

FOR LEASE

2321 W MARCH LN | STOCKTON, CA



3D TOUR

CLICK HERE



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NAINorthgate
INVESTMENTS TEAM

PROPERTY SUMMARY



AVAILABLE SPACE
Suite 100B: ±1,600 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



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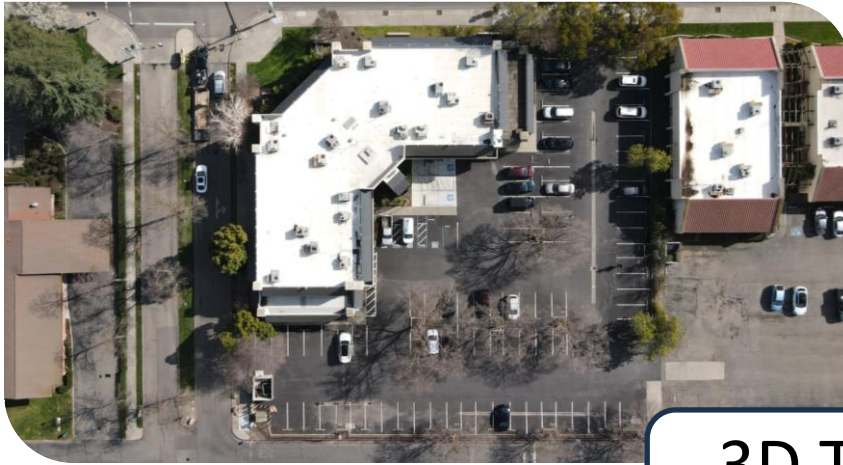
PROPERTY HIGHLIGHTS

- Turn-key office space located in complex
- Located in Stockton's busiest office district
- Office complex is elevator serviced and situated on signalized intersection
- Excellent visibility and monument signage on highly trafficked thoroughfare with 65.5 K ADT
- Parking lot in good condition with ample on-site parking
- Rear easement provides access from Quail Lakes Drive to Venezia Blvd
- Walking distance to restaurants, retail, and commercial/business district

PROPERTY INFO

LEASE PRICE:	Contact Broker
AVAILABLE SUITES:	Suite 100B: ± 1,600 SF
GLA:	± 17,402 SF
LOT SIZE:	± 1.26 AC
ZONING:	CG (Commercial, General)
LEASE TYPE:	NNN
APN:	112-220-41
TRAFFIC:	W March Ln: 59,227 West Side Freeway: 108,998

3D TOUR



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MARKET AERIALS



MARKET AERIALS



CITY PROFILE

■ STOCKTON, CALIFORNIA

- **Large Population:** Stockton is one of the largest cities in California, with a population of over 300,000 residents. A larger population provides a larger customer base for retail businesses, increasing the potential customer pool.
- **Economic Growth:** Stockton has experienced significant economic growth in recent years. The city has diversified its economy beyond agriculture and has seen growth in sectors like healthcare, education, logistics, and distribution. This growth translates into increased job opportunities, higher disposable incomes, and a stronger consumer market.
- **Central Location:** Stockton's central location within California makes it well-connected to major metropolitan areas. It is situated within a few hours' drive of San Francisco, Sacramento, and Silicon Valley. This proximity allows for easy access to a wide customer base from neighboring regions.
- **Transportation Infrastructure:** Stockton benefits from robust transportation infrastructure. It is intersected by major highways like Interstate 5 and State Route 99, facilitating the movement of goods and people. The city is also served by an airport and has access to the Port of Stockton, a deep-water inland port that enables international trade.



POPULATION DENSITY

Stockton, CALIFORNIA

POPULATION

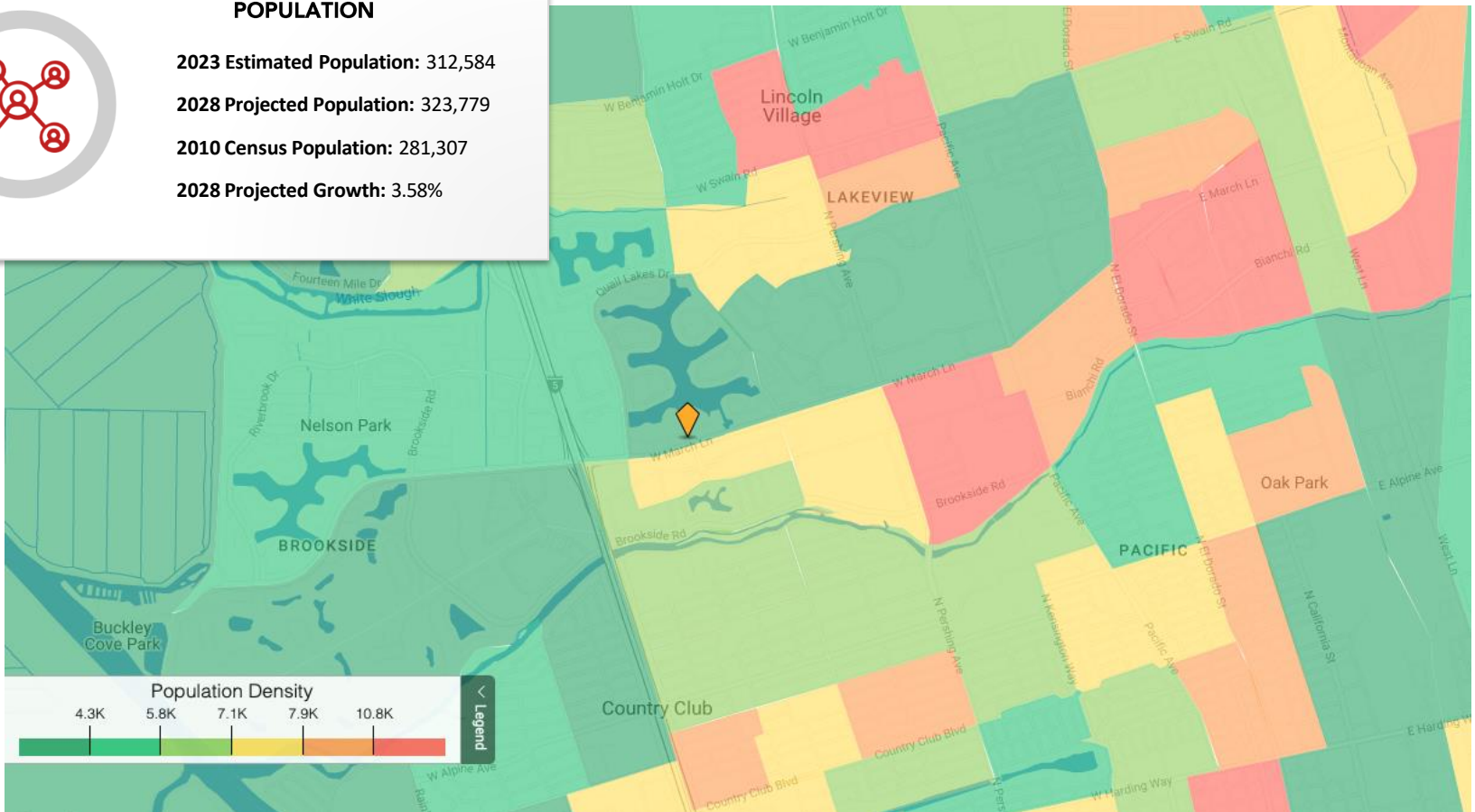


2023 Estimated Population: 312,584

2028 Projected Population: 323,779

2010 Census Population: 281,307

2028 Projected Growth: 3.58%



DEMOGRAPHICS- 5 MILE RADIUS



INCOME

2023 Estimated Average HHI: \$79,141



BUSINESSES

2023 Estimated Total Businesses: 10,782

2023 Estimated Total Employees: 101,302



HOUSEHOLDS

2023 Estimated Households: 100,753

2028 Projected Households: 104,384

2010 Census Households: 90,711

2028 Projected Growth: 3.60%



RACE & ETHNICITY

2023 Estimated White: 56.1%

2023 Estimated Black/African American: 11.2%

2023 Estimated Asian/Pacific Islander: 24.3%

2023 Estimated American Indian/
Native Alaskan: 2.4%

2023 Estimated Hispanic: 43.9%

2023 Estimated Other Races: 4.9%



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