

For lease

Automotive dealership

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

3190 Auto Center Circle
Stockton, CA 95212



SHOP AREA

JLL Automotive Dealership Properties

Mike Luca, SIOR
Senior Managing Director
RE Lic. 01447904

RJ Jimenez
Associate
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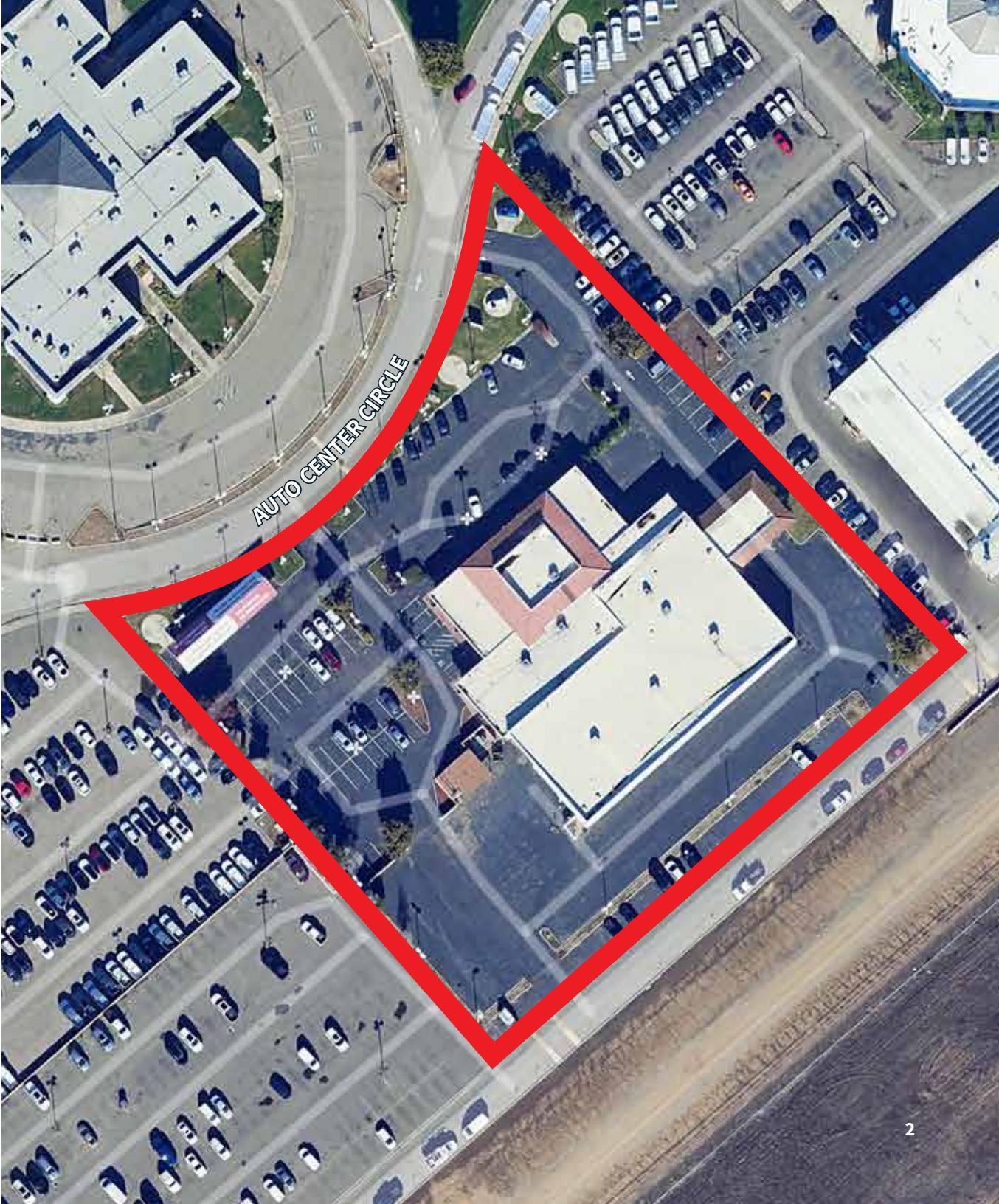
Jack Fondale
Associate
RE Lic. 02250595

 **JLL** SEE A BRIGHTER WAY

Property features

- Total building SF: ±27,485
 - includes display canopy & service write-up area
 - primary building is ±21,409 SF
- Located on: ±3.13 acres
- Shop clear height: ±15'
- Grade-level loading:
 - shop: two (2) doors, ±16' wide x 14' high
 - showroom: one (1), ±10'x10'
- 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



3190 Auto Center Circle / Stockton, CA

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

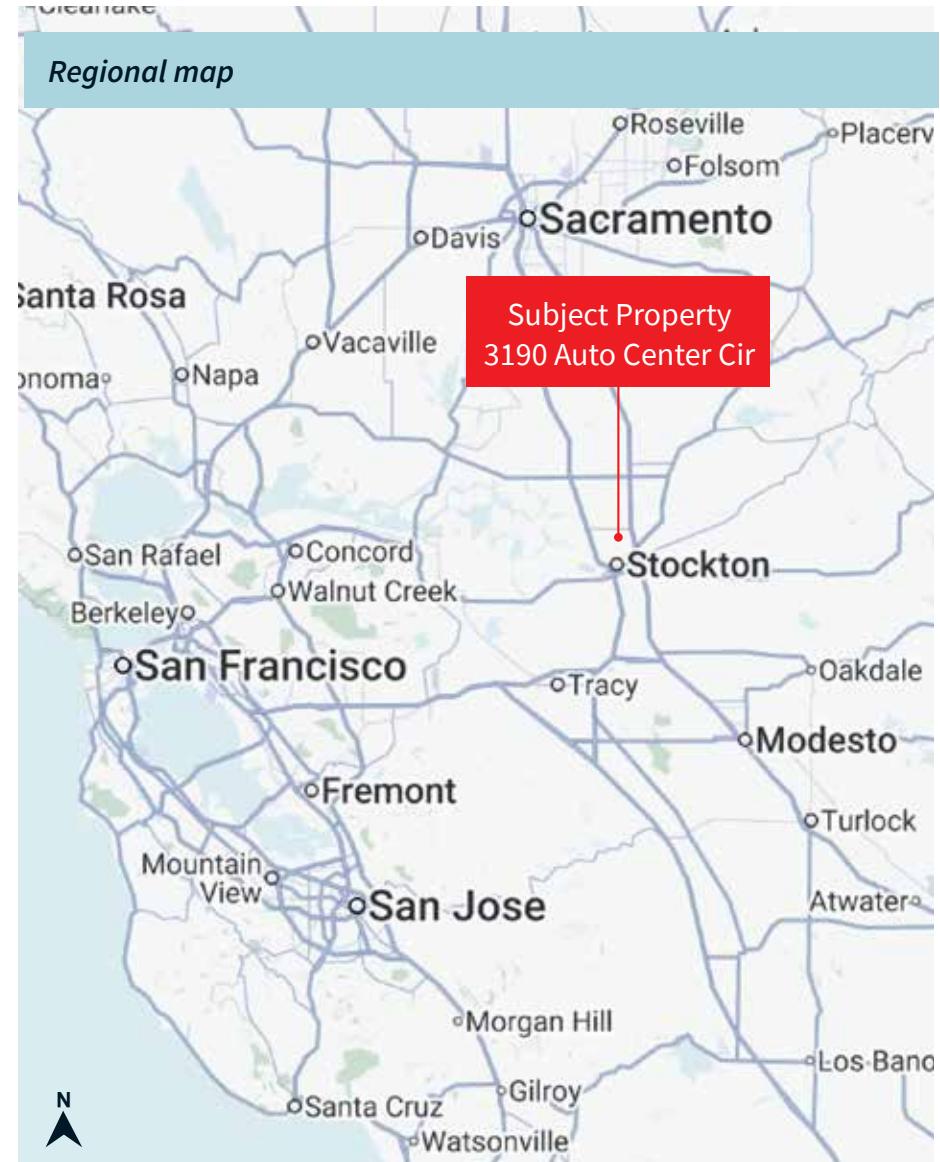
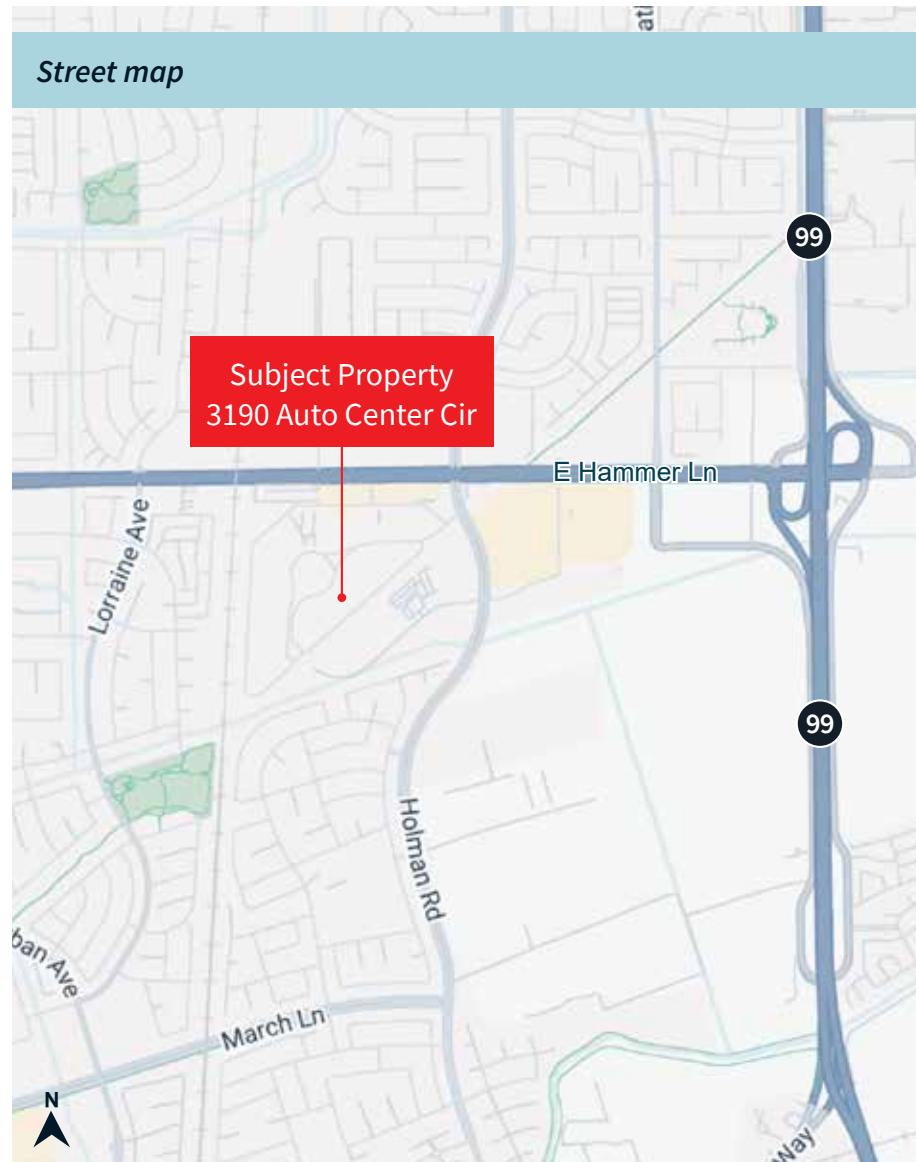
14 Chase Chevrolet

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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