

COMMERCIAL SPACE FOR LEASE

WEST LANE COMMERCIAL OPPORTUNITY

TWO SUITES AVAILABLE · MODIFIED GROSS



7743 WEST LANE
STOCKTON, CALIFORNIA
LEASE RATE: CONTACT BROKER

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CONSULT QUALIFIED PROFESSIONALS

Legal, tax, title, engineering, architectural, construction, and compliance matters should be reviewed with a leaser's own attorney, CPA, title officer, consultants, and other independent professionals selected by such party.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

Property condition and compliance: Questions regarding the condition of the Property and whether the Property complies with applicable governmental requirements should be reviewed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

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LEASE OFFERING SUMMARY

AVAILABLE SUITES

B-2 & B-3

LEASE RATE

Contact Broker

LEASE STRUCTURE

Modified Gross

ZONING

General Commercial

7743 WEST LANE · HIGH-VISIBILITY NORTH STOCKTON LOCATION

FLEXIBLE COMMERCIAL LEASING

Position your business at 7743 West Lane, just south of the high-traffic Hammer Lane and West Lane intersection. The property offers flexible commercial space in the heart of North Stockton with convenient access to medical, retail, restaurant, and daily-service amenities.

- Minimum three-year lease term
- Common-area restrooms
- Signage opportunity available
- Modified gross lease structure
- Tenant pays utilities and interior janitorial / maintenance
- General Commercial zoning

AVAILABLE SUITES & AMENITIES

Two suites provide options for office, medical, service, or other commercial users, with nearby retail and restaurant amenities supporting employees, clients, and visitors.

- KAISER PERMANENTE
- DAVITA DIALYSIS
- COSTCO
- STARBUCKS
- EL POLLO LOCO
- NORTH STOCKTON RETAIL

AVAILABLE SPACES

B-2

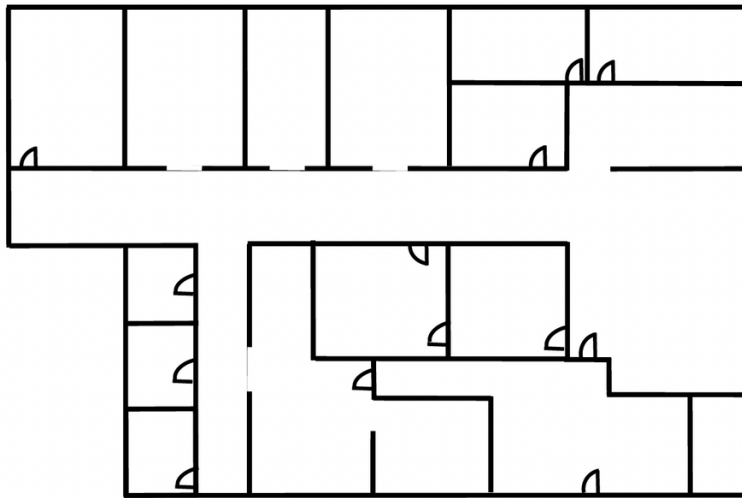
±2,860 SF · Built-out offices with reception area

B-3

±600 SF · Open floor plan

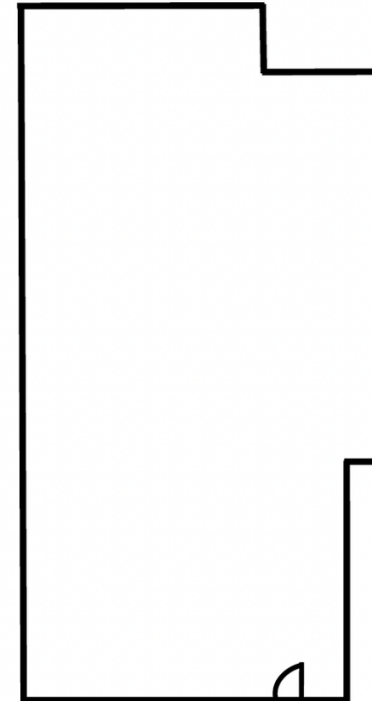
AVAILABLE SUITES

7743 West Lane, Ste. B-2, Stockton, CA
(+/-) 2,860 SF



Front Area

7743 West Lane, Ste. B-3, Stockton, CA
(+/-) 600 SF



Front Area

B-2 · ±2,860 SF

Built-out offices with reception area

B-3 · ±600 SF

Open floor plan

MODIFIED GROSS

Tenant pays utilities and interior janitorial / maintenance

3-YEAR MINIMUM

Minimum lease term

CONTACT BROKER

Lease rate and touring information

LOCATION & AMENITIES



NORTH STOCKTON COMMERCIAL DISTRICT

Located just south of the Hammer Lane and West Lane intersection, 7743 West Lane places tenants within an active North Stockton commercial corridor with strong daily activity and convenient regional access.

NEARBY DEMAND DRIVERS

- Kaiser Permanente
- DaVita Dialysis
- Costco
- Starbucks
- El Pollo Loco
- Retail and restaurant amenities nearby

SCHEDULE A TOUR

Contact Andy Le for lease terms, availability, and property access.

DEMOGRAPHICS

1-MILE POPULATION

28,968

1-MILE HOUSEHOLDS

8,933

1-MILE AVG. HH INCOME

\$57,848

1-MILE AVG. HOUSE VALUE

\$223,989

POPULATION

METRIC	0.25 MI	0.5 MI	1 MI
Total Population	1,549	6,919	28,968
Average Age	29.5	29.9	32.8
Average Age (Male)	30.9	31.2	33.1

HOUSEHOLDS & INCOME

METRIC	0.25 MI	0.5 MI	1 MI
Total Households	554	2,342	8,933
Persons per HH	2.8	3.0	3.2
Average HH Income	\$54,684	\$53,979	\$57,848
Average House Value	\$208,151	\$214,226	\$223,989

RACE

METRIC	0.25 MI	0.5 MI	1 MI
White	21.0%	22.1%	28.2%
Black	18.3%	16.2%	12.4%
Asian	29.1%	32.9%	28.2%
Hawaiian	0.0%	0.0%	1.4%



NORTH STOCKTON

Positioned near major medical, retail, restaurant, and daily-service amenities in North Stockton.

B-2
±2,860 SF

Built-out offices with reception area.

B-3
±600 SF

Open floor plan.

MG
MODIFIED GROSS

Tenant pays utilities and interior janitorial / maintenance.

COMMERCIAL SPACE FOR LEASE

7743 WEST LANE STOCKTON, CA 95210

Suites B-2 & B-3 Available

Modified Gross · Lease Rate: Contact Broker

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