

FOR SALE or LEASE

**3133 W. March Lane
Suite 1040, Stockton**

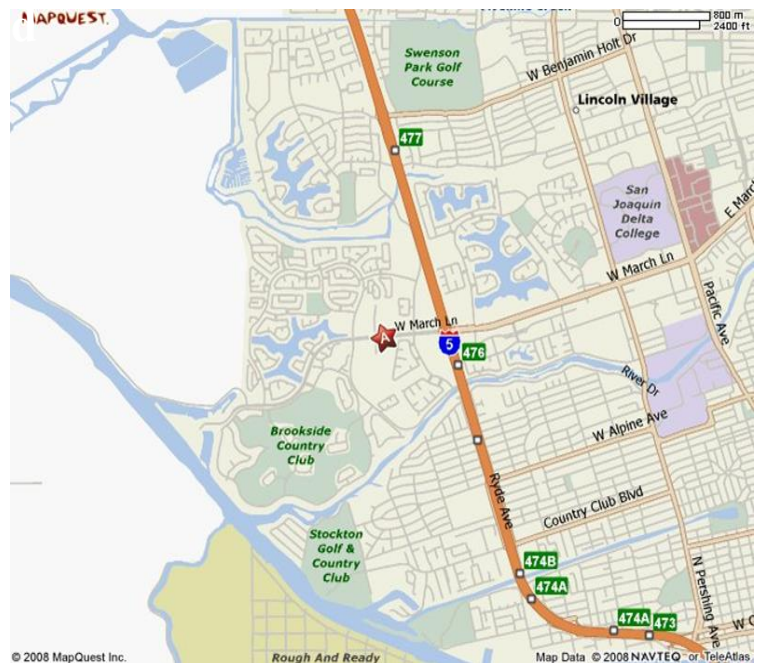


Medical Office

Stockton, California 95219

Property Features

- Professional Office Condominium
- 3,537 +/- rentable square feet
- Outpatient Surgical Center (requires accreditation)
- Clinic space with multiple exam rooms, physician offices
- A few blocks from Interstate-5
- Walking distance to restaurants, services and the San Joaquin Delta
- Zoning: Commercial Office (C/O)
- APN: 116-410-100



Sale Information: See Last Page / Lease Rate: \$1.80 per rsf, Monthly—MG

Nancy Ann Queirolo

Senior Associate

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BRE #01134315

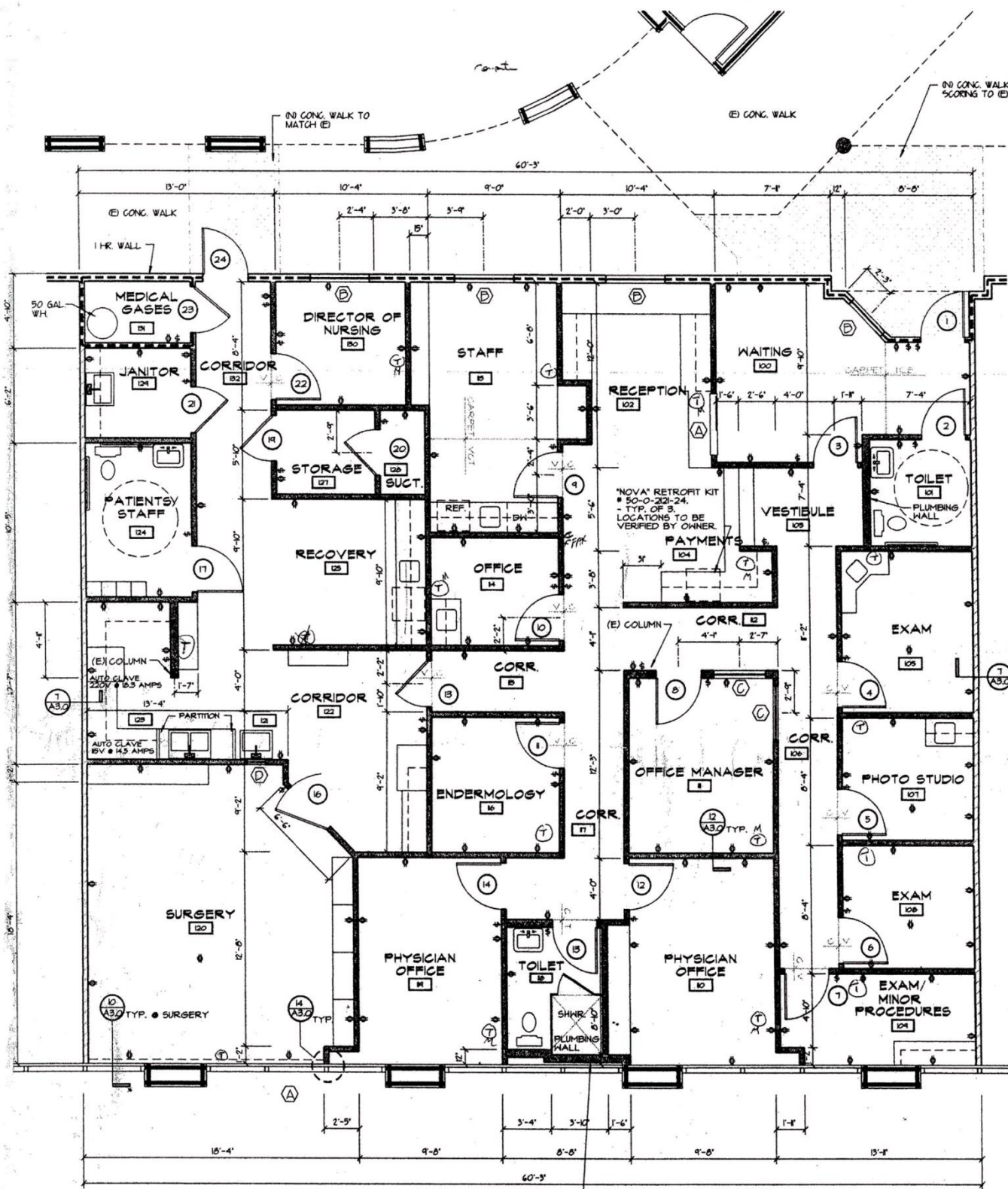
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2920 Pacific Avenue,
Stockton, CA 95204

www.fcrci.com





NO CONG. WALK TO MATCH (E)

(E) CONG. WALK

NO CONG. WALK MATCH SCORING TO (E)

'NOVA' RETROFIT KIT # 50-0-232-24. TYP. OF 3. LOCATIONS TO BE VERIFIED BY OWNER.

FURR OUT WALL 2" • ALL TOILET TO COVER. EXTERIOR WINDOWS & INTERIOR WINDOW BLINDS - EXTEND DRYWALL TO ROOF TO MAINTAIN COMPLIANCE W/ TITLE 24 REQUIREMENTS

FLOOR PLAN



SCALE: 1/4" = 1'-0"

WALL LEGEND

000 NOTES 000

The Property is for sale in combination with the existing Medical Spa Practice. The property owner/ medical practitioner identifies general information about the Medical Spa Practice below. Please e-mail any questions related to the practice to the listing agent which will be shared with the property owner/medical practitioner:

"The MedSpa has developed from a thriving plastic surgery practice with 42 years history. The final 26 years were exclusively surgical and non-surgical aesthetic procedures. Surgical procedures stopped permanently because of COVID -19 in March 2020. The practice has become exclusively non-surgical aesthetics procedures since then.

The MedSpa comes with an email list of approximately 3,400 patients and operates under the dba Brookside Aesthetics. There is an active marketing program featuring regular magazine ads, monthly specials, and weekly emails to repeat/loyal Botox, Juvederm, Voluma, Vollure, and Volbella patients. The spa also offers very popular PDO threads and Kybella. There are several aesthetic machines including Ultherapy, Trusculpt3D and Verju laser. There is an aesthetician who is an expert with our product lines of Obagi, NeoCutis, and EltaMD. There is also an experienced RN nurse injector and an office manager with 11 years experience. The staff are available to stay on with a new owner. The website has excellent SEO and includes an online store for all products and services."

Sale price for Property/Medical Spa Practice combined:
\$1,275,000.00

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