

LEASE RATE: \$1.25 PSF to \$1.40 PSF MG PM



**FOR LEASE
200 W. HARDING WAY STOCKTON, CALIFORNIA
LOCATED ON THE HISTORICAL MIRACLE MILE**

**FOR MORE INFORMATION
CONTACT:**

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200-220 W HARDING WAY PROPERTY FEATURES

Building Size: ± 6,250 SF

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



UNIVERSITY OF THE
PACIFIC

These properties are 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



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200 HARDING WAY PROPERTY DETAILS

FIRST FLOOR:

- ±3,250 SF
- Large Reception Area
- Large windows for natural lighting
- Open Bull-Pen / Classroom area
- Six (6) Offices
- Copy/Storage Area
- Break Room w/ Sink
- Server Room
- Two ADA Accessible Restrooms

SECOND FLOOR:

East Portion (Can be combined w/ First Floor)

- ±1,000 SF
- Conference Room overlooking the Miracle Mile
- Large Windows for Natural Lighting
- Large Office / Classroom Space
- Two Offices
- Cubby Work Areas throughout



SECOND FLOOR - MADISON SUITES

(Inquire w/ listing agent for leasing options)

±800 SF (Madison Ste.1)

- Separate Staircase Entry
- Large Reception / Work Area
- One Office
- Large Windows for Natural Lighting



±1,200 SF (Madison Ste.2-4)

- Three (3) Offices being leased individually (Sizes vary starting at ±200 SF)
- Windows in each office
- Common Reception Area
- Break Area w/ Sink

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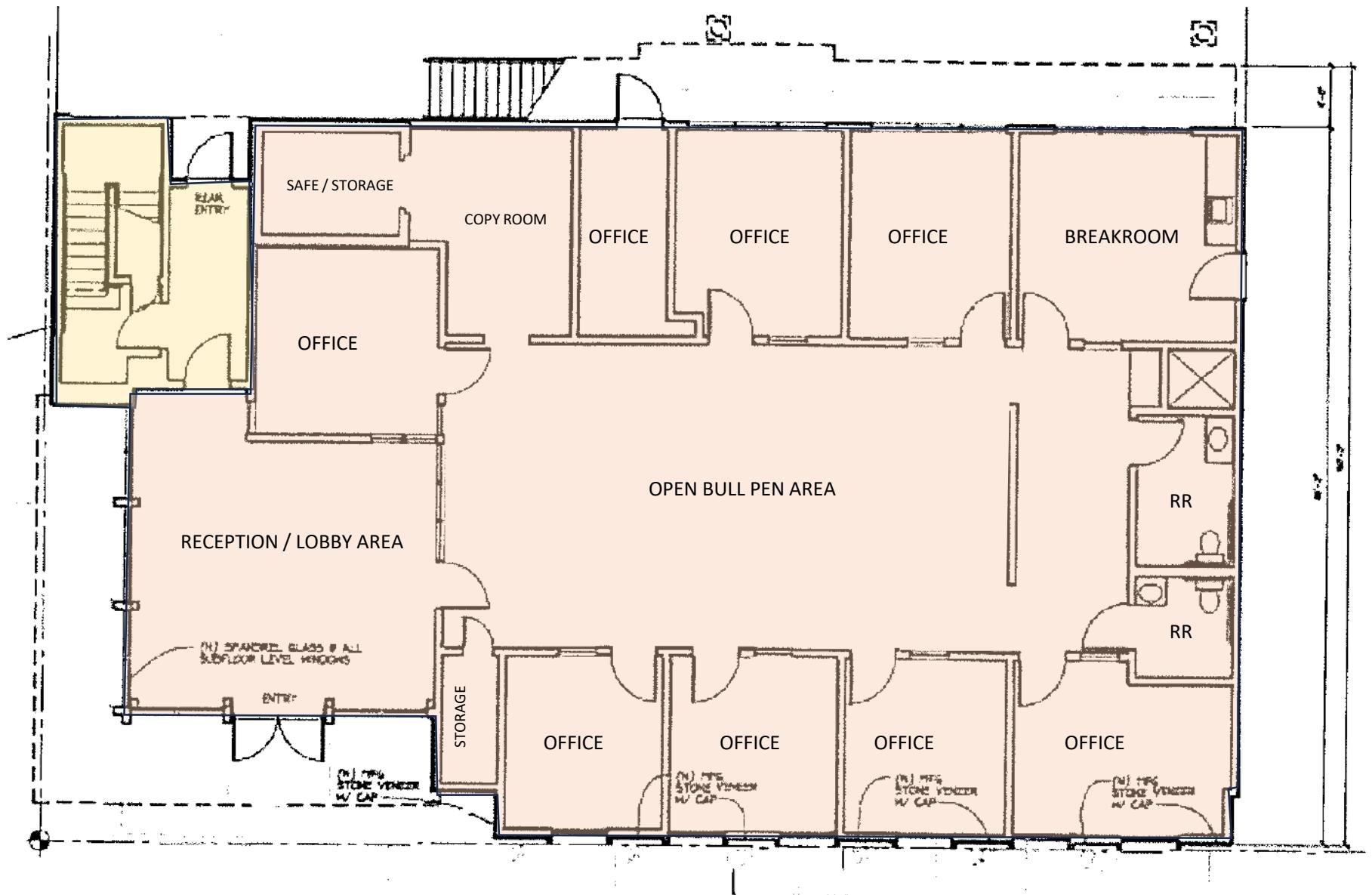
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GROUND FLOOR ±3,250 SF



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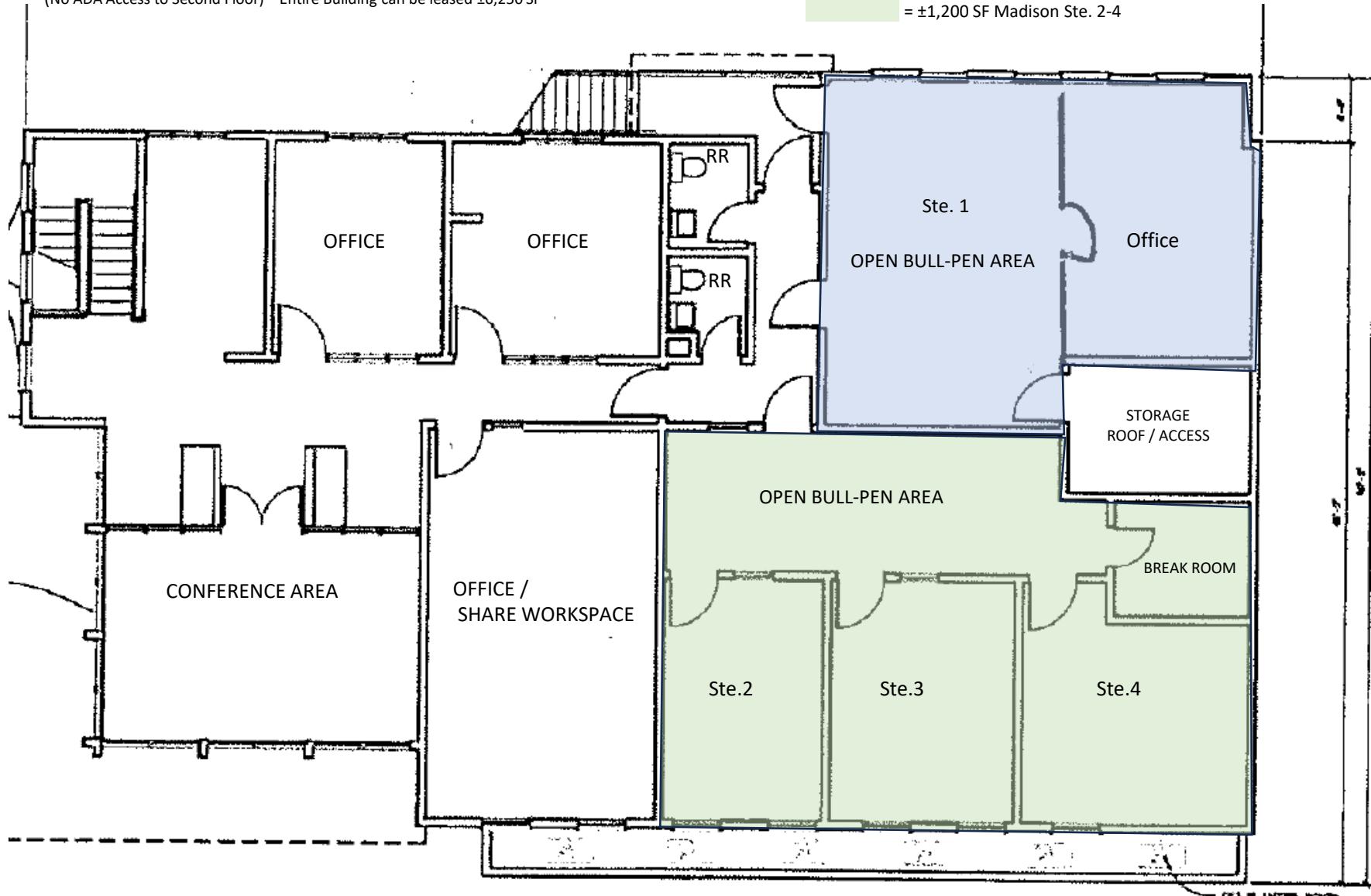
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SECOND FLOOR ±3,000 SF COMBINED

- All offices can be combined together for a single tenant lease ±3,000 SF (No ADA Access to Second Floor) – Entire Building can be leased ±6,250 SF

MADISON SUITES

±650 SF Madison Ste. 1
±1,200 SF Madison Ste. 2-4



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GROUND FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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NEIGHBORHOOD BUSINESSES



SOME OF THE MANY MIRACLE MILE MERCHANTS:



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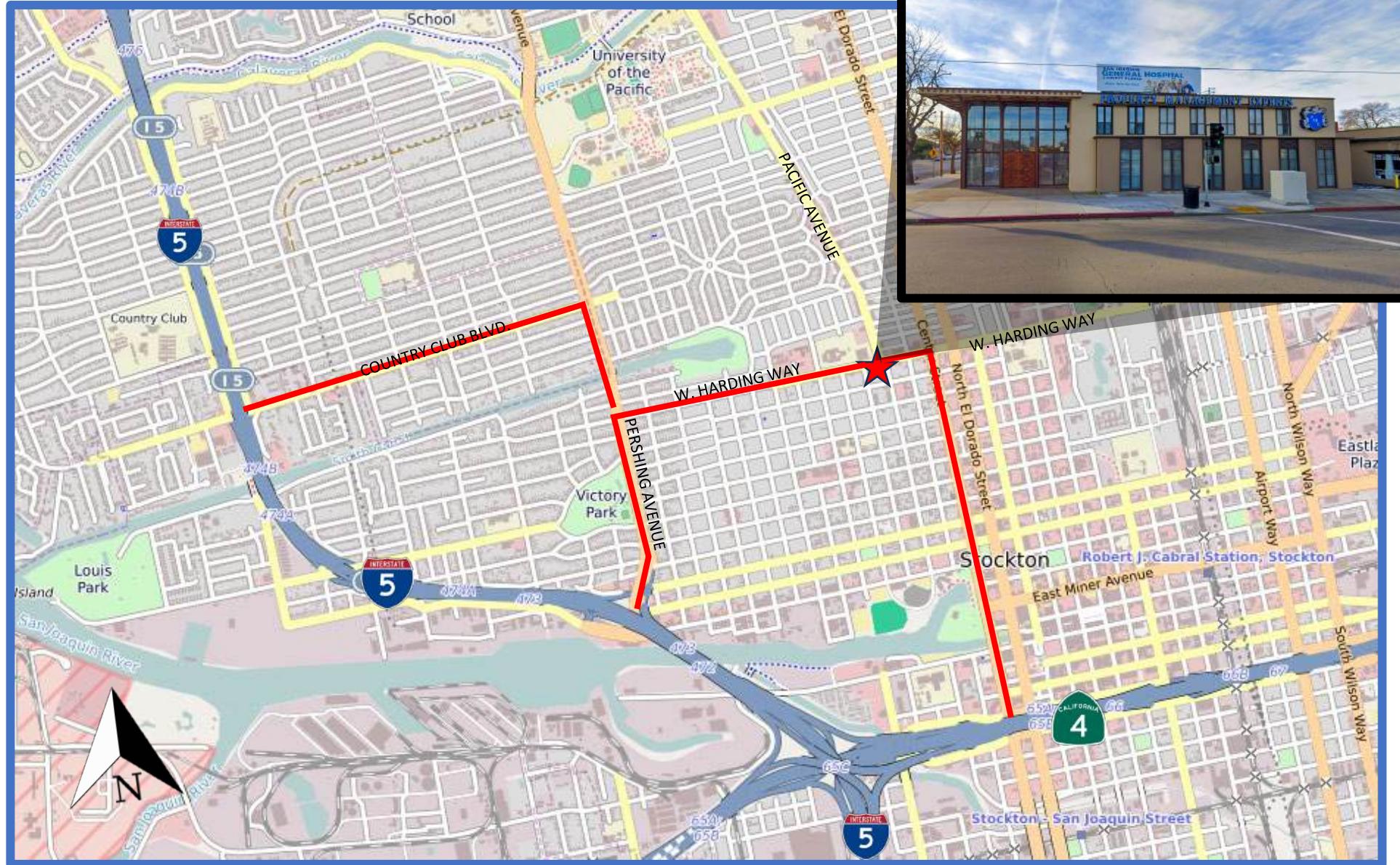


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VICINITY MAP & FREEWAY ACCESS ROUTES



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