



FOR LEASE

Class A Medical Office

1801 EAST MARCH LANE | STOCKTON, CA



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Weber Ranch Medical Office For Lease
±2,379 Square Foot Turnkey Medical Office

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Kidder
Mathews**

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FOR LEASE

1801 East March Lane, Suite C-330

STOCKTON, CA

Property Profile

HIGHLIGHTS

PROPERTY recently improved to satisfy current ADA code

±2,379 SF available

- Reception/waiting room
- 6 Exam rooms
- 2 Restrooms
- 2 Utility rooms
- Break room
- Doctor's office

SURROUNDED by a variety of ancillary medical service providers, various restaurants & amenities

LOCATED within a half mile from Hwy 99

LOCAL ownership

PROFESSIONALLY managed by Katzakian Property Management

AVAILABLE November 2022

YEAR BUILT 2006

PARKING ratio 5/1,000

HIGH visibility to March Lane

EASY access to Kaiser Permanente, St. Joseph's Hospital, Dameron and located in a medical office park

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Weber Ranch Professional Park

Zeiter Eye

Quest Diagnostics®

PACIFIC SLEEP DISORDERS CENTER

SYNERGY MED

Pacific Heart & Vascular
Advanced care for the heart... from the heart

SMILES DEPOT
Optical Optometry

Davita

COMMUNITY Medical Centers

GILL PRIMARY CARE

NuSmile Dental

Demographics



286,953
2020 ESTIMATED POPULATION



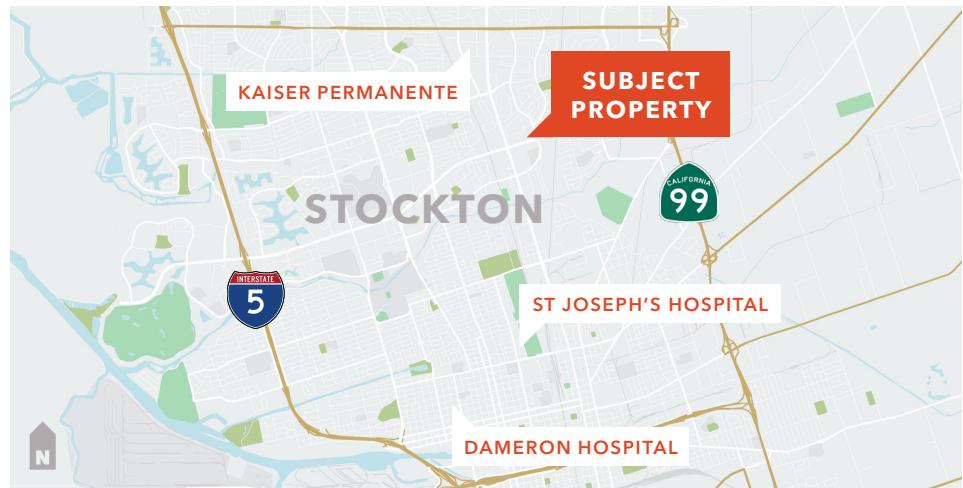
297,965
2025 PROJECTED POPULATION



91,381
2020 NUMBER OF HOUSEHOLDS



\$70,672
2020 AVERAGE HOUSEHOLD INCOME



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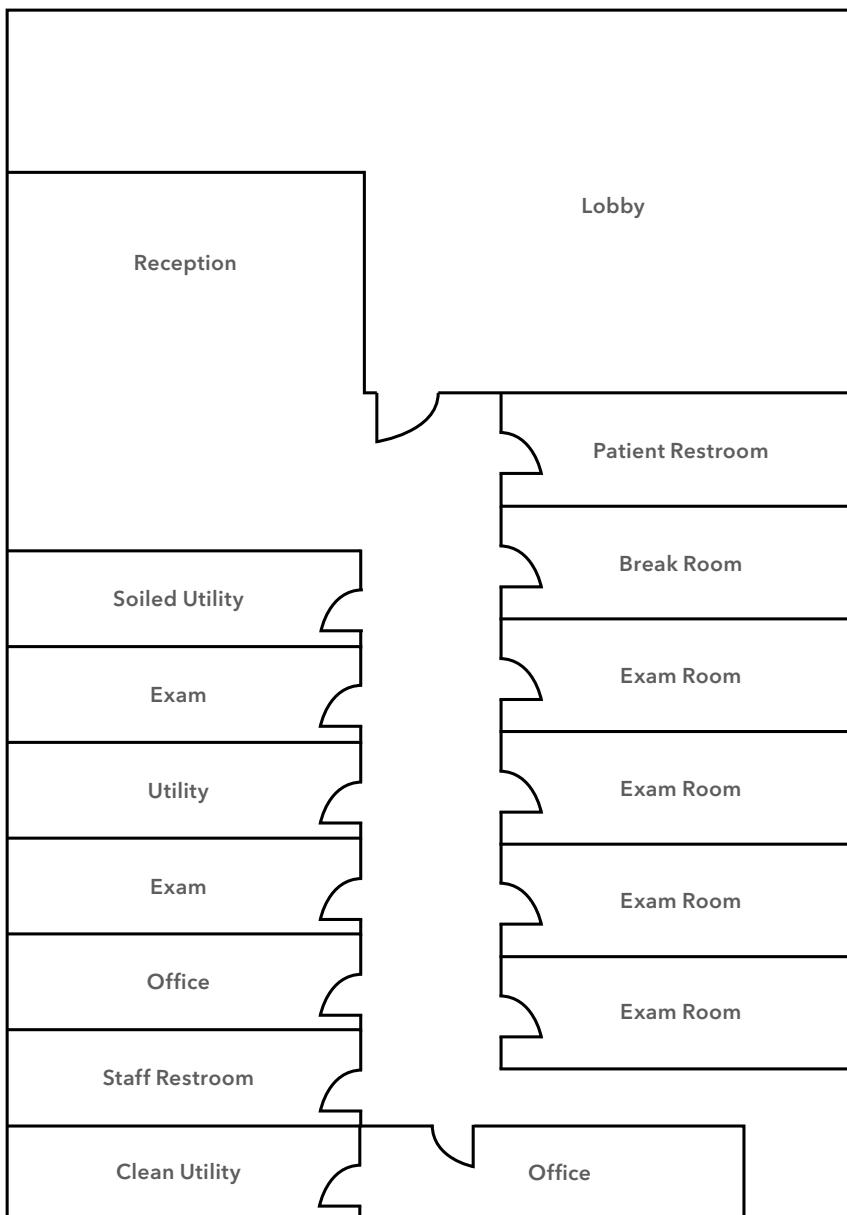
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Floor Plan-Suite C-330



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