

FOR LEASE



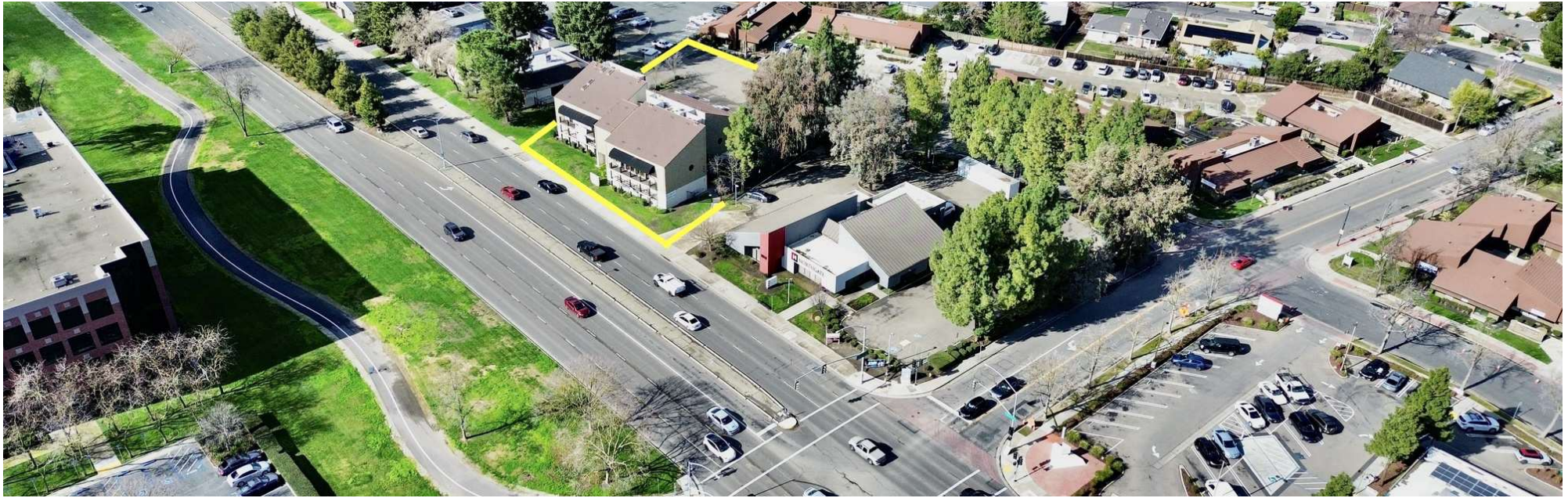
**1625 W MARCH LN**

Stockton, CA 95207

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Class B Office Building located near the intersection of March Lane and Venetian Drive. In the heart of Stockton's Central Business Corridor and only a few minutes drive from the bustling retail corridor of Pacific Ave. This property offers shared restrooms and the opportunity for your business to have signage. Tenants will find ample available parking on the premises.

## PROPERTY HIGHLIGHTS

- **Space 103:** (+/- 750 SF) with open floor plan.
- **Space 201:** (+/-1,200 SF) with 2 private offices and a large open ground floor area.
- Common Area Restrooms
- Signage Opportunity Available
- Modified Gross (Tenant pays for their own utilities & janitorial, and common area janitorial)
- Office Commercial Zoning
- Retail and Restaurant Amenities Nearby
- San Joaquin Delta College (4 mins - driving distance)
- University of the Pacific (4 mins - driving distance)

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## OFFERING SUMMARY

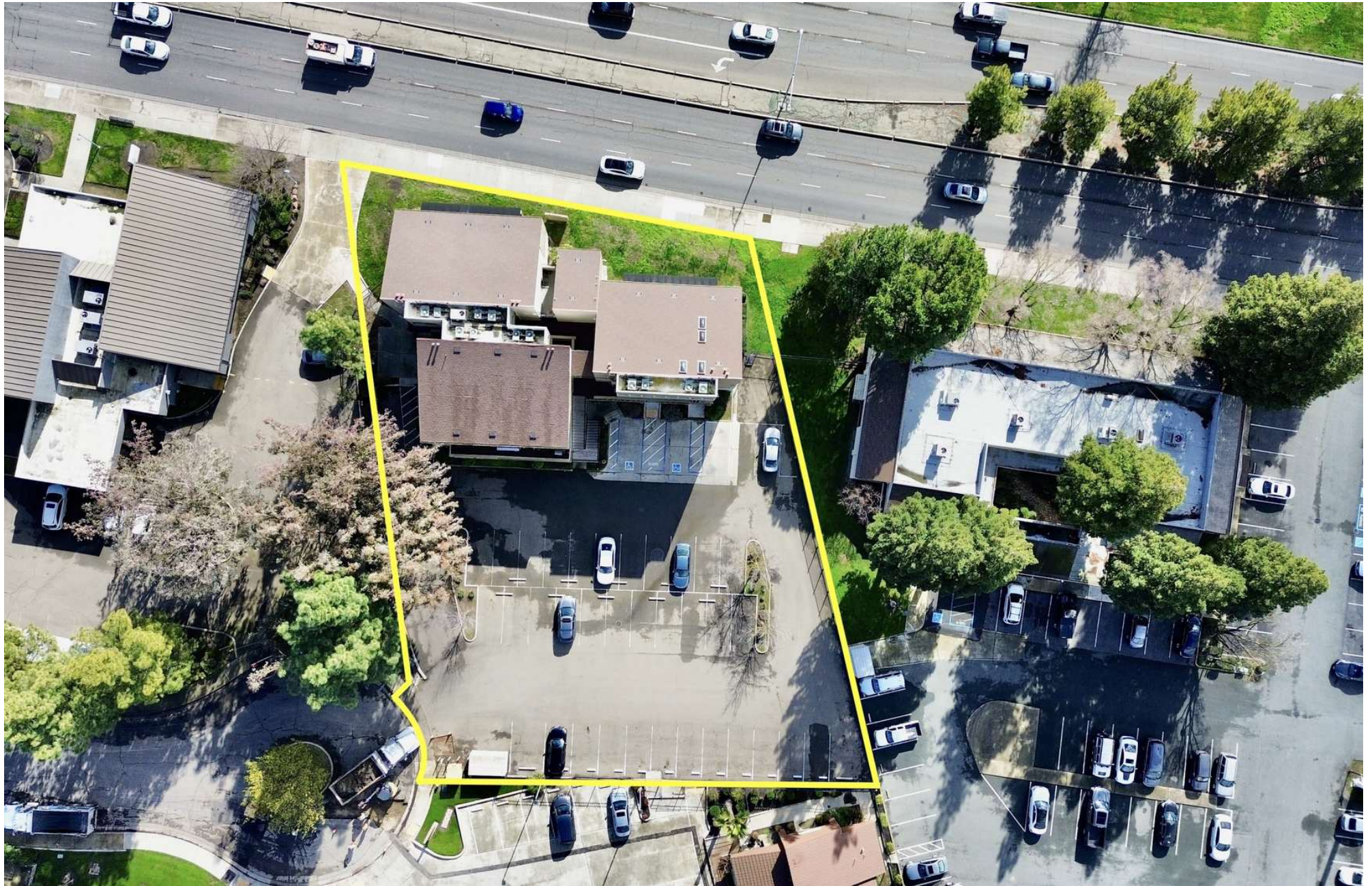
Lease Rate:	\$1.25 to \$1.60 SF/month (Modified Gross)
Available SF:	750 - 1,200 SF
Lot Size:	31,268 SF
Building Size:	10,440 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,975	99,836	137,437
Total Population	20,761	294,437	417,941
Average HH Income	\$70,557	\$71,799	\$75,209



# AERIAL VIEW

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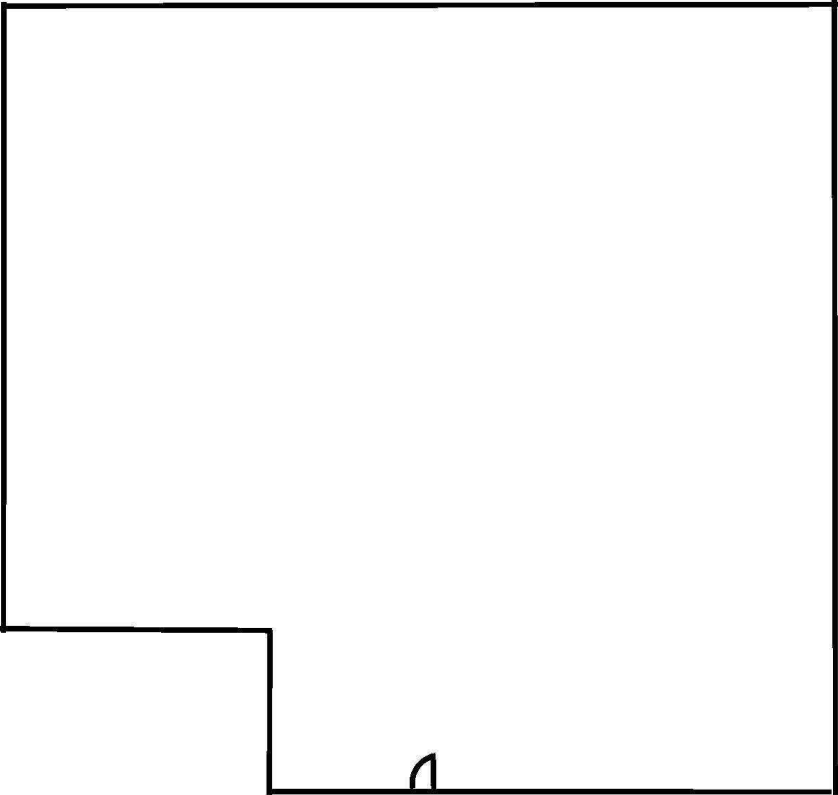
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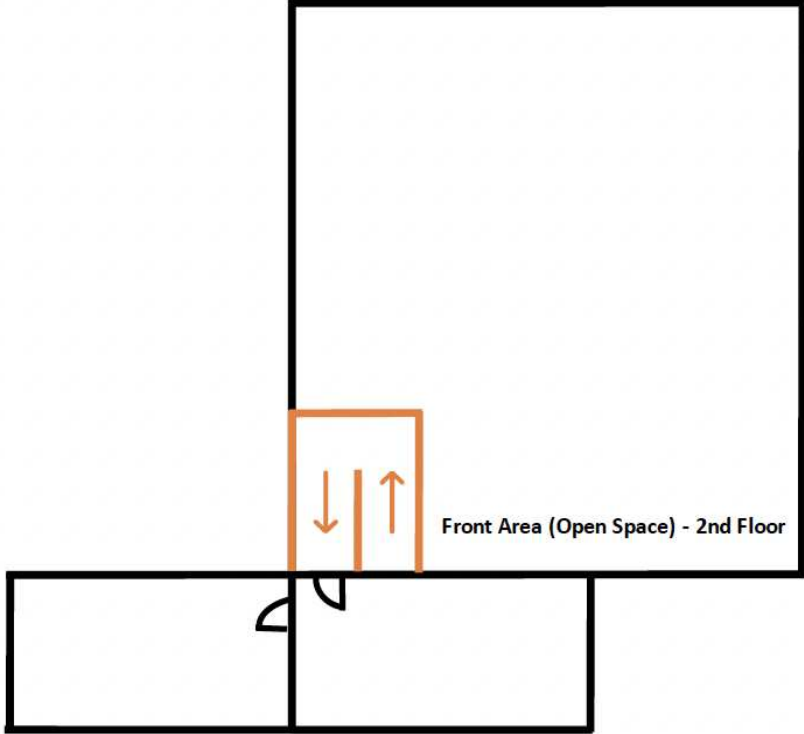
**FLOOR PLANS**

**Space 103**  
(+/-) 750 SF (Ground Floor)



Front

**Space 201**  
(+/-) 1,200 SF



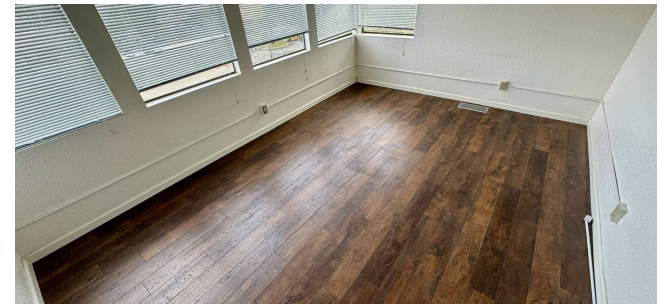
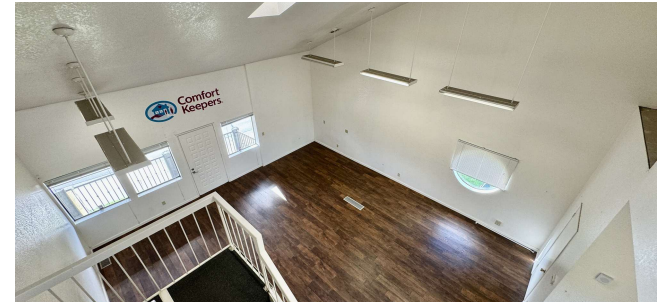
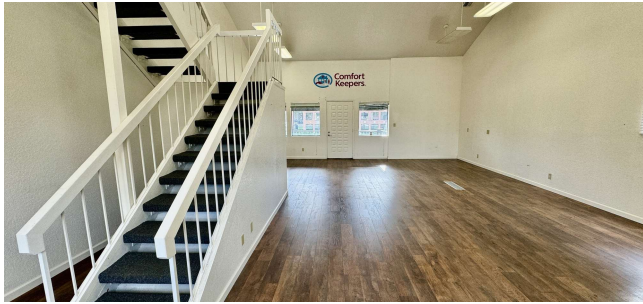
Office Spaces - 3rd Floor

Front Area (Open Space) - 2nd Floor

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# ADDITIONAL PHOTOS

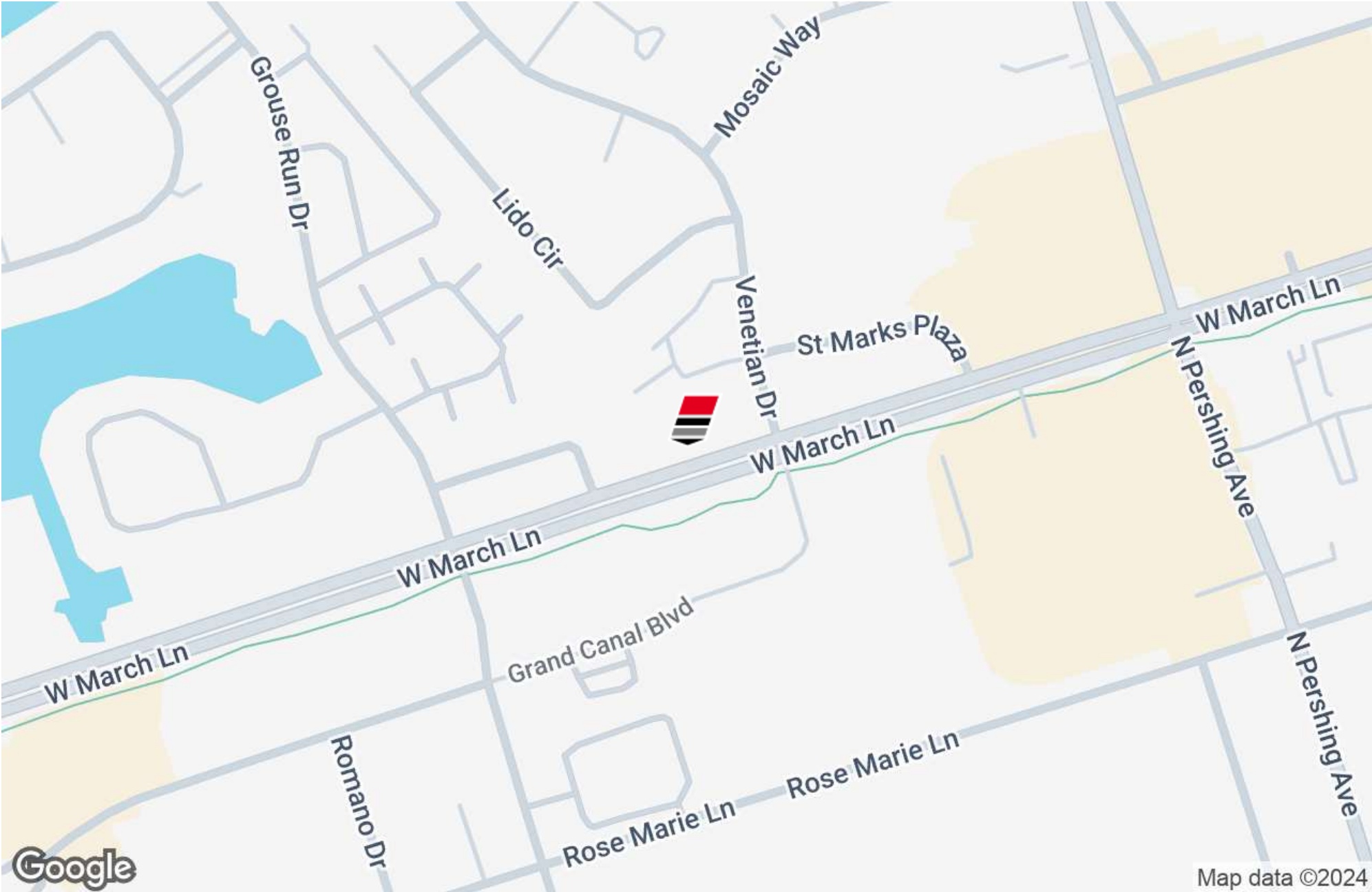


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**LOCATION MAP**



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