

**HERITAGE
PROFESSIONAL
CENTER**

For Sale

**8,494 SF
\$1,445,000**



Freestanding Medical Office Building

435-445 W. POPLAR & 912-918 N. LINCOLN | STOCKTON, CA 95203

CBRE

435-445 W. POPLAR
& 912-918 N. LINCOLN

TABLE OF CONTENTS

- 01 Executive Summary p3
- 02 Property Details p7
- 03 Location & Market Overview p11

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01

Executive Summary

THE OFFERING

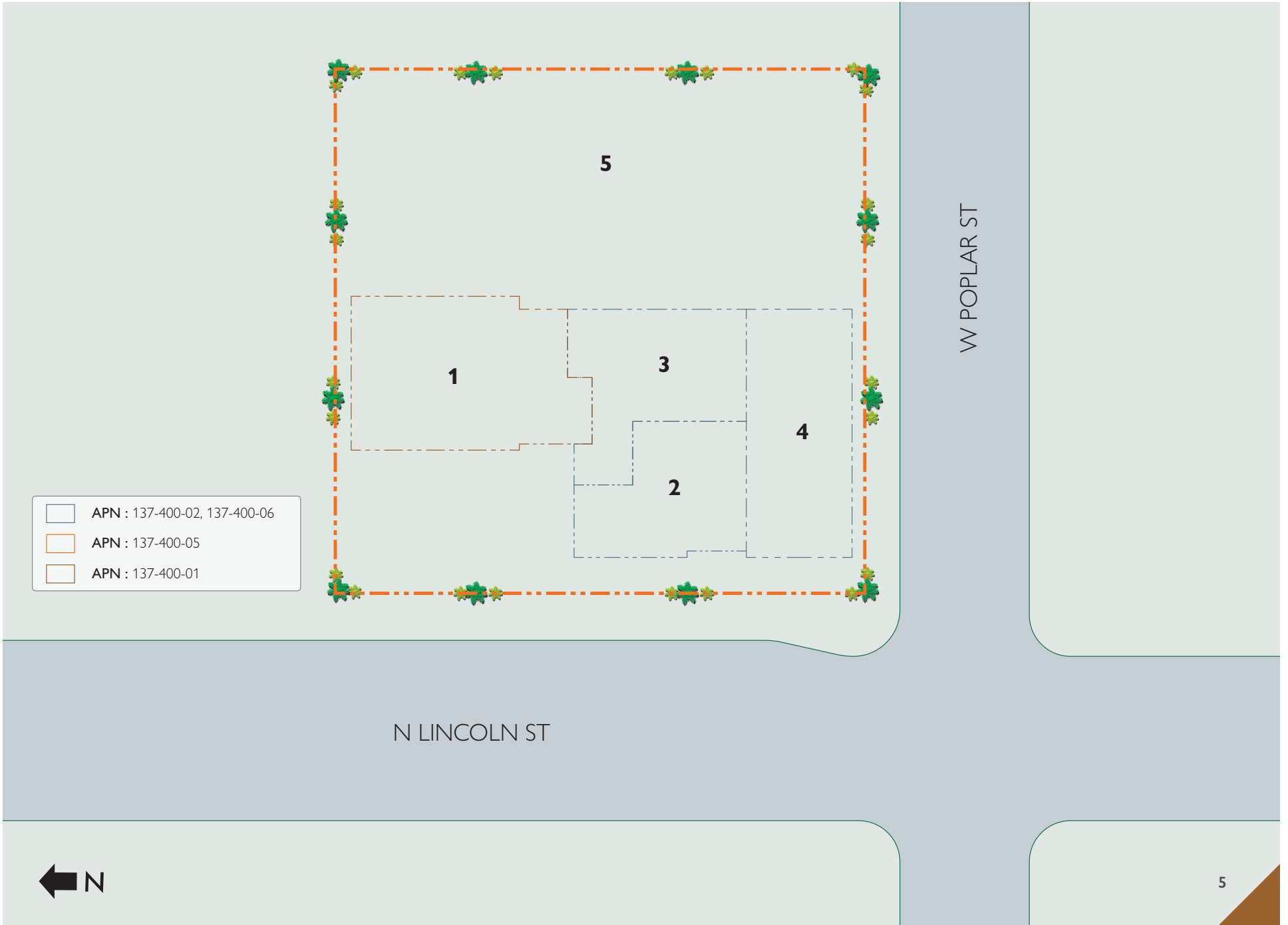
CBRE is pleased to offer the unique opportunity to purchase the Heritage Professional Center, a freestanding medical building within close proximity to Dameron Hospital.

The project was originally developed as four separate office condominiums, three of which have since been physically combined and built-out for an optometry and ophthalmology practice. They feature a functional existing medical layout with a large reception/waiting area, 11 wet exam rooms, multiple restrooms, a lab, breakroom, administrative offices and even a procedure room. The existing improvements are relatively modern and could function for a wide variety of medical uses.

The fourth unit has remained physically separated from the other condominiums with autonomous access and could be either expanded into, leased or sold independently. This unit was originally built-out for medical and the current ownership had a full set of plans drawn previously to convert it into a surgery center but it has most recently been used as storage. There are still existing walls, multiple points of plumbing, HVAC/ electrical infrastructure, etc. that could be upgraded to accommodate either medical or professional office uses in the future.



PARCEL MAP



**HERITAGE
PROFESSIONAL
CENTER**

SURGICAL CENTER

DAMERON HOSPITAL

LINACIA MEDICAL CENTER

DAMERON HOSPITAL ANNEX

LINCOLN SQUARE POST-ACUTE CARE

ANNUNCIATION SCHOOL



HERITAGE

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02

Property Details

PROPERTY DETAILS

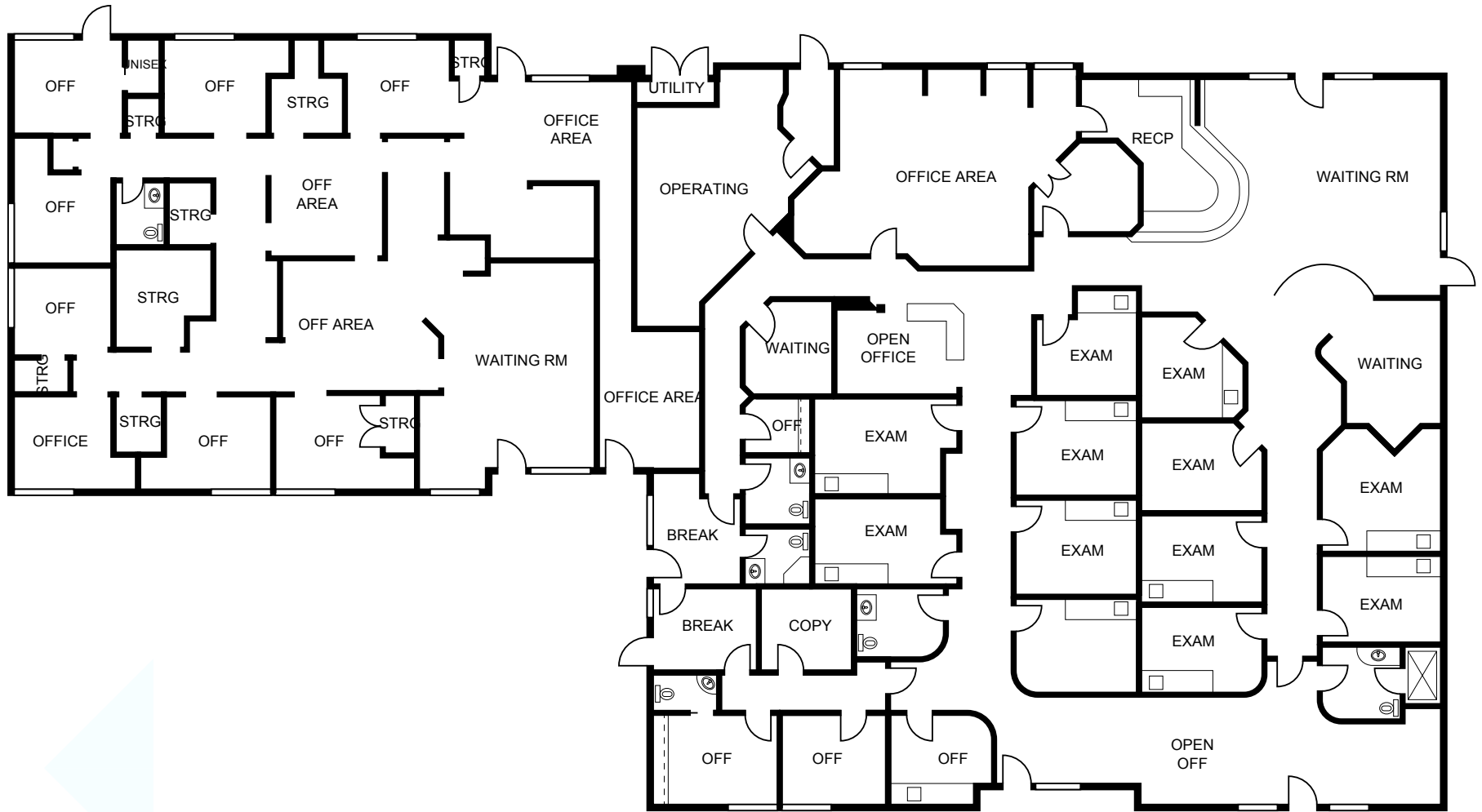
ADDRESS	435-445 W. Poplar & 912-918 N. Lincoln
TOTAL BUILDOUT AREA	8,494 SF
PURCHASE PRICE	\$1,445,000
PRICE PER SF	\$170
LAND AREA/ACREAGE	±.071 Acres
APN	137-400-01, 02, 05, 06
COUNTY	San Joaquin
ZONING	CO Commercial Office
YEAR BUILT	1984
FLOORS	1
CONSTRUCTION TYPE	Wood Frame
FOUNDATION	Wood Subfloor
ROOF	Pitched Tile Roof
DATA	Comcast High Speed Internet
HVAC	Roof Mounted Units
SECURITY	HD CC Camera System
ELECTRICAL	PG&E/Owned Solar Panels
GARBAGE	Republic Services
WATER	City of Stockton
ON-SITE PARKING	36 on-site stalls with additional street parking available



SITE PLAN



FLOOR PLAN



HERITAGE

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03

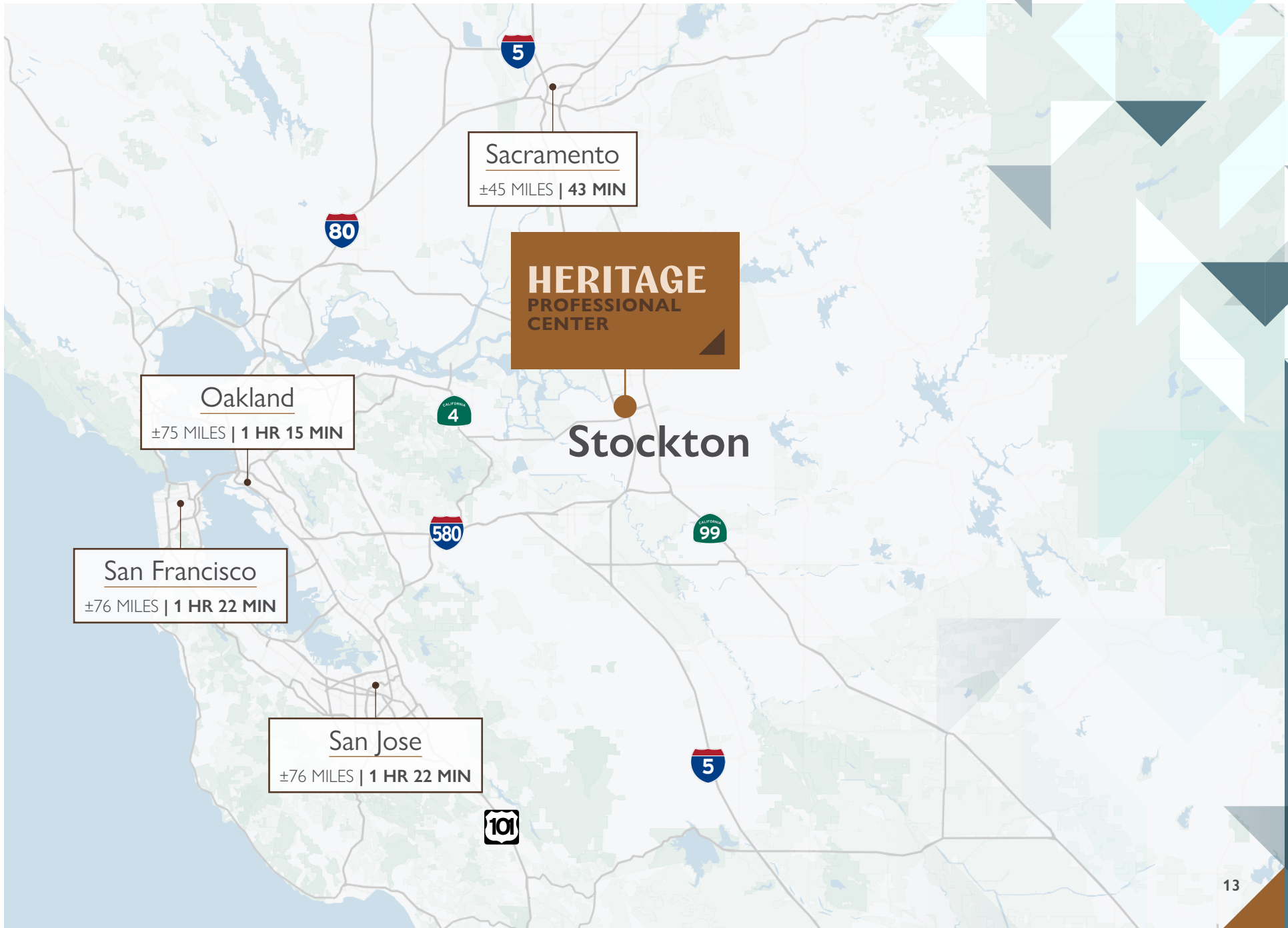
Location & Market Overview

STOCKTON

Stockton is County seat of San Joaquin County of California's fastest growing communities. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco and 45 miles south of Sacramento. The city is situated along the San Joaquin Delta waterway which connect to the San Francisco Bay, as well as the Sacramento and San Joaquin Rivers. With major freeways, rail and the Port of Stockton interconnected, Stockton has grown into one of the most significant Northern California logistics and distribution hubs helping drive extraordinary economic growth in the region.



DRIVE TIME MAP



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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