

For Sale

1350 W. Robinhood Dr • Stockton • CA • 95207



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Property Summary

Address: 1350 W. Robinhood Dr • Stockton
Sales Price: \$2,250,000
Building SF: ± 15,846 SF
Lot Size: ± 50,181 SF • ± 1.15 AC
Parking: 57 Spaces

Year Built: 1981
County: San Joaquin County
Property Type: Commercial Office
Parcel Number: 108-150-080
Procuring Broker Fee: 2.5%

Property Description:

This commercial office property offers a unique blend of functionality and convenience, perfect for diverse business needs. Situated in a suburban location, the single-story building encompasses 15,846 SF with a typical floor size matching the total RBA. Constructed in 1981, this Class B property stands 25 feet tall and features multi-tenant occupancy, providing ample space for a variety of businesses. Notably, the building is located in the highly accessible Robinhood Drive Office District. The property includes 57 surface parking spaces. Tenants benefit from prominent signage opportunities, and the surrounding area supports robust market conditions with low vacancy rates and competitive rental prices.



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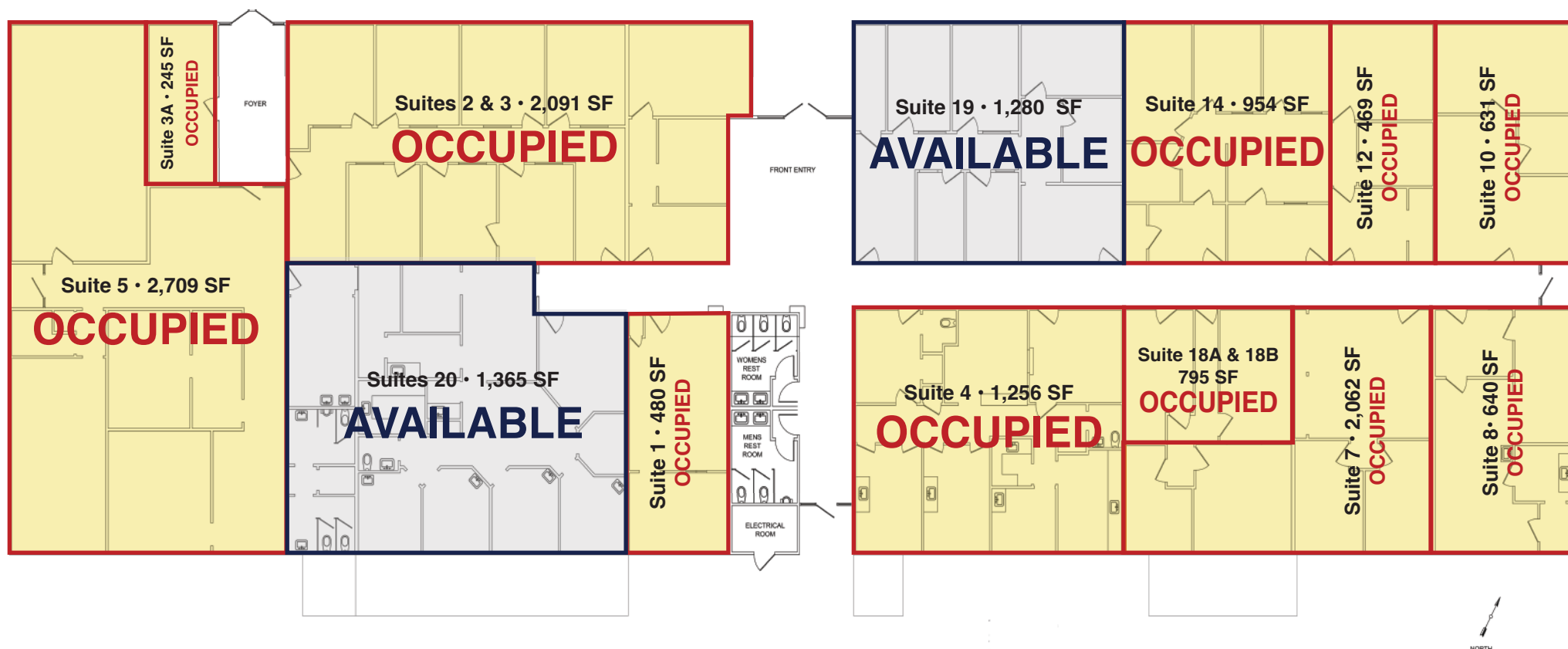
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Site Map



BUILDING = 15,478 SQ. FT.

FOYER = 209 SQ. FT.
FRONT ENTRY & CORRIDOR = 1,405 SQ. FT.
MAIN RESTROOM = 248 SQ. FT.

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Rent Roll

Suite No.	Square Feet	Expiration Date	Options to Renew	CAM	Monthly Rent	PSF	Total	Annual Rent
1	± 480	July 31, 2027		\$ -	\$ 695.50	\$ 1.45	\$ 695.50	\$ 8,346.00
2 & 3	± 2,091	July 31, 2028		\$ -	\$ 2,856.47	\$ 1.37	\$ 2,856.47	\$ 34,277.64
3A	± 227	July 31, 2026		\$ -	\$ 327.82	\$ 1.44	\$ 327.82	\$ 3,933.84
4	± 1256	September 14, 2027		\$ -	\$ 2,174.85	\$ 1.73	\$ 2,174.85	\$ 26,098.20
5	± 2709	June 18, 2028		\$ -	\$ 3,411.85	\$ 1.26	\$ 3,411.85	\$ 40,942.20
7	± 2062	Month-to-Month		\$ -	\$ 981.33	\$ 0.48	\$ 981.33	\$ 11,775.96
8	± 640	Month-to-Month		\$ -	\$ 911.55	\$ 1.42	\$ 911.55	\$ 10,938.60
10	± 631	August 31, 2026		\$ -	\$ 883.00	\$ 1.40	\$ 883.00	\$ 10,596.00
12	± 469	May 31, 2026		\$ -	\$ 717.50	\$ 1.53	\$ 717.50	\$ 8,610.00
14	± 954	April 30, 2027		\$ -	\$ 1,313.25	\$ 1.38	\$ 1,313.25	\$ 15,759.00
18A & 18B	± 795	January 31, 2027		\$ -	\$ 824.00	\$ 1.04	\$ 824.00	\$ 9,888.00
19	± 1280	December 31, 2026		\$ -	\$ 1,800.88	\$ 1.41	\$ 1,800.88	\$ 21,610.56
20	± 1365	October 31, 2025		\$ -	\$ 2,472.00	\$ 1.81	\$ 2,472.00	\$ 29,664.00
LOT	±	Month-to-Month		\$ -	\$ 350.00	\$ -	\$ 350.00	\$ 4,200.00
Occupied Total:				\$ -	\$ 19,720.00	\$ 17.71	\$ 19,720.00	\$ 236,640.00

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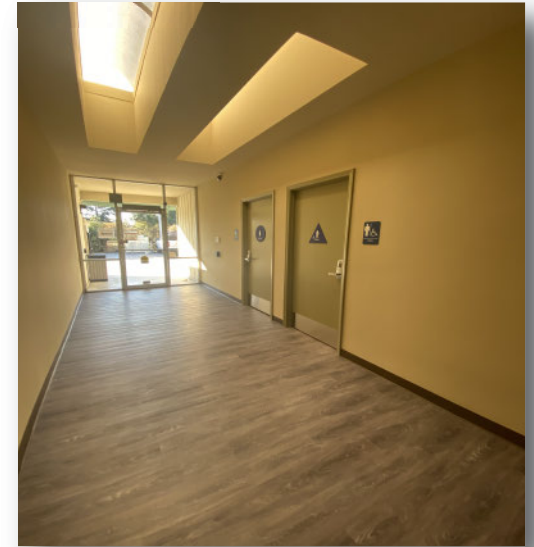
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Interior Common Area



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Exterior



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Location Map



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Aerial View



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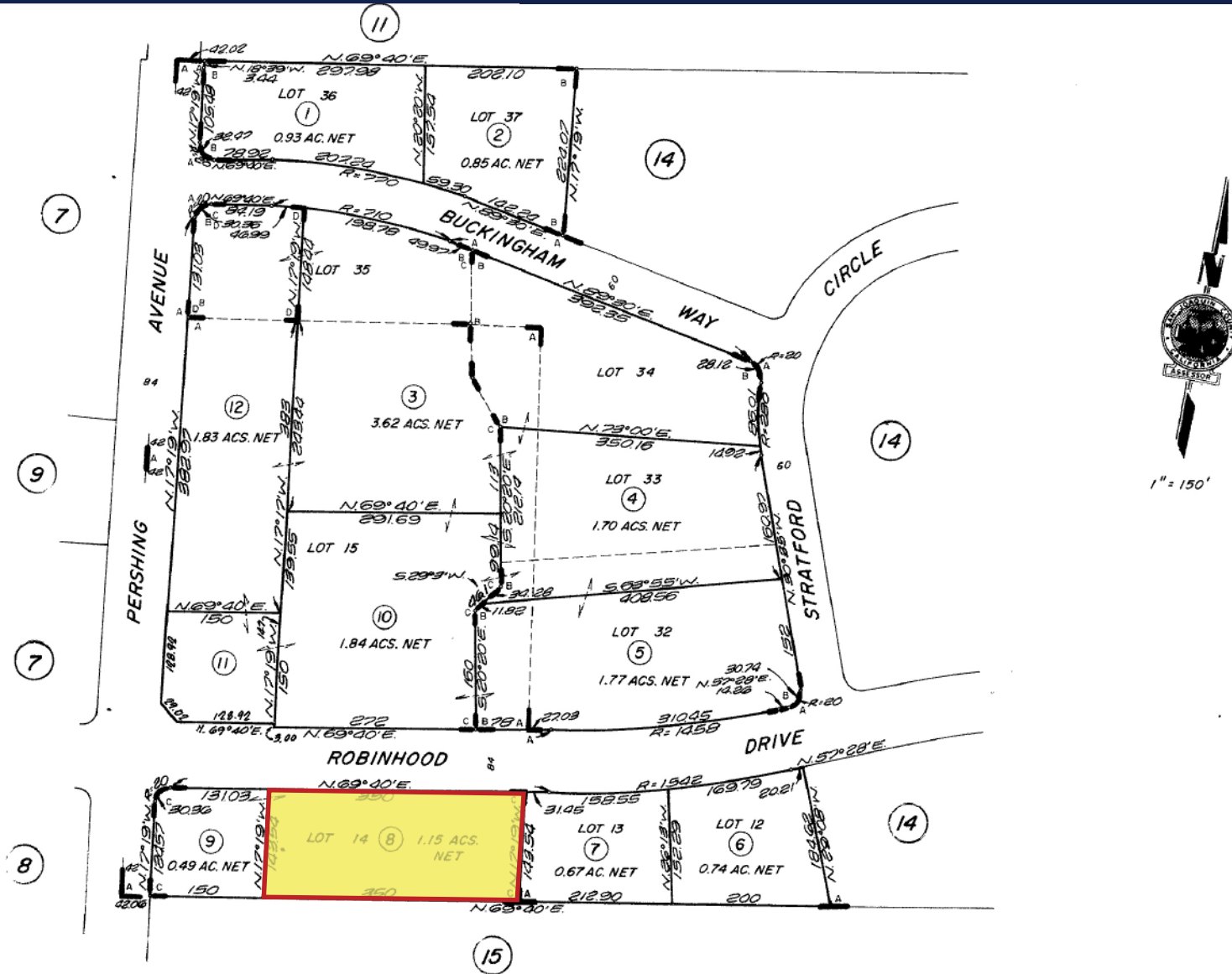
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Parcel Map



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