

LUXURY MEDICAL OFFICE CONDOMINIUM  
2,386± SF - FOR SALE OR LEASE  
1801 EAST MARCH LANE | SUITE C-320 | STOCKTON, CA



- APN: 096-360-070
- Situated in the prestigious Weber Ranch Professional Park Development
- Exceptionally well appointed medical suite with highly functional floor plan
- Amongst many of Stockton's well-recognized local medical professional services
- Adjacent to wide assortment of retail and professional services

**ECONOMIC DATA:**

<b>Sale Price:</b>	\$950,000.00
<b>Lease Rate:</b>	\$1.75 psf/per month + NNN
<b>Property Taxes:</b>	\$940.00 monthly
<b>Association Cost:</b>	\$687.96 monthly

Logan Tingey  
BRE #02152043  
ltingey@lee-associates.com  
C 341.206.0882

Wendy Coddington, SIOR  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

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FLOOR PLAN





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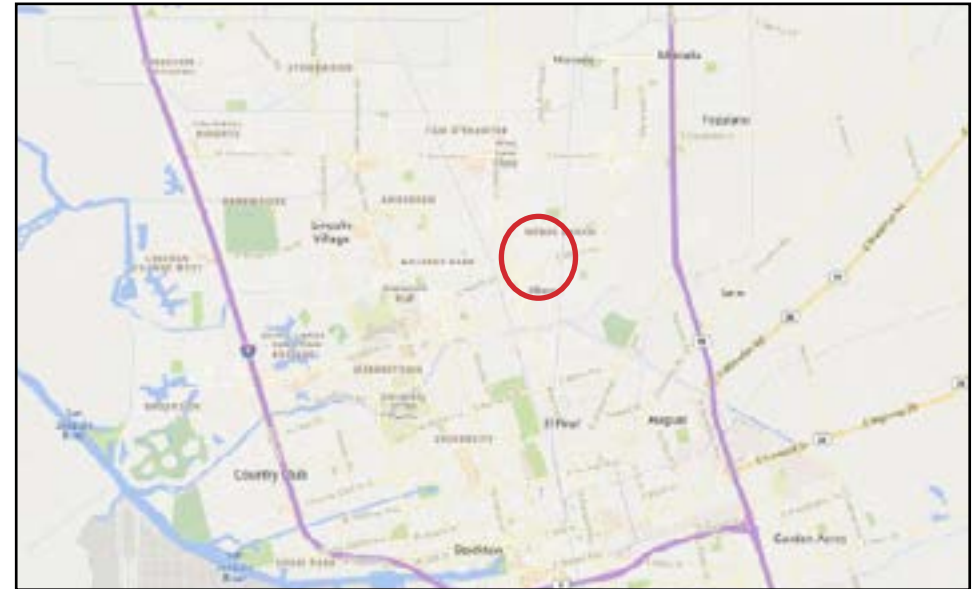
## 2,386± SF - FOR SALE OR LEASE

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- Conveniently accessed via either East March Lane or Montauban Avenue
- Accessible to Stockton's Hospital corridors via West Lane

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	26,558	155,583	316,248
Household Income:	\$82,660	\$82,417	\$88,665

<b>TRAFFIC COUNT:</b>	
West Lane:	22,992 ADT (2017)
March Lane:	34,417 ADT (2017)
Montauban:	9,653 ADT (2017)



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