

FOR LEASE

3203 W MARCH LANE

STOCKTON, CA

\$2.45 MG | Available: ±2,988 RSF



TURNKEY SPACE



CONTACT US

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LOCATED IN THE DESIRABLE BROOKSIDE AREA OF STOCKTON

AVAILABLE

- + Total Available - ±2,988 RSF

FEATURES

- + West March Lane visibility
- + Dedicated storefront access
- + On-site Property Management
- + Immediate access to Interstate 5
- + Close proximity to Brookside Country Club
- + Near pre-school and day-care
- + Near various restaurants and hotels, shopping and financial institutions
- + Parking ratio: 4:1,000 SF of occupancy

TENANT MIX



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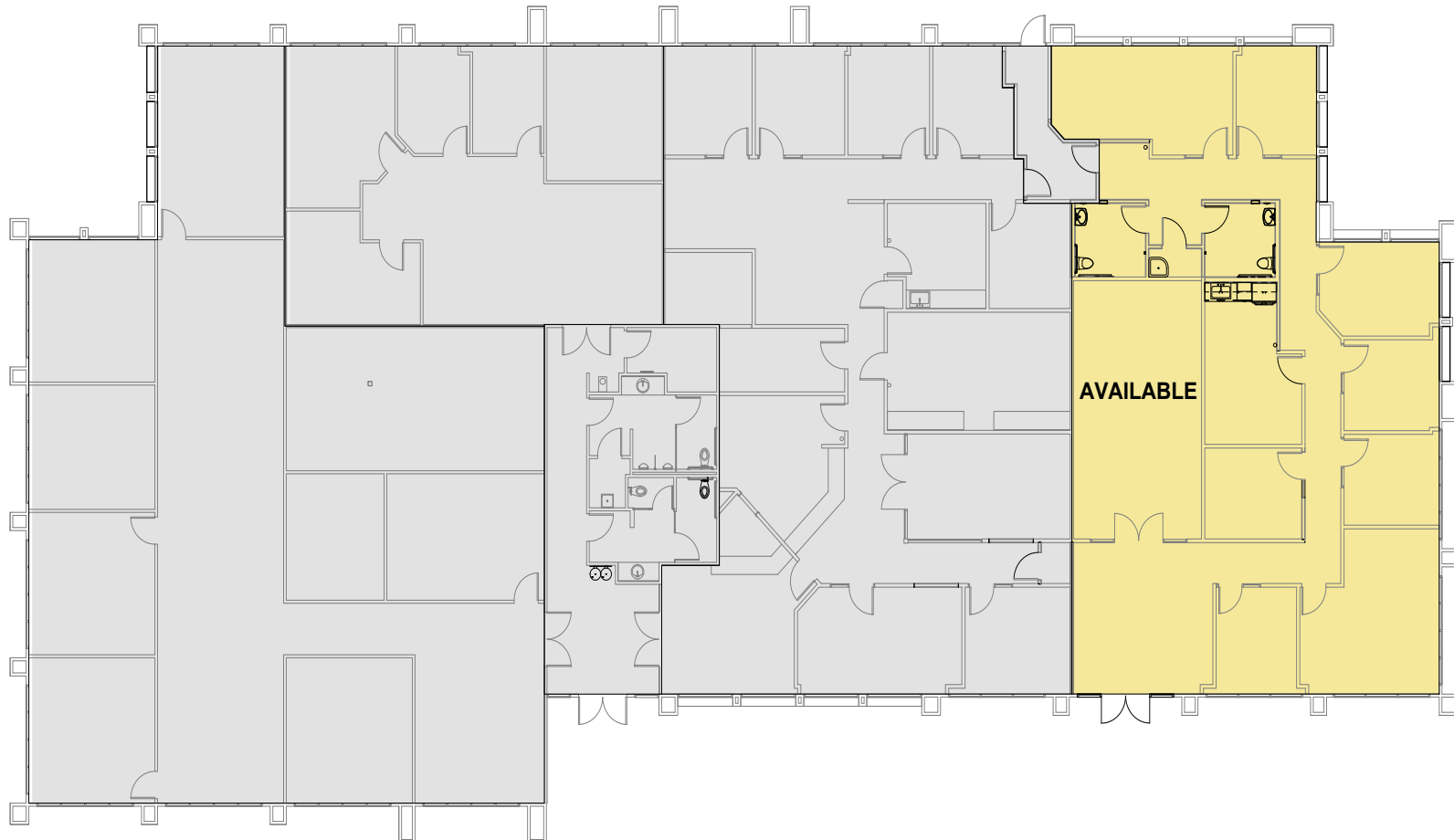
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FLOOR PLAN

AVAILABLE: ±2,988 SF



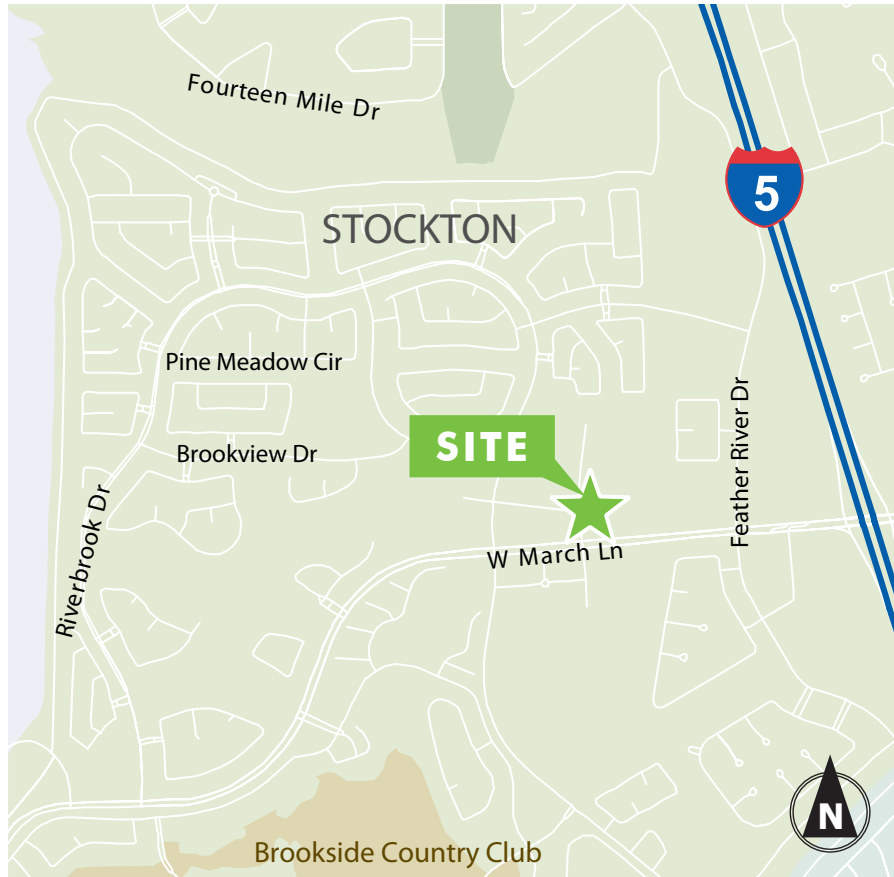
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BUILDING SPECIFICATIONS

- + Total Building Size: ±12,714 RSF
- + Availability: ±2,988 RSF
- + Parking Ratio: 4:1,000
- + Zoning: Commercial Office (CO)

TRAFFIC COUNTS (2014 EST.)

March Ln/Brookside Rd	26,200 ADT
Brookside Rd/March Ln	6,600 ADT

DEMOGRAPHICS

(2024 EST.)	1-mile radius	3-mile radius	5-mile radius
Estimated Population	13,643	99,571	256,438
Average Household Income	\$156,525	\$108,263	\$101,663

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