

# For lease

## Automotive dealership

Lease rate: \$26,000 per month + NNN

3190 Auto Center Circle  
Stockton, CA 95212

### JLL Automotive Dealership Properties

**Mike Luca, SIOR**  
Senior Managing Director  
RE Lic. 01447904

**RJ Jimenez**  
Associate  
RE Lic. 02248675

**Jack Fondale**  
Associate  
RE Lic. 02250595



SHOP AREA



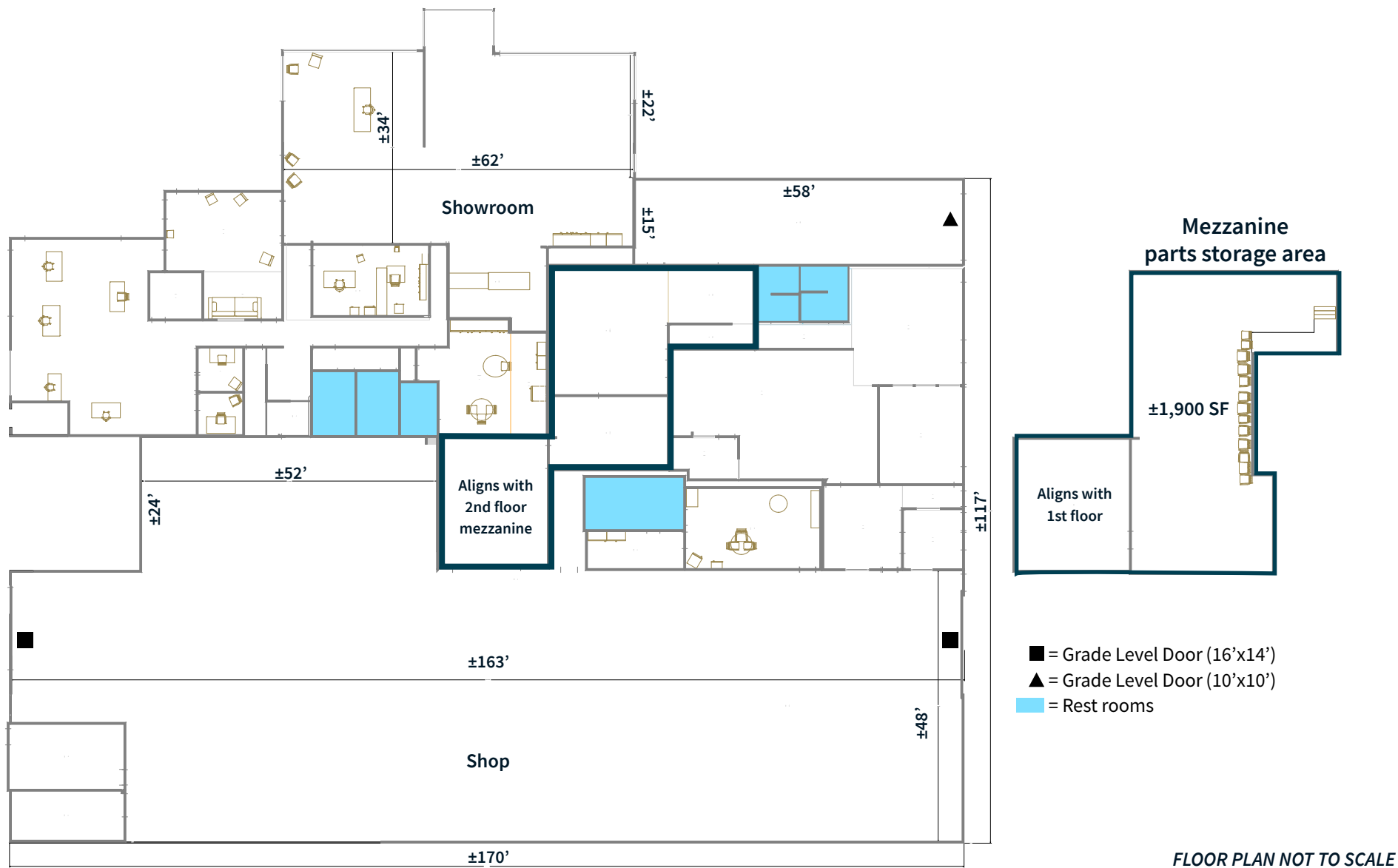
## Property features

- Total building SF:  $\pm 27,485$ 
  - includes display canopy & service write-up area
  - primary building is  $\pm 21,409$  SF
- Located on:  $\pm 3.13$  acres
- Shop clear height:  $\pm 15'$
- Grade-level loading:
  - shop: two (2) doors,  $\pm 16'$  wide x  $14'$  high
  - showroom: one (1),  $\pm 10' \times 10'$
- Lifts: twelve (12) above ground, four (4) in-ground
- Mezzanine parts storage area
- Monument signage
- Electrical: switch gear rated at 1,000 Amps of 208/120v 3P 4W *(to be independently verified by tenant prior to entering into a binding agreement)*
- Utilities:
  - PG&E - electrical & natural gas provider
- Zoning: Commercial Auto (City of Stockton)
  - New/used auto sales are allowed and used-only auto sales are allowed, along with other automotive related uses. This is why Enterprise and Hertz Auto Sales are able to located inside the Stockton Auto Mall.

*Zoning information is provided as a courtesy only and is any occupant's responsibility to confirm any intended use for the property with the City of Stockton Planning Division at (209) 937-8266.*



# Floor Plan





## Property photos





Vicinity neighbors



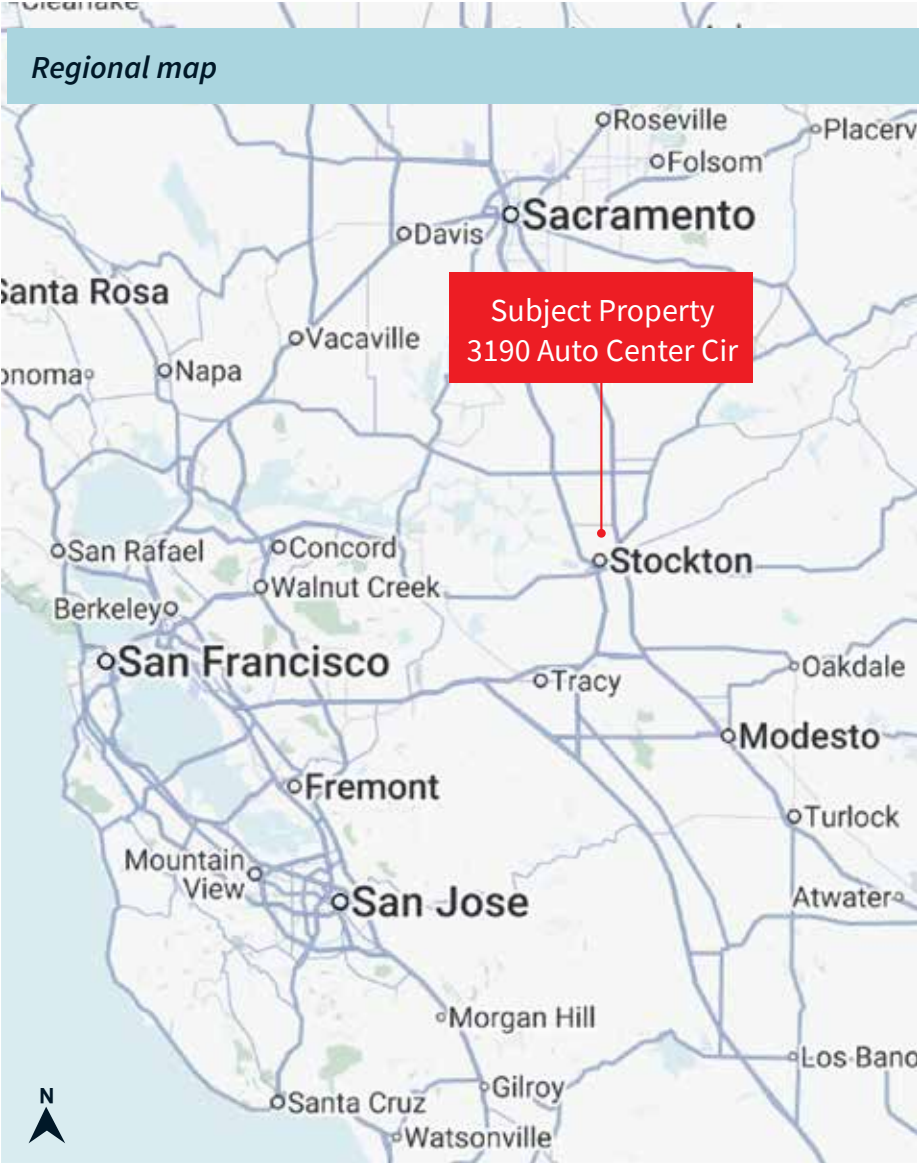
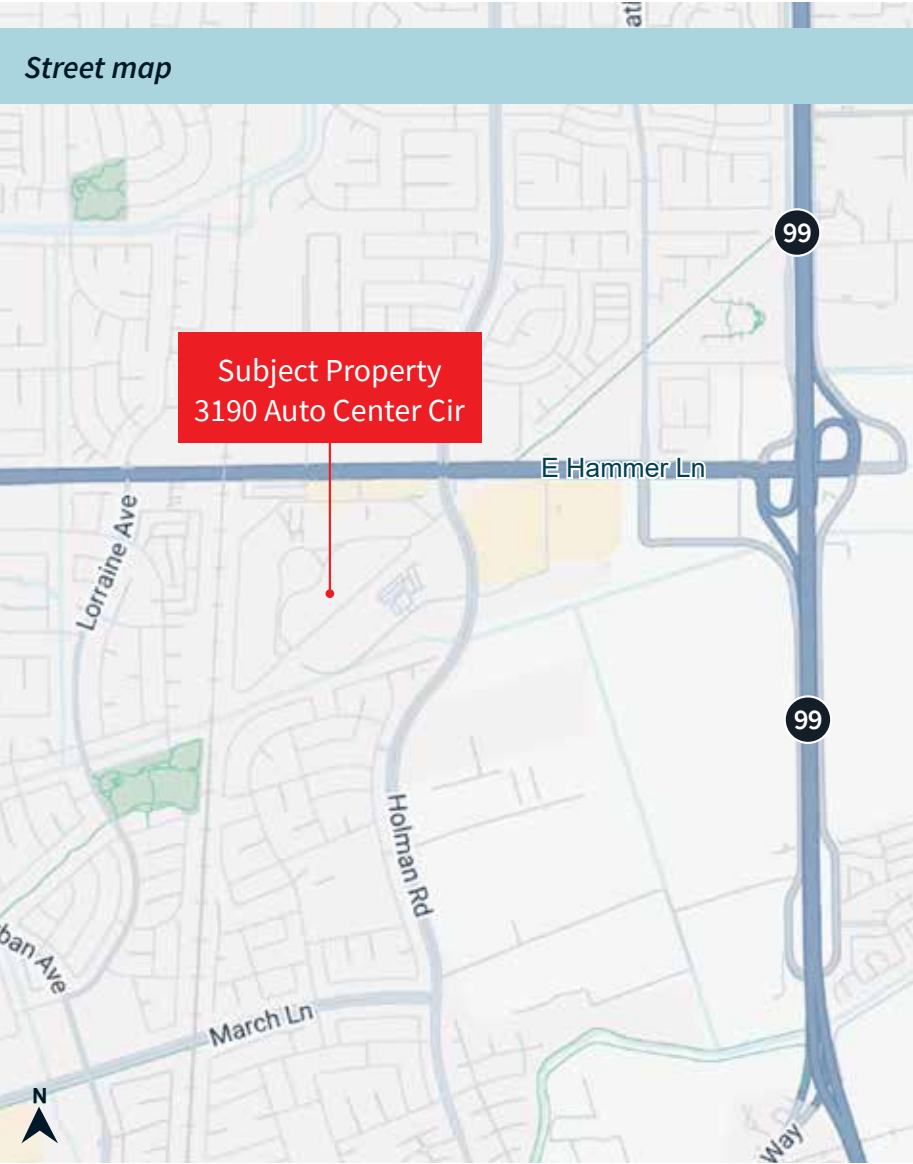
- |                     |   |                     |                        |                    |
|---------------------|---|---------------------|------------------------|--------------------|
| 1 Stockton Honda    | 2 Toyota Town of Stockton               | 3 Acura of Stockton | 4 Nissan of Stockton   | 5 CARMAX           |
| 6 Stockton CDJR     | 7 Mataga GMC                            | 8 Tesla SSD         | 9 Enterprise Car Sales | 10 Hertz Car Sales |
| 11 Stockton Hyundai | 12 Storage for Honda, Toyota, and Acura | 13 Big Valley Ford  | 14 Chase Chevrolet     | 15 Kia of Stockton |

NOT PICTURED: Mercedes Benz of Stockton (±7.5 miles from Auto Mall)

MAP NOT TO SCALE



# Location maps



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