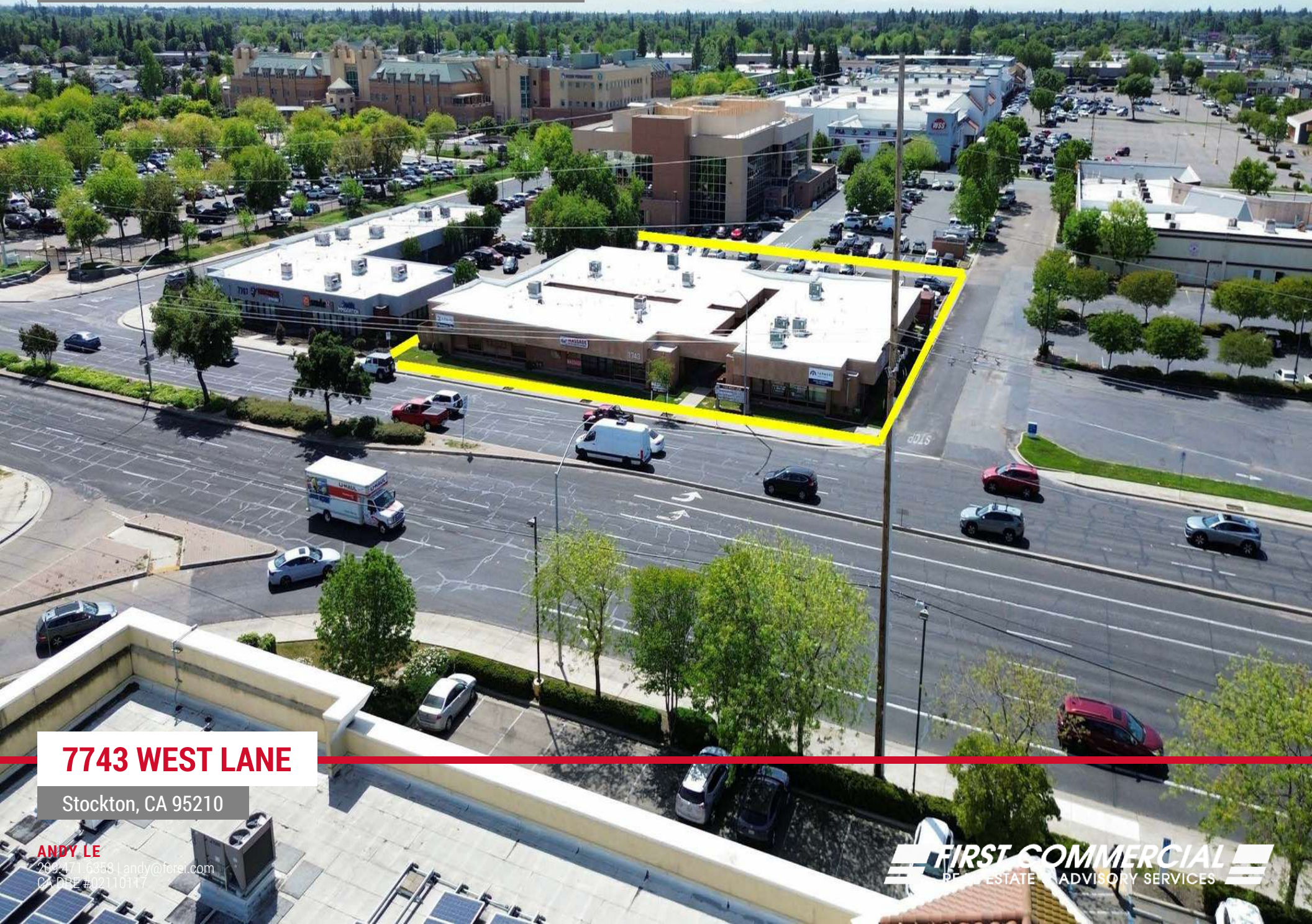


# COMMERCIAL SPACE FOR LEASE



**7743 WEST LANE**

Stockton, CA 95210

**ANDY LE**  
209.471.6358 | andy@forer.com  
CA BRE #02110117

**FIRST COMMERCIAL**  
REAL ESTATE ADVISORY SERVICES



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Unlock a prime opportunity with suite C4 at 7743 West Lane, Stockton—800 SF available now for just \$1,200 per month (modified gross). This high-exposure commercial suite is perfect for office, retail, or professional service users ready to elevate their business in one of North Stockton's busiest corridors. Enjoy straightforward lease terms with tenants handling utilities and interior maintenance, while the landlord covers exterior and common area expenses—making it easy to manage costs and focus on growth.

OFFERING SUMMARY	
Monthly Rent:	\$1,200
Available SF:	800 SF
Lease Type:	Modified Gross

## LOCATION DESCRIPTION

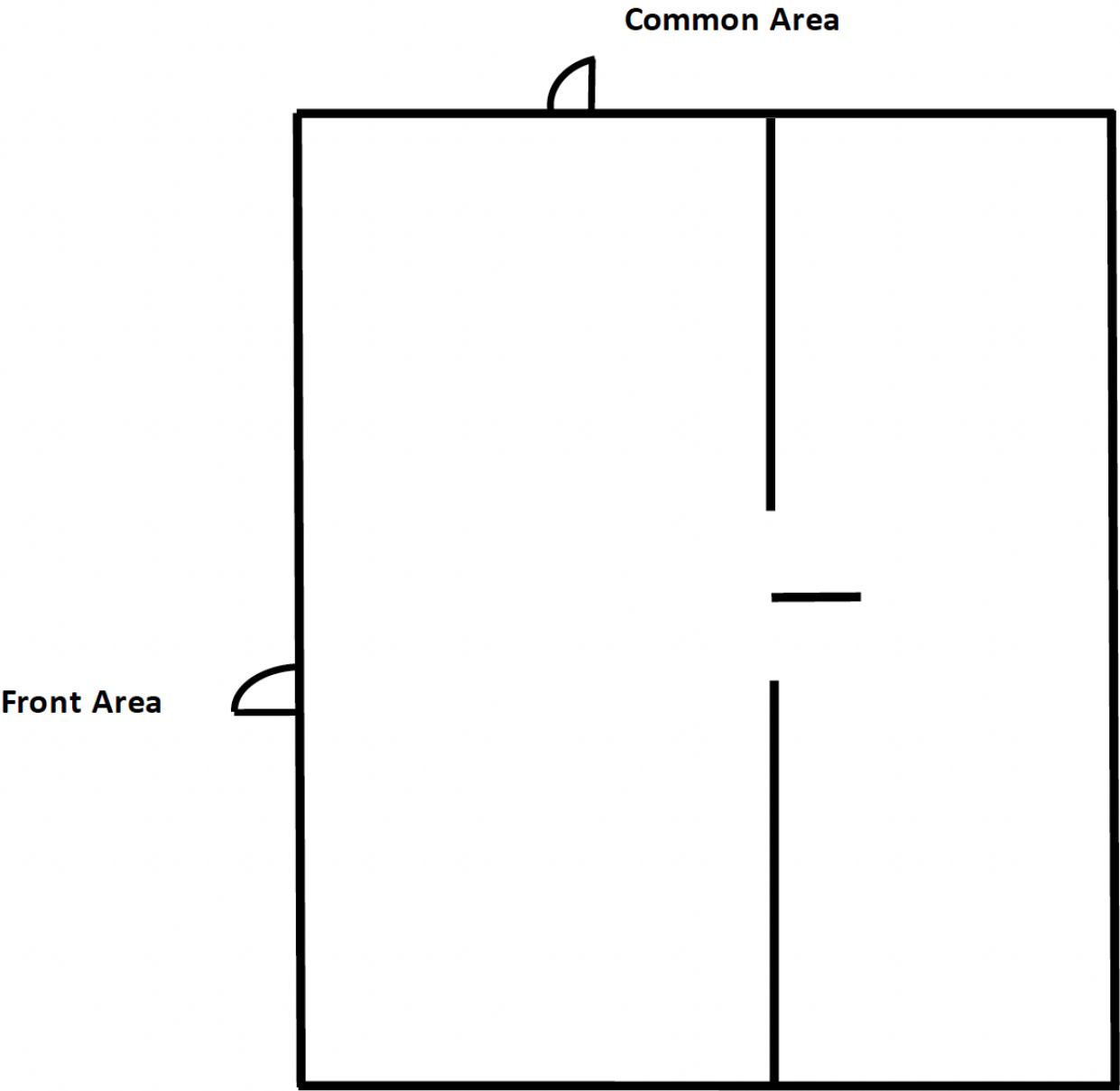
This property is distinguished by its dynamic commercial activity and significant daily traffic, with exposure to high traffic counts. Located just south of the high-traffic intersection of Hammer Lane and West Lane, it places businesses at the heart of North Stockton's commercial district. The vicinity is a commercial hub, hosting major medical facilities including Kaiser Permanente and Davita Dialysis, which adds to the location's appeal, particularly for healthcare and related services. Retailers and restaurants such as Costco, 99 Cent Only Stores, Starbucks, and El Pollo Loco are within walking distance, enhancing the site's attractiveness to a diverse audience. The demographic data within a 1 to 5-mile radius indicates a vibrant community, suggesting a promising market for a wide range of business ventures

## PROPERTY HIGHLIGHTS

- Minimum 3 year lease
- Common Area Restrooms
- Signage Opportunity Available
- Modified Gross (Tenant pays for utilities & interior janitorial and maintenance)
- General Commercial Zoning
- Retail and restaurant amenities nearby

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FLOOR PLAN OF STE. C4



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## ADDITIONAL PHOTOS



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## RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,549	6,919	28,968
Average Age	29.5	29.9	32.8
Average Age (Male)	30.9	31.2	33.1
Average Age (Female)	28.1	28.8	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	554	2,342	8,933
# of Persons per HH	2.8	3.0	3.2
Average HH Income	\$54,684	\$53,979	\$57,848
Average House Value	\$208,151	\$214,226	\$223,989

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	325	1,529	8,170
% White	21.0%	22.1%	28.2%
Total Population - Black	283	1,119	3,597
% Black	18.3%	16.2%	12.4%
Total Population - Asian	451	2,274	8,172
% Asian	29.1%	32.9%	28.2%
Total Population - Hawaiian	0	0	398
% Hawaiian	0.0%	0.0%	1.4%
Total Population - American Indian	3	19	57
% American Indian	0.2%	0.3%	0.2%
Total Population - Other	186	723	2,713
% Other	12.0%	10.4%	9.4%

2020 American Community Survey (ACS)

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