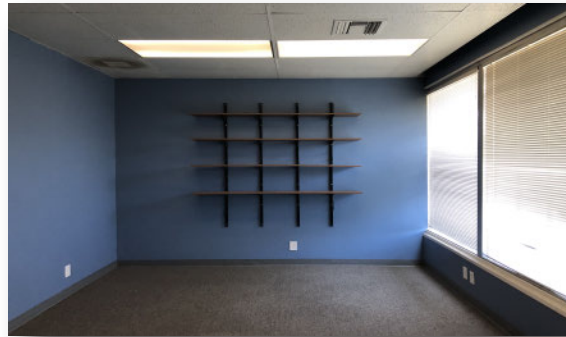
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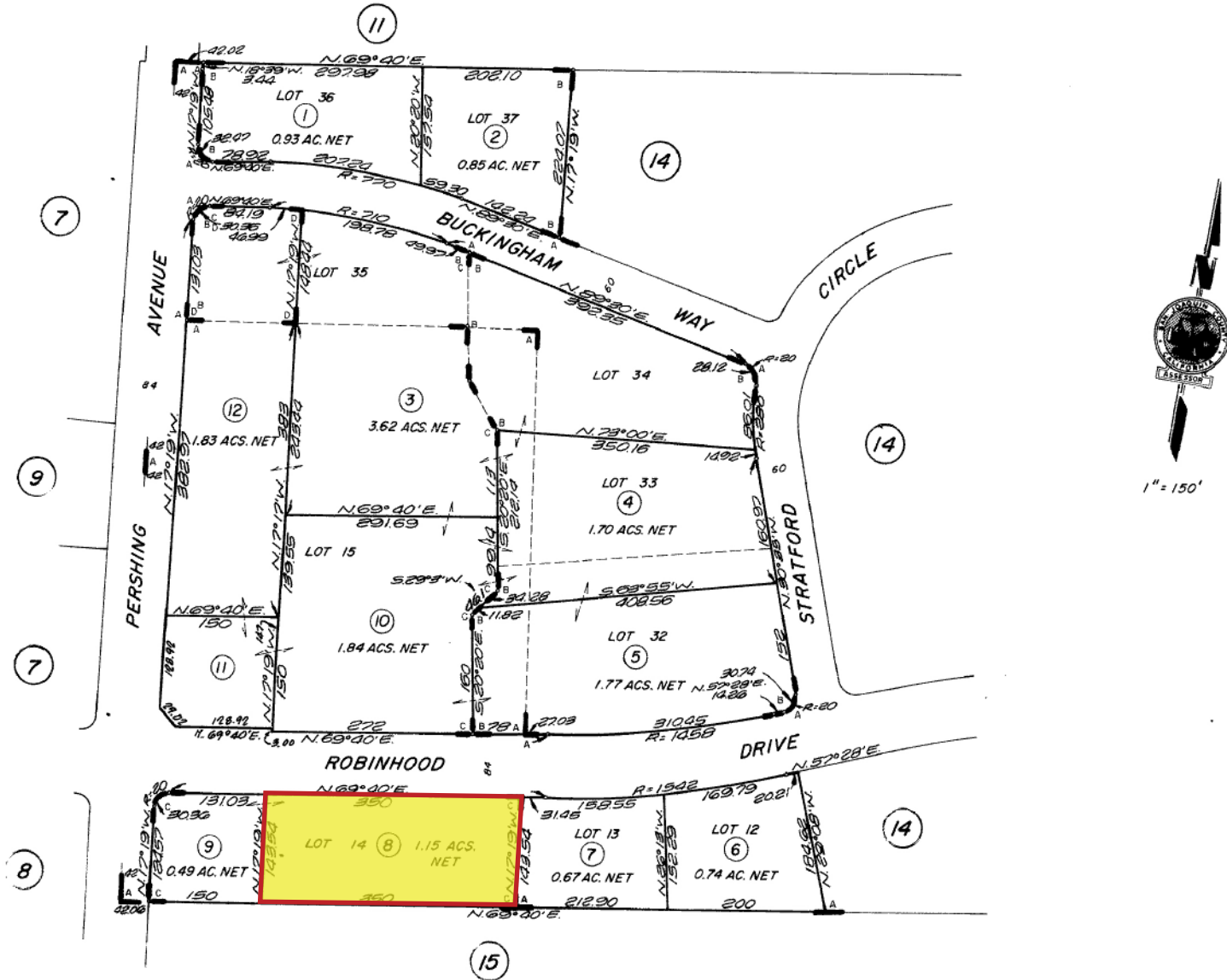
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PARCEL MAP



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LOCATION MAP

- WEBERSTOWN MALL
- FOOT LOCKER
- PANERA BREAD
- CHIPOTLE MEXICAN GRILL
- BARNES & NOBLE
- IN-N-OUT BURGER
- MACY'S
- SPROUTS
- STARBUCKS
- HOMEGOODS
- ULTA BEAUTY
- PETCO
- BEST BUY
- GOLDEN 1 CREDIT UNION

- TARGET
- RAISING CANE'S
- BUFFALO WILD WINGS
- DENNY'S
- CVS

- OFFICE DEPOT
- BOOT BARN
- GAMESTOP
- THE PARTY GUYS
- BIG 5 SPORTING GOODS

- AUTOZONE
- GOODWILL
- HOBBY LOBBY
- PLANET FITNESS
- ARCO

SAN JOAQUIN DELTA COLLEGE



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AERIAL VIEW



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