

LUXURY MEDICAL OFFICE CONDOMINIUM  
2,386± SF - FOR SALE OR LEASE  
1801 EAST MARCH LANE | SUITE C-330 | STOCKTON, CA



- APN: 096-360-080
- Situated in the prestigious Weber Ranch Professional Park Development
- Exceptionally well appointed medical suite with highly functional floor plan
- Amongst many of Stockton's well-recognized local medical professional services
- Adjacent to wide assortment of retail and professional services
- Can be purchased with adjacent space C-320 of identical size and pricing

**ECONOMIC DATA:**

<b>Sale Price:</b>	\$950,000.00
<b>Lease Rate:</b>	\$1.75 psf/per month + NNN
<b>Property Taxes:</b>	\$940.00 monthly
<b>Association Cost:</b>	\$687.96 monthly

Logan Tingey  
BRE #02152043  
ltingey@lee-associates.com  
C 341.206.0882

Wendy Coddington, SIOR  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

# LUXURY MEDICAL OFFICE CONDOMINIUM

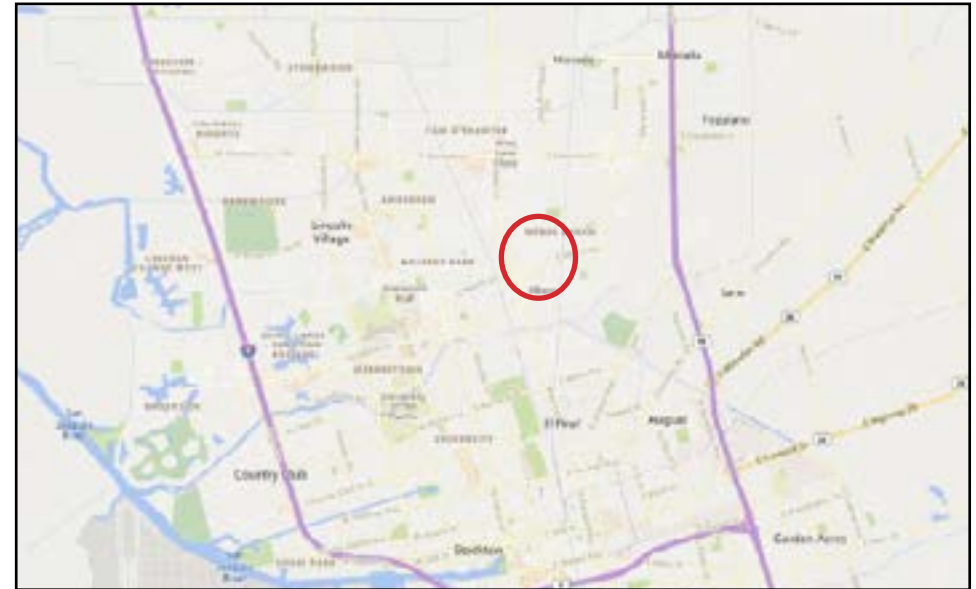
## 2,386± SF - FOR SALE OR LEASE

### 1801 EAST MARCH LANE | SUITE C-330 | STOCKTON, CA

- Conveniently accessed via either East March Lane or Montauban Avenue
- Accessible to Stockton's Hospital corridors via West Lane

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	26,558	155,583	316,248
Household Income:	\$82,660	\$82,417	\$88,665

<b>TRAFFIC COUNT:</b>	
West Lane:	22,992 ADT (2017)
March Lane:	34,417 ADT (2017)
Montauban:	9,653 ADT (2017)



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.