

# WATERFRONT WAREHOUSE FOR LEASE

445 W. Weber Avenue, Stockton, CA



## WATERFRONT WAREHOUSE Available Now!

- This busy mixed-use complex is the ideal downtown location for professional offices, retail stores, event venues, and restaurants
- Stockton's new City Hall & Permit Center next door—set to open soon!
- Anchor tenants in this 68,000 SF complex include Nena's Mexican Restaurant, House of Pita Mediterranean restaurant, La Vaca en Brazas, Inspire Beauty Academy, and numerous offices & retail stores
- Center is open 365 days a year
- Water views, outdoor dining
- Free parking in gated parking lot

**High Visibility Location!**

**445 W. Weber Avenue**  
**Stockton, CA**



## AVAILABLE SUITES:

### **Suite 127, ±413 SF**

Nice retail location on ground floor, large storefront windows

### **Suite 136, ±972 SF**

Ground floor office or retail space; storefront windows, great visibility from Weber Avenue.

### **Suite 137, ±972 SF**

Ground floor office or retail space; storefront windows, sink/cabinetry, great visibility from Weber Avenue.

### **Suite 139, ±972 SF**

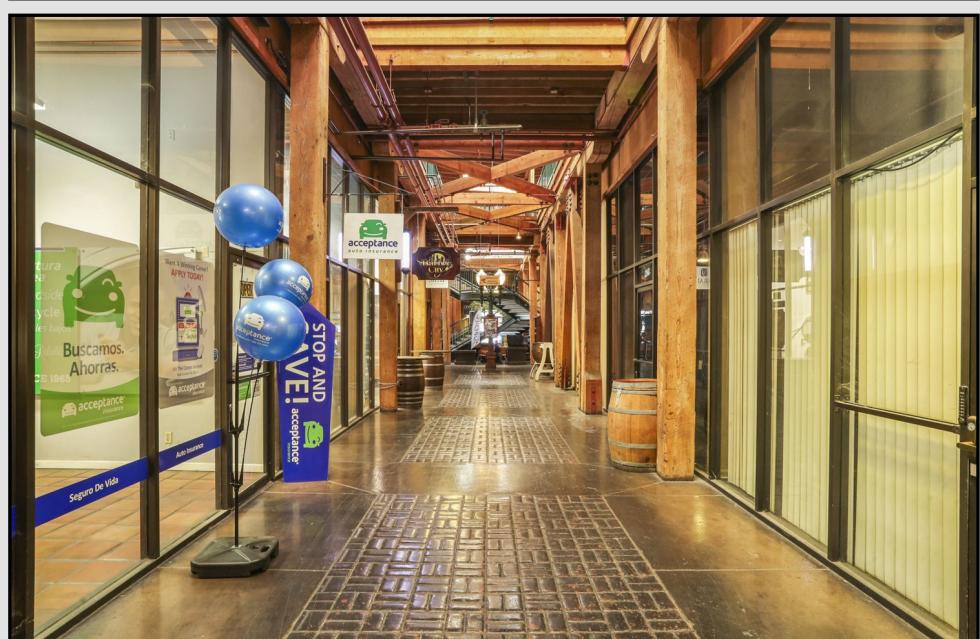
Ground floor office space, high ceilings, good layout with 2 offices, upstairs loft for storage.

### **Suite 220, ±7,170 SF**

Open airy space overlooking the waterfront with beautiful views. Reception area, five private offices, conference room, large boardroom with kitchen facilities, two private multi-stall restrooms.

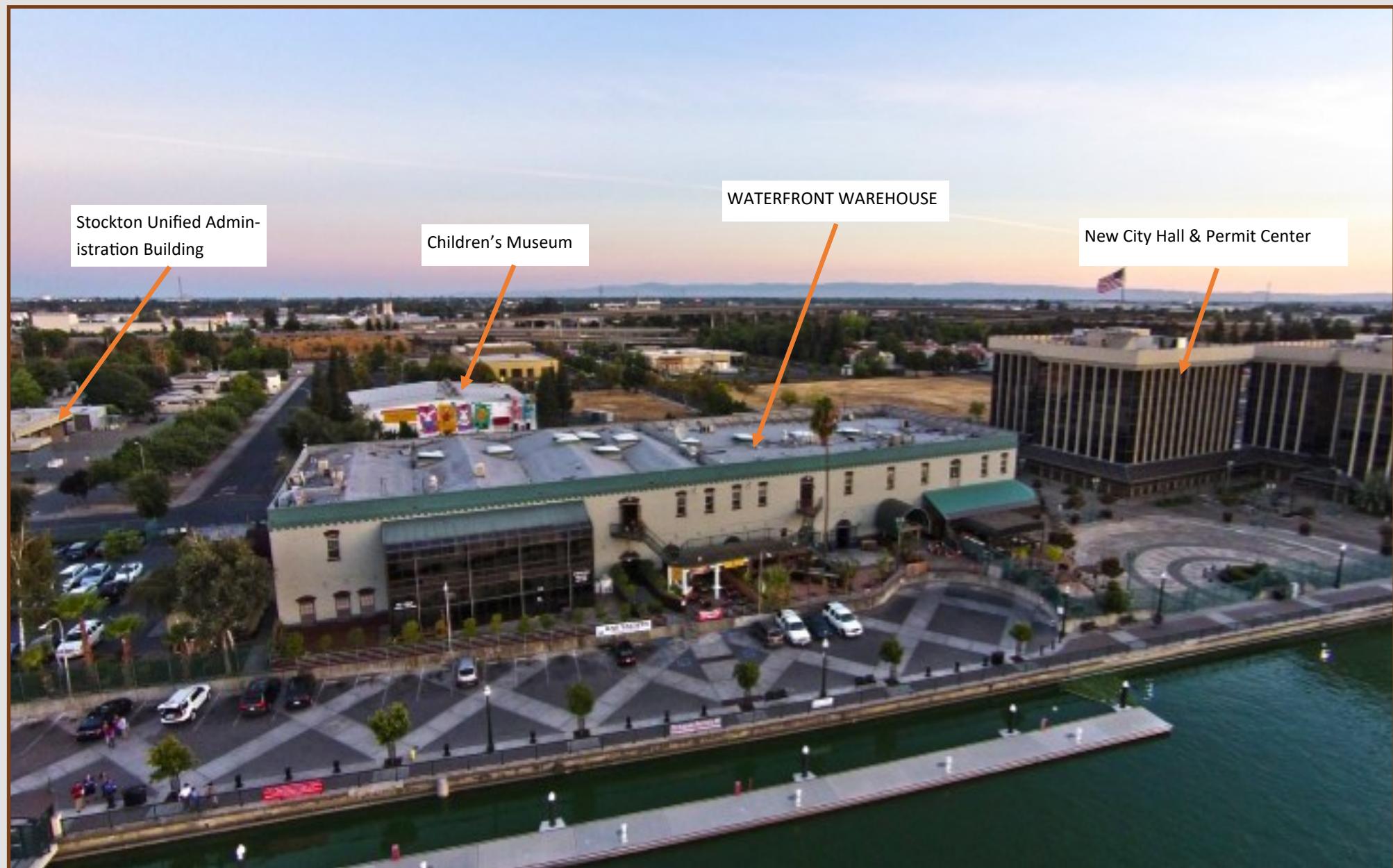


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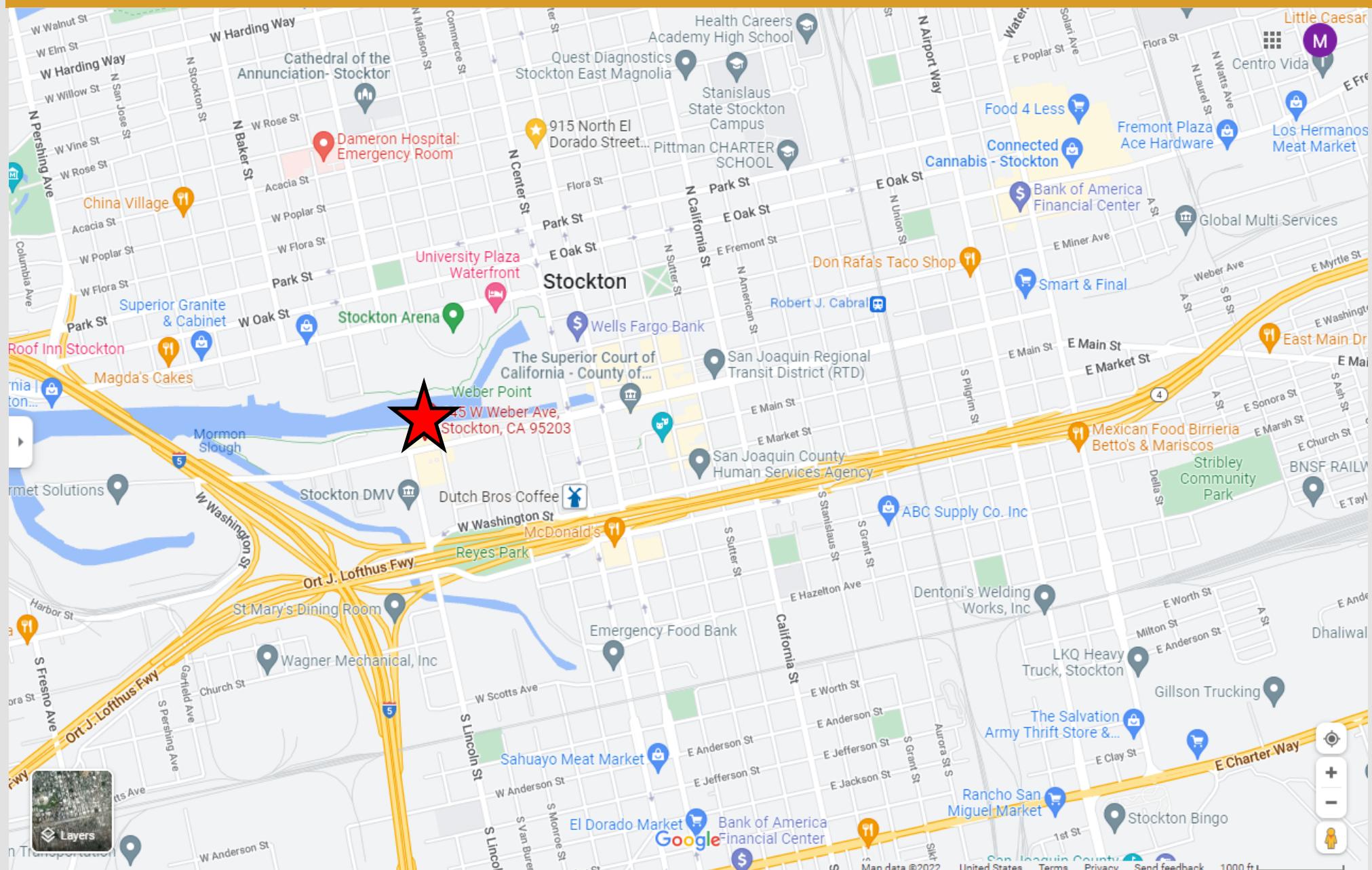
BURNS GROUP  
HISTORIC STOCKTON



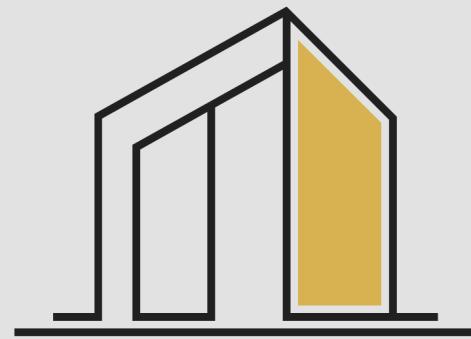
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## Stockton, CA

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**B U R N S**  
**G R O U P**  
HISTORIC STOCKTON

## Contact

Mahala Burns, Broker

BURNS GROUP, INC.

343 E. Main Street, #10-A  
Stockton, CA 95202

DRE# 01082668

(209) 564-0172

[mahala@burnsgroupstockton.com](mailto:mahala@burnsgroupstockton.com)