

FOR LEASE

2301-2313 W. ALPINE AVENUE • STOCKTON • CA • 95204



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

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NICK MAUGERI
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NMAUGERI@PMZ.COM

PROPERTY SUMMARY

ADDRESS:	2301-2313 W. Alpine Ave • Stockton	COUNTY:	San Joaquin
LEASE RATE:	\$1.25 PSF MG	PROPERTY TYPE:	Office
AVAILABLE SF:	± 750 - 1,200 SF	PARCEL NUMBER:	111-054-150
LOT SIZE:	± 16,299 SF • 0.37 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

Prime office space ideally located in a highly residential area on the west side of Alpine, near Highway 5 and the University of the Pacific. This exceptional spot offers ample parking and outstanding visibility, situated across the street from Michael's Pizza, a local favorite that attracts a significant amount of foot traffic.

AVAILABLE SUITES:

- **Suite 2307 • First Floor • ± 1,200 SF**
 - Reception Area
 - Four (4) Treatment Rooms
 - Kitchen
 - Restroom
- **Suite 2309 • Second Floor • ± 1,000 SF**
 - Spacious Entry Office/Reception Area
 - Small Office
 - One (1) Restroom
 - Large Conference/Training Room
- **Suite 2311 • Second Floor • ± 750 SF**
 - Open Entry Office/Reception Area
 - Small Office with Window Facing Reception Area
 - One (1) Restroom
 - Copy/Storage Room
- **Suite 2313 • Second Floor • ± 963 SF**
 - Large Entry Office/Reception Area
 - Two (2) Small Offices
 - One (1) Restroom
 - Copy/Storage Room



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2307 PHOTO GALLERY



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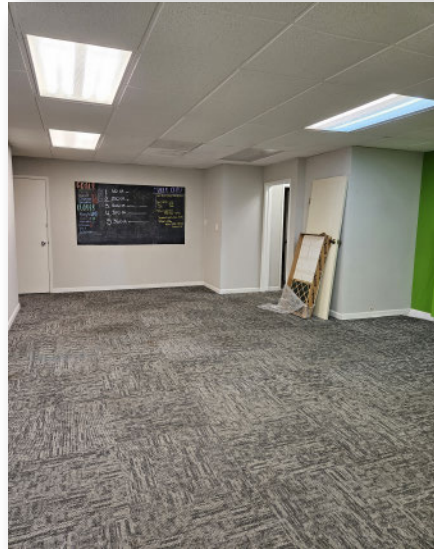
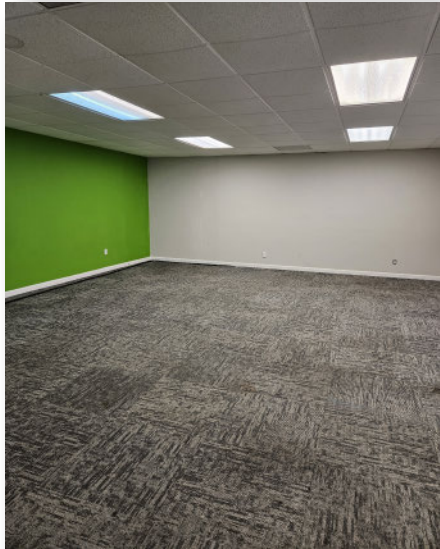
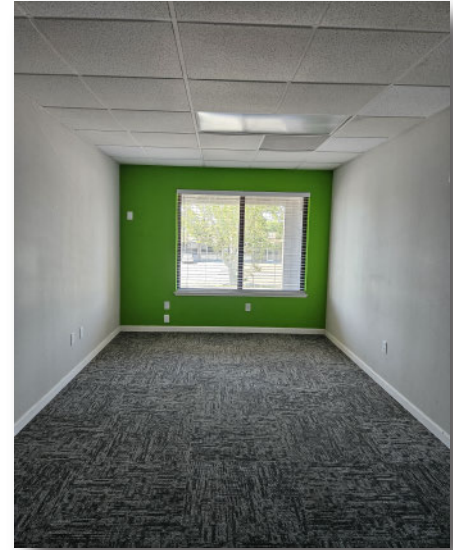
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2309 PHOTO GALLERY



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2311 PHOTO GALLERY



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LOCATION MAP



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AERIAL VIEW



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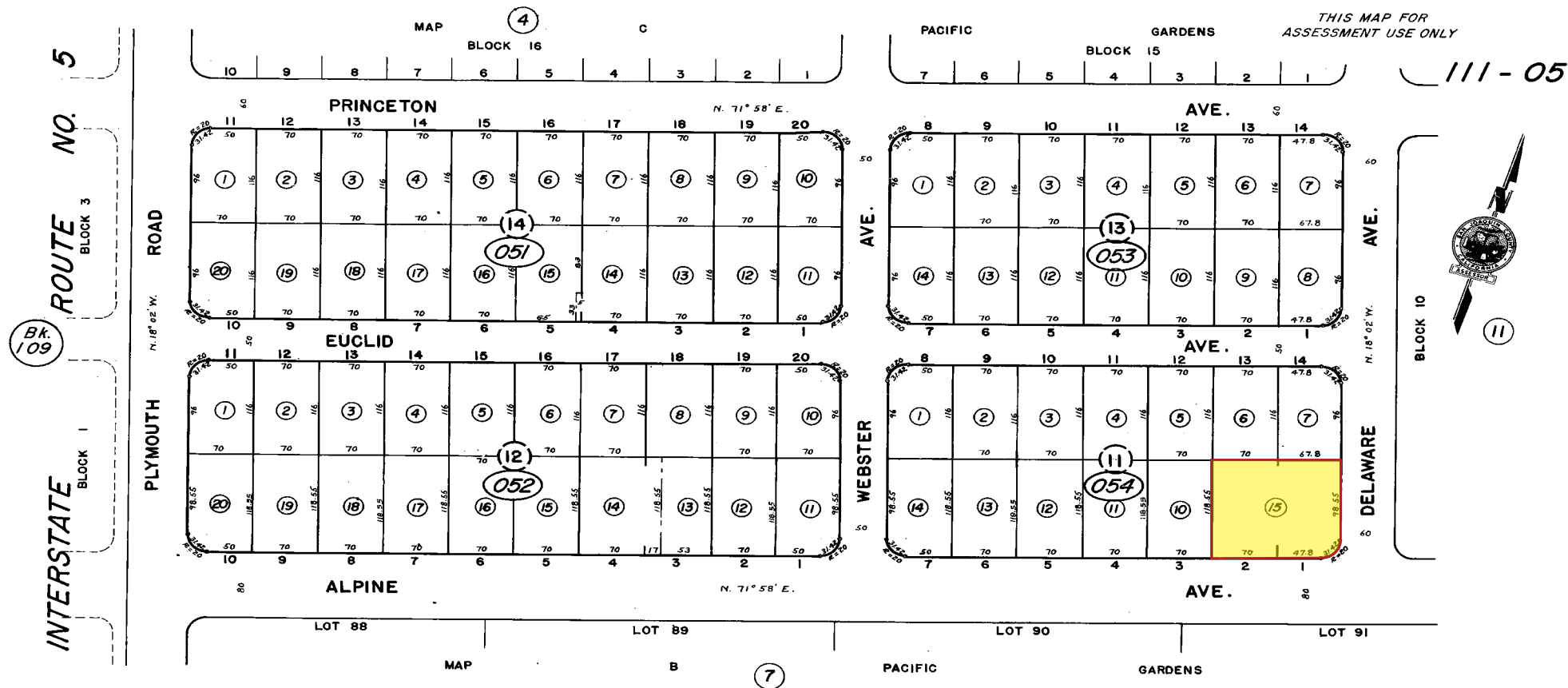
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PARCEL MAP



MAP C PACIFIC GARDENS

BLOCKS 11-12-13-14
SCALE 1"=100'
SAN JOAQUIN COUNTY
ASSESSOR'S MAPS

MAP C PACIFIC GARDENS
BLOCKS 11-12-13-14

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