

SALE PRICE: \$1,495,000.00
LEASE RATE: \$1.20 - \$1.45 psf MG



FOR SALE OR LEASE

200 W. HARDING WAY

STOCKTON, CALIFORNIA

LOCATED ON THE HISTORICAL MIRACLE MILE | ±6,250 SF SITUATED ON ±0.20 AC LOT (TWO PARCELS)

**FOR MORE INFORMATION
CONTACT:**

P  **RTNERS**
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200 HARDING WAY PROPERTY FEATURES

Building Size: ± 6,250 SF (Combined Two Floors)
Many different opportunities for a Multi-Tenant building
Lot Size: ±9,000 SF Combined (±4,500 SF each)
APN:137-080-560 & 137-080-570
Parking: Onsite and Street parking available
Street Visibility via Harding Way and Pacific Avenue
Traffic Counts: 23.9 ADT (Harding) / 18.6 ADT (Pacific)
Located on a Signalized Corner w/ Security Cameras
Income Producing Billboard



UNIVERSITY OF THE
PACIFIC

200 W. Harding Way, Stockton, California is part of the Miracle Mile Improvement District a nonprofit organization formed in 2007 which puts on many events and opportunities for the community and helps drive traffic to the Miracle Mile to support local retailers. The Miracle Mile Improvement District also helps to improve safety, security and appearance to the Miracle Mile. Recently the Historical Miracle Mile was awarded \$20M for traffic safety improvements in which all of the funds will fund improvements throughout the Miracle Mile. The Miracle Mile and its businesses and properties are just blocks away from the University of the Pacific (UOP) which consists of approximately 6,277 students and has a faculty ratio of 14 to 1.

<https://stocktonmiraclemile.com/>

<https://www.pacific.edu/>



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200 HARDING WAY AVAILABLE FOR LEASE

- **±6, 250 SF Office - Can be demised as follows:**
- **±3,250 SF Ground Floor Office**
 - Large Reception Area
 - Six (6) Private Offices
 - Copy / Storage room area
 - Kitchen / Break room w/ sink
 - Server Room
 - Two Restrooms
- **±3,000 SF Second Floor** – Two separate stair cases (one exterior) lead to second floor which includes Two Common Area Restrooms and Common Area Conference Room.
 - **Upstairs Individual Executive Office Suites:**
 - Three Available – Various Sizes
 - **Upstairs Suite Two:**
 - ± 800 SF
 - Open Reception / Bull Pen Area
 - Large Executive Office
 - **Upstairs Suite Three:**
 - ± 1,200 SF
 - Open Reception / Bull Pen Area
 - Breakroom w/ Sink
 - Three (3) Large Offices w/ Large windows

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.



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EXTERIOR PHOTOS



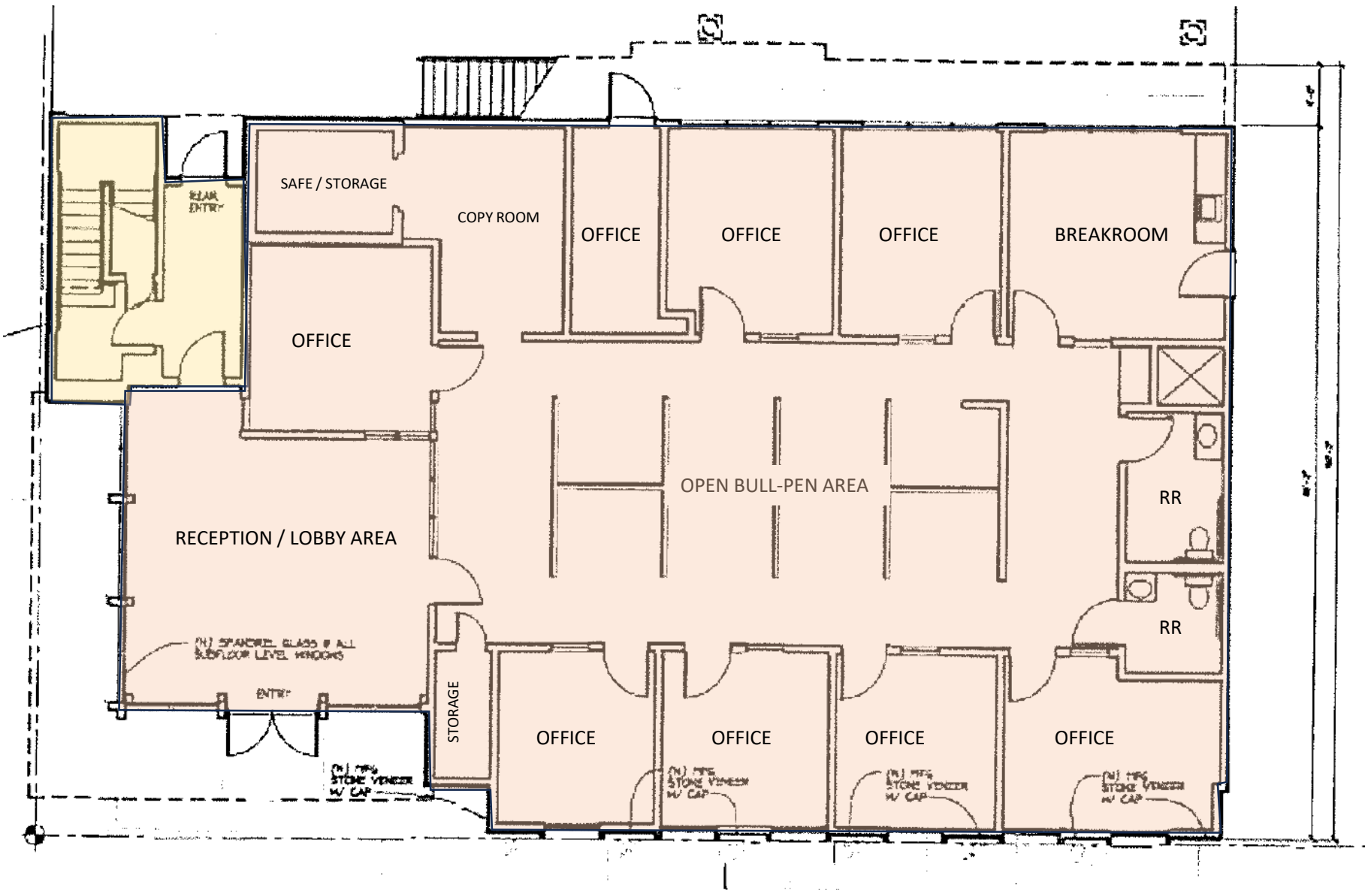
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GROUND FLOOR ±3,250 SF



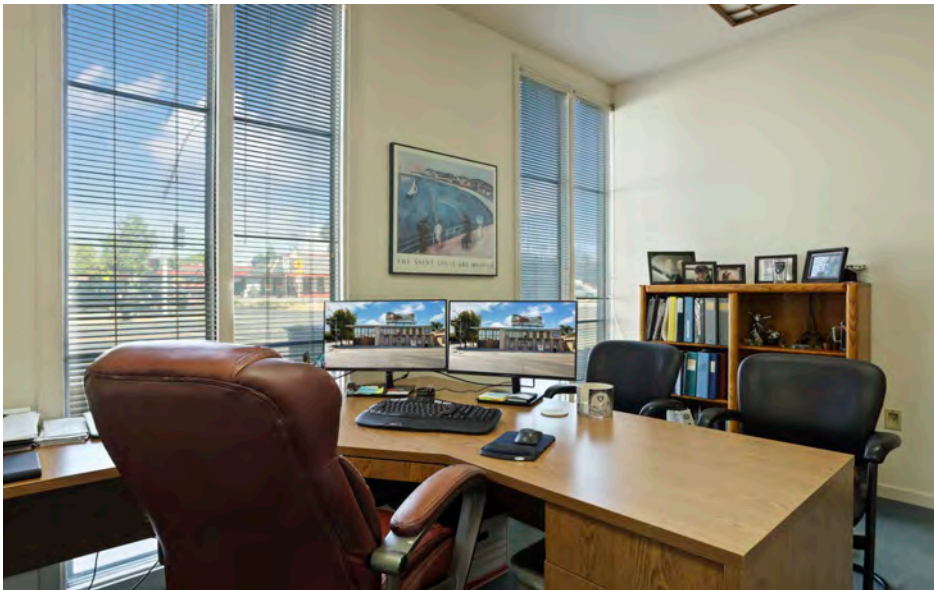
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GROUND FLOOR PHOTOS



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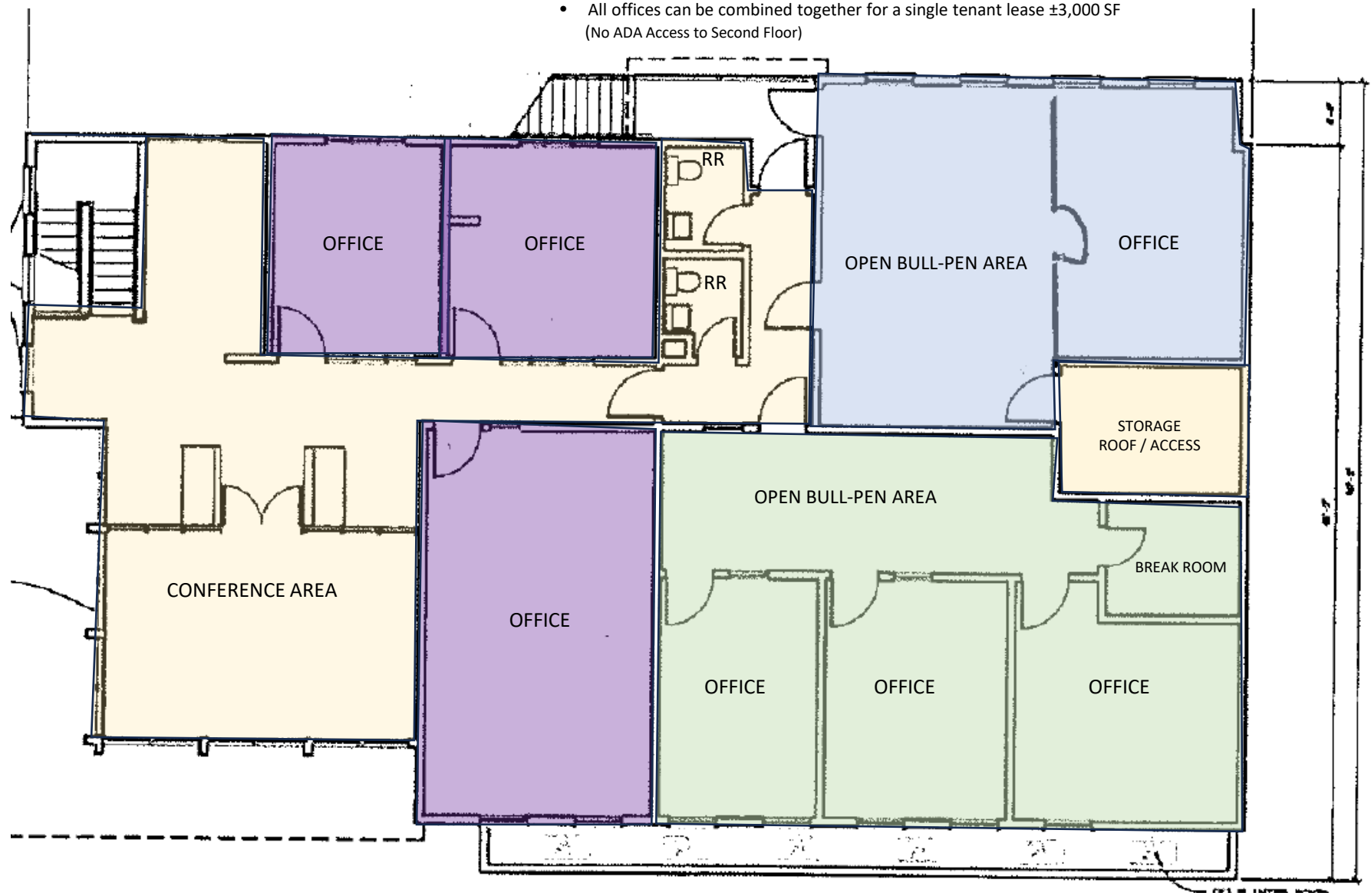
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SECOND FLOOR ±3,000 SF

- = COMMON AREA
- = ±1,200 SF OFFICE
- = ±800 SF OFFICE
- = SINGLE OFFICE SPACES

- All offices can be combined together for a single tenant lease ±3,000 SF (No ADA Access to Second Floor)



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SECOND FLOOR PHOTOS



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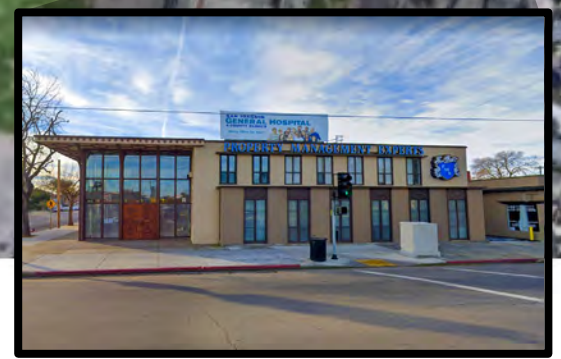
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NEIGHBORHOOD BUSINESSES



SOME OF THE MANY MIRACLE MILE MERCHANTS:

A collage of various business logos. The logos include: La Palmita, Starbucks, Subway, TAP, Whirelows, Ave on the Mile, Garden Flair, Home Design, T.M.E., Manny's, Gian's, Fat City, Baskin Robbins, Dutch Bros, and others.

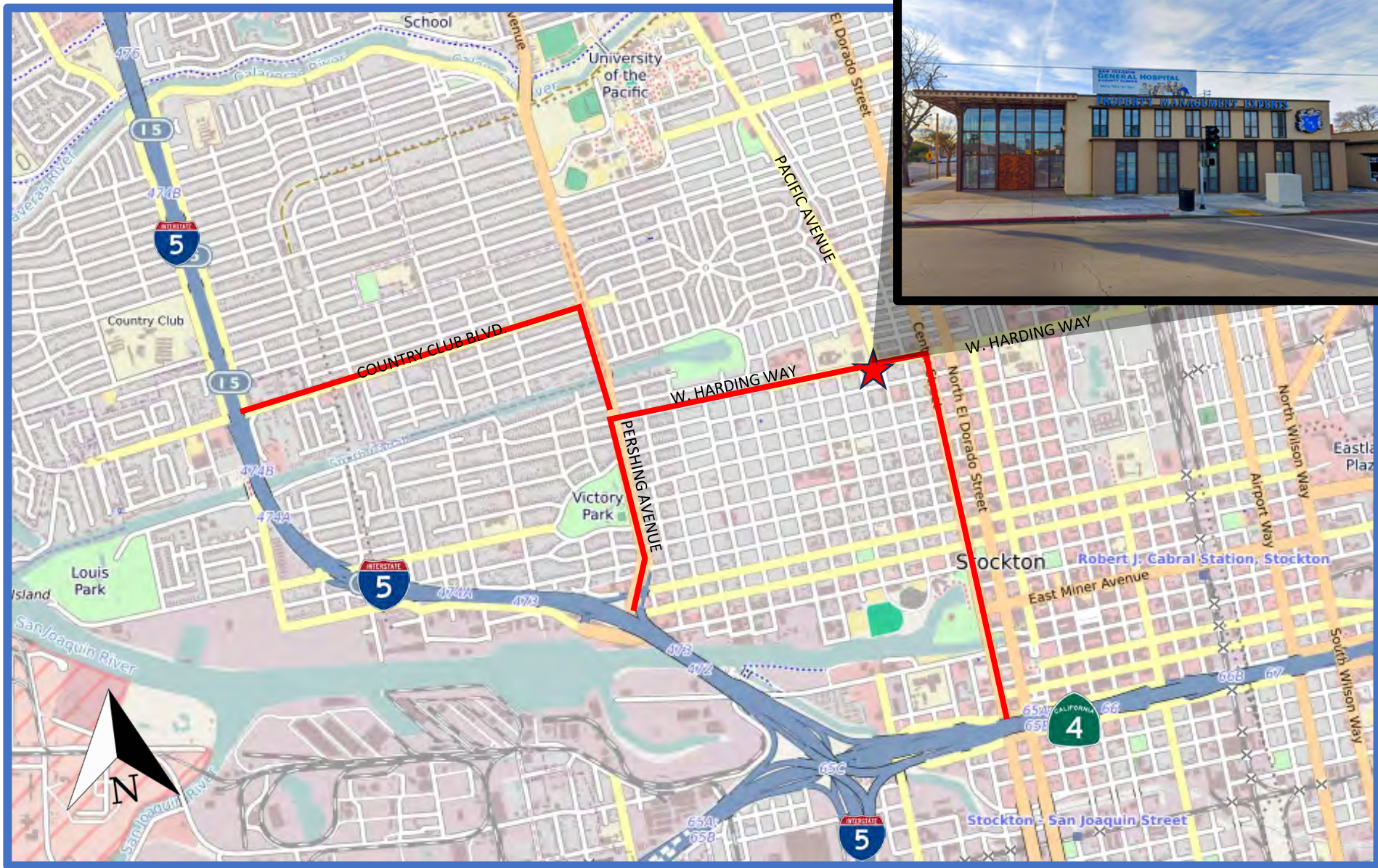
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VICINITY MAP & FREEWAY ACCESS ROUTES



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