

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
- Can be purchased with adjacent space C-330 of identical size and pricing

ECONOMIC DATA:

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

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FLOOR PLAN



LUXURY MEDICAL OFFICE CONDOMINIUM

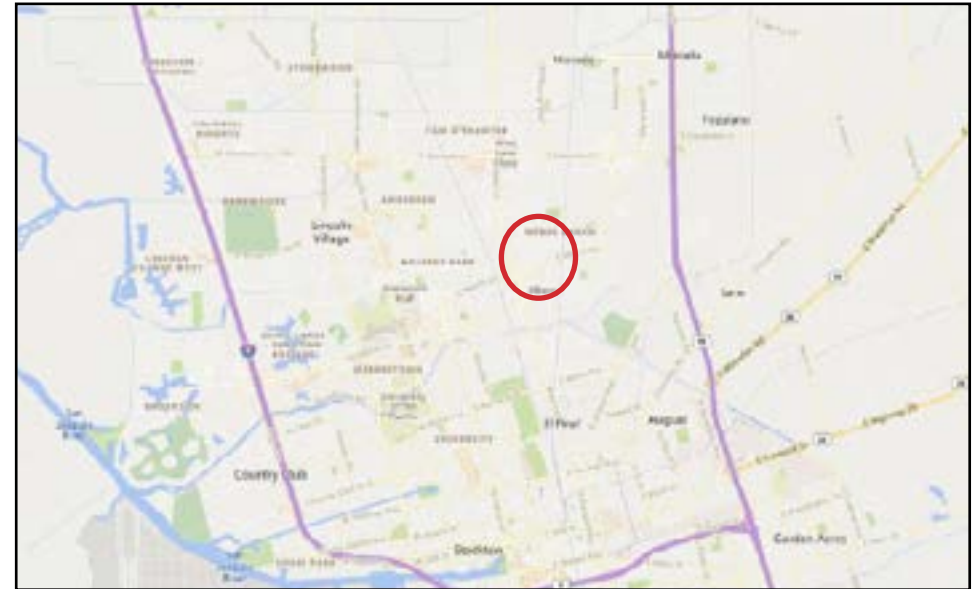
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- Conveniently accessed via either East March Lane or Montauban Avenue
- Accessible to Stockton's Hospital corridors via West Lane

DEMOGRAPHICS:	<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

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



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