

OFFICE BUILDING  
2,400± SF - FOR SUBLEASE  
2525 S. 99 FRONTAGE ROAD | STOCKTON, CA 95215

PRICE REDUCTION!



- APN: 171-300-190
- Partially Furnished
- Direct access to Hwy 99
- Direct vicinity to a large group of Industrial Properties & Businesses
- Parking included for each individual office (6+)

**ECONOMIC DATA:**

**Lease Rate:** ~~\$3,000 / Month~~ **\$2,640 / Month**  
**\$1.25 PSF, Gross \$1.10 PSF / Gross**

**Mason Chambliss**

BRE #02237204  
mchambliss@lee-associates.com  
C 925.336.9660  
D 209.983.6831

**Logan Tingey**

BRE #02152043  
ltingey@lee-associates.com  
C 341.206.0882  
D 209.983.6833

OFFICE BUILDING  
2,400± SF - FOR SUBLEASE  
2525 S. 99 FRONTAGE ROAD | STOCKTON, CA 95215

**FEATURES:**

- Outside patio/break area
- Small Break Room
- Storage Room
- Reception Area
- Three Private Restrooms
- Gated Parking
- Automatic Rolling Gate



**OFFICE BUILDING**  
**2,400± SF - FOR SUBLEASE**  
**2525 S. 99 FRONTAGE ROAD | STOCKTON, CA 95215**

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population:</b>	<b>9,600</b>	<b>78,300</b>	<b>172,300</b>
<b>Household Income:</b>	<b>\$62,000</b>	<b>\$60,000</b>	<b>\$72,000</b>

**TRAFFIC COUNT:**

<b>Mariposa Road:</b>	<b>11,600 ADT</b>
<b>S. Hwy 99:</b>	<b>87,000 ADT</b>



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.