

# PROFESSIONAL/MEDICAL OFFICE SUITES FOR LEASE



**4534 PRECISSI LN**

Stockton, CA 95207

**ANDY LE**  
209.471.6358 | andy@fcrei.com  
CA DRE #02110117

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**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

4534 Precissi Lane, Stockton, CA is a gated, professional office property strategically located near the signalized intersection of North Pershing Avenue and West March Lane, providing immediate access to one of Stockton's primary commercial corridors. The property features a secured building entrance, ample on-site parking, and shared common-area restrooms, offering both convenience and functionality for occupants. Situated within a well-established office corridor, the property is well suited for professional, medical, or administrative users seeking a secure, accessible, and efficiently designed office environment.

AVAILABLE SPACES	RENTABLE SQUARE FEET (RSF)
Suite E	±650 SF
Suite D	±854 SF
Suite B	±1,652 SF

## PROPERTY HIGHLIGHTS

- **Suite E: ±650 RSF (±586 USF)** office suite featuring a private restroom.
- **Suite D: ±854 RSF (±771 USF)** office suite with a private restroom, two private offices, and a dedicated conference room.
- **Suite B : ±1,652 RSF (±1,492 USF)** office suite offering two private restrooms, a reception area, and multiple water hookups—ideal for dental or medical use.
- Convenient access to March Ln, Pacific Ave, and I-5.
- Gated office property with ample on-site parking, and a shared common area with restrooms.
- Convenient full-service lease with utilities included, offering predictable operating costs; janitorial expenses excluded.

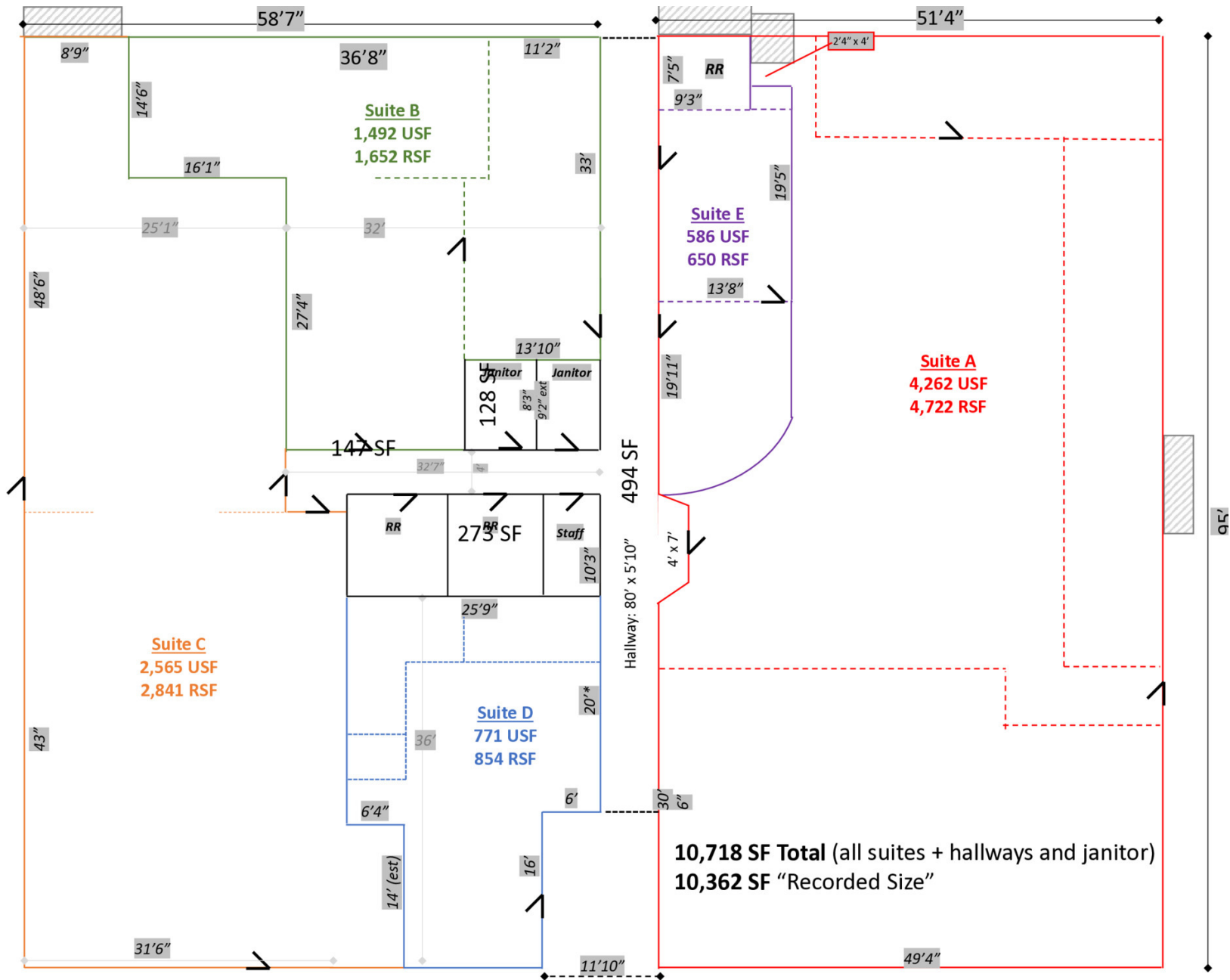
## OFFERING SUMMARY

Lease Rate:	<b>\$2.20 RSF FSG</b> ( <i>janitorial not included</i> )
Building Size:	10,595 SF
Lot Size:	46,449 SF

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# FLOOR PLANS

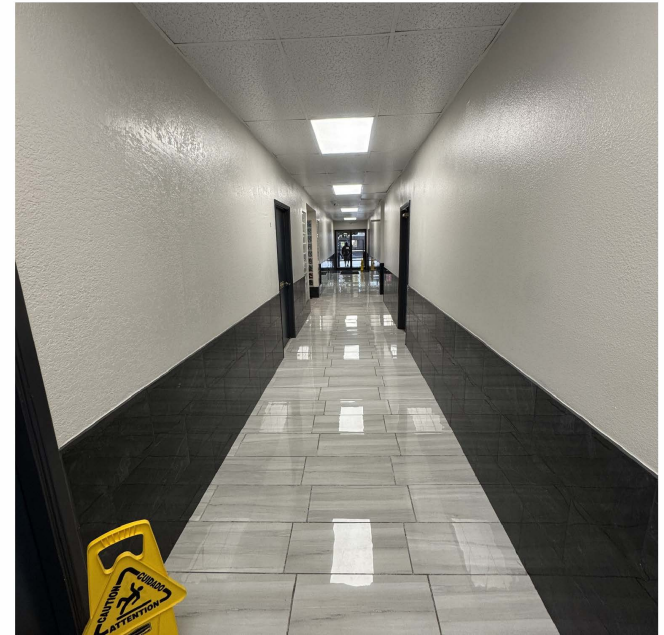


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# ADDITIONAL PHOTOS

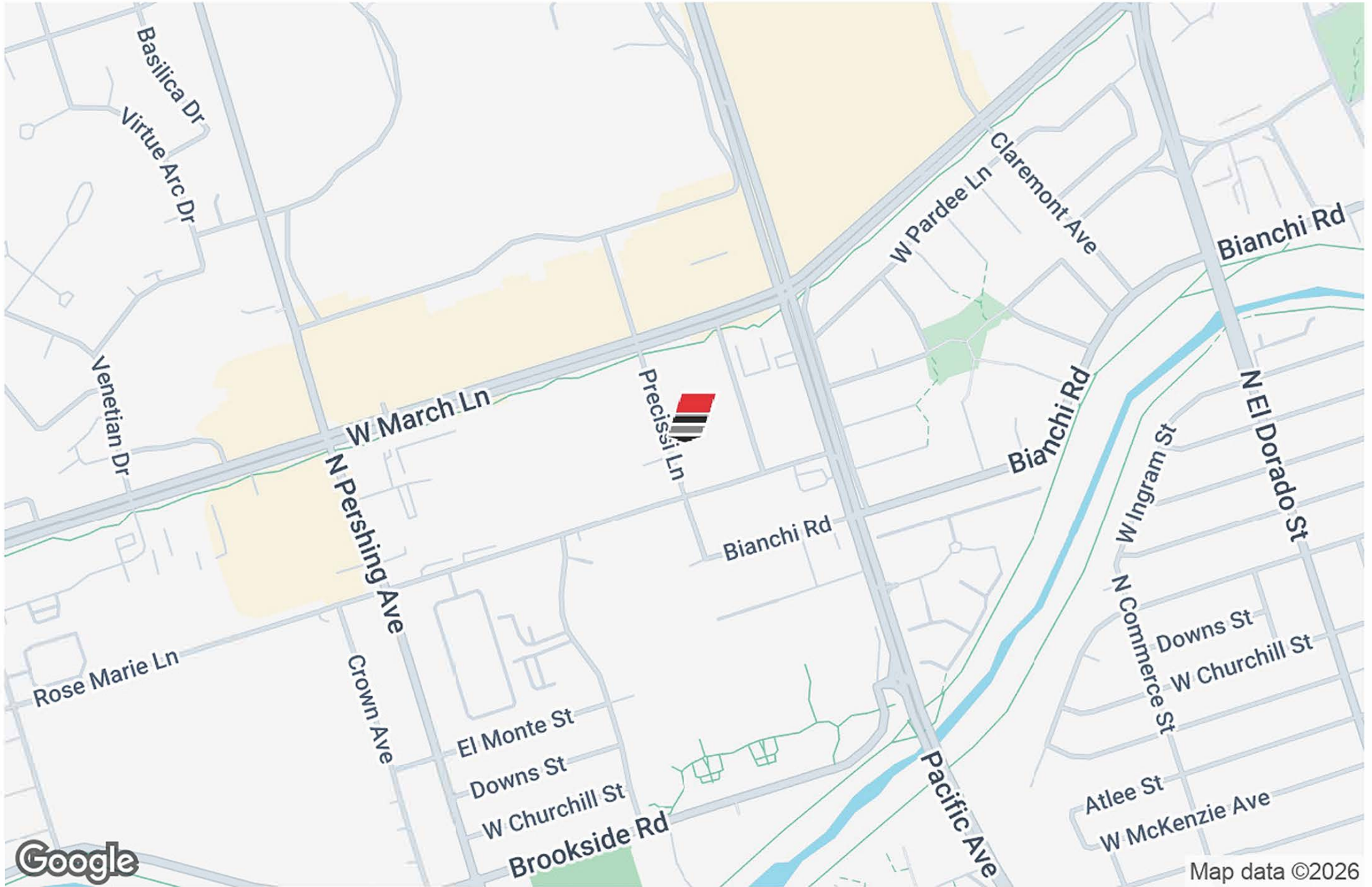
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# LOCATION MAP



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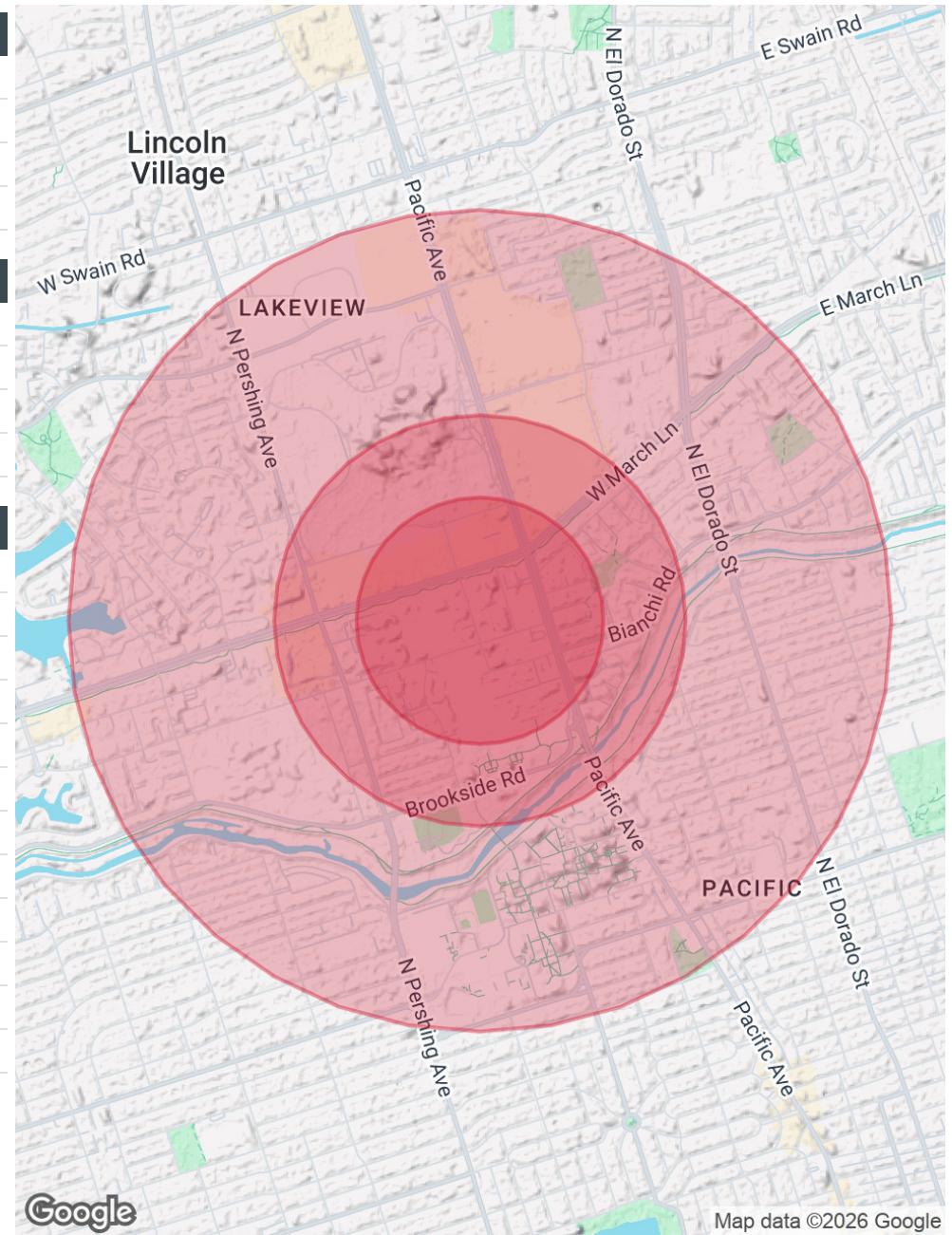
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,692	5,096	22,086
Average Age	41	37	36
Average Age (Male)	39	35	35
Average Age (Female)	42	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	1,774	7,829
# of Persons per HH	3.5	2.9	2.8
Average HH Income	\$57,927	\$62,346	\$82,409
Average House Value	\$443,277	\$440,231	\$434,157

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	540	1,165	6,145
% White	31.9%	22.9%	27.8%
Total Population - Black	330	988	4,215
% Black	19.5%	19.4%	19.1%
Total Population - Asian	230	673	2,909
% Asian	13.6%	13.2%	13.2%
Total Population - Hawaiian	11	40	169
% Hawaiian	0.7%	0.8%	0.8%
Total Population - American Indian	22	72	360
% American Indian	1.3%	1.4%	1.6%
Total Population - Other	406	1,572	5,307
% Other	24.0%	30.8%	24.0%

Demographics data derived from AlphaMap



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