

For lease

Automotive dealership

Lease rate: \$26,000 per month + NNN

3190 Auto Center Circle
Stockton, CA 95212

JLL Automotive Dealership Properties

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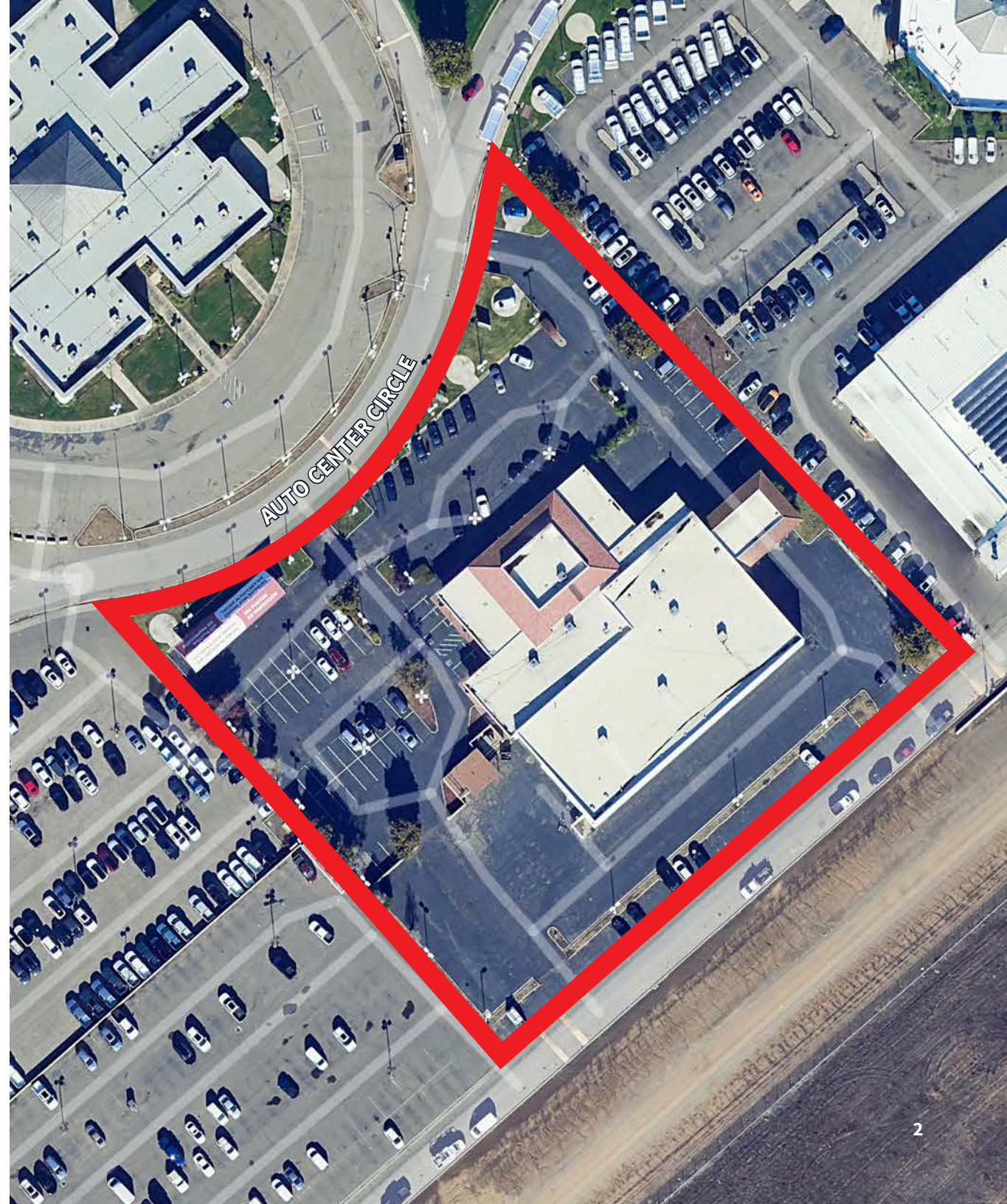


SHOP AREA

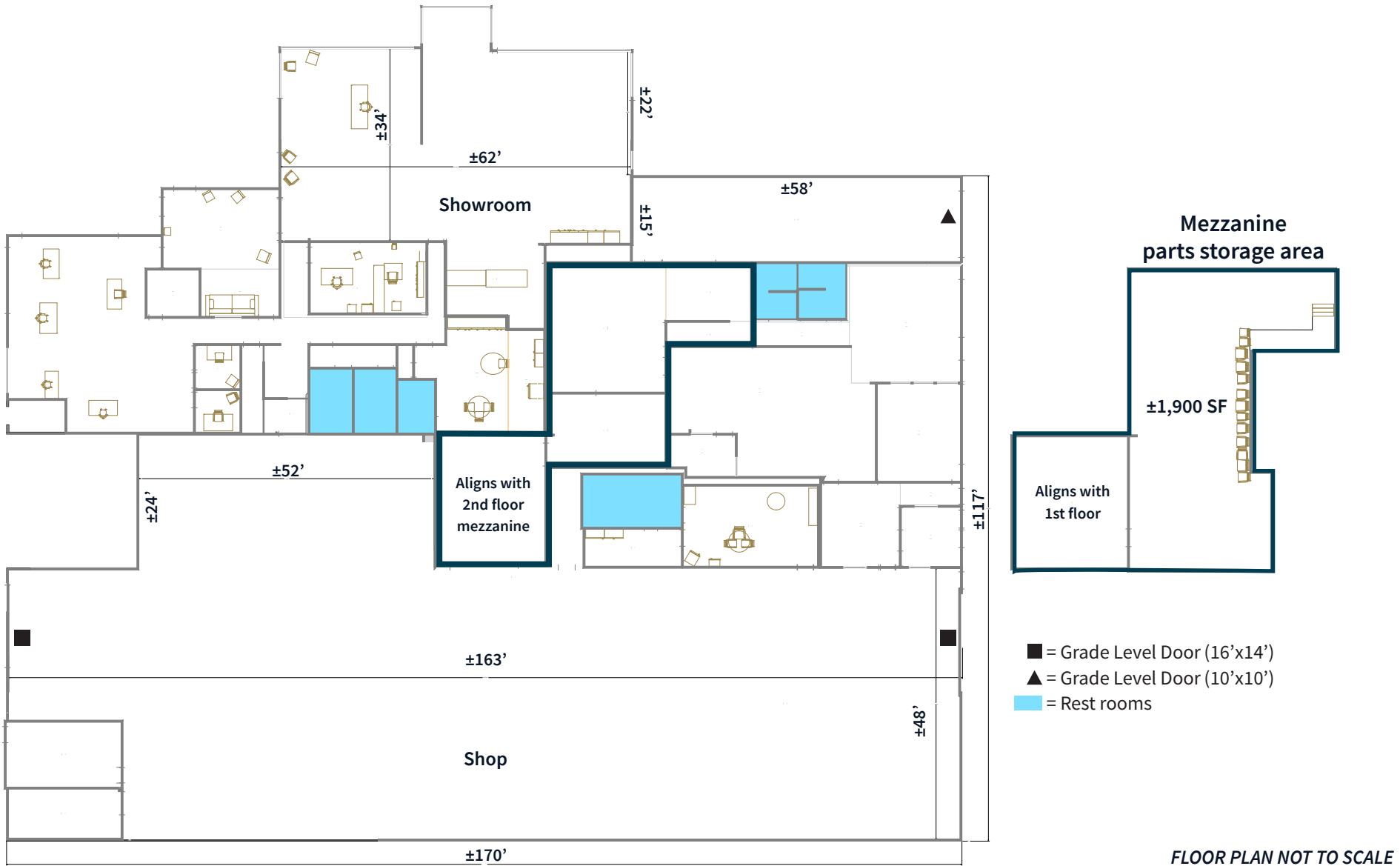
Property features

- Total building SF: $\pm 27,485$
 - includes display canopy & service write-up area
 - primary building is $\pm 21,409$ SF
- Located on: ± 3.13 acres
- Shop clear height: $\pm 15'$
- Grade-level loading:
 - shop: two (2) doors, $\pm 16'$ wide x 14' high
 - showroom: one (1), $\pm 10' \times 10'$
- Lifts: twelve (12) above ground, four (4) in-ground
- Mezzanine parts storage area
- Monument signage
- Electrical: switch gear rated at 1,000 Amps of 208/120v 3P 4W *(to be independently verified by tenant prior to entering into a binding agreement)*
- Utilities:
 - PG&E - electrical & natural gas provider
- Zoning: Commercial Auto (City of Stockton)
 - New/used auto sales are allowed and used-only auto sales are allowed, along with other automotive related uses. This is why Enterprise and Hertz Auto Sales are able to located inside the Stockton Auto Mall.

Zoning information is provided as a courtesy only and is any occupant's responsibility to confirm any intended use for the property with the City of Stockton Planning Division at (209) 937-8266.



Floor Plan



Property photos



Vicinity neighbors

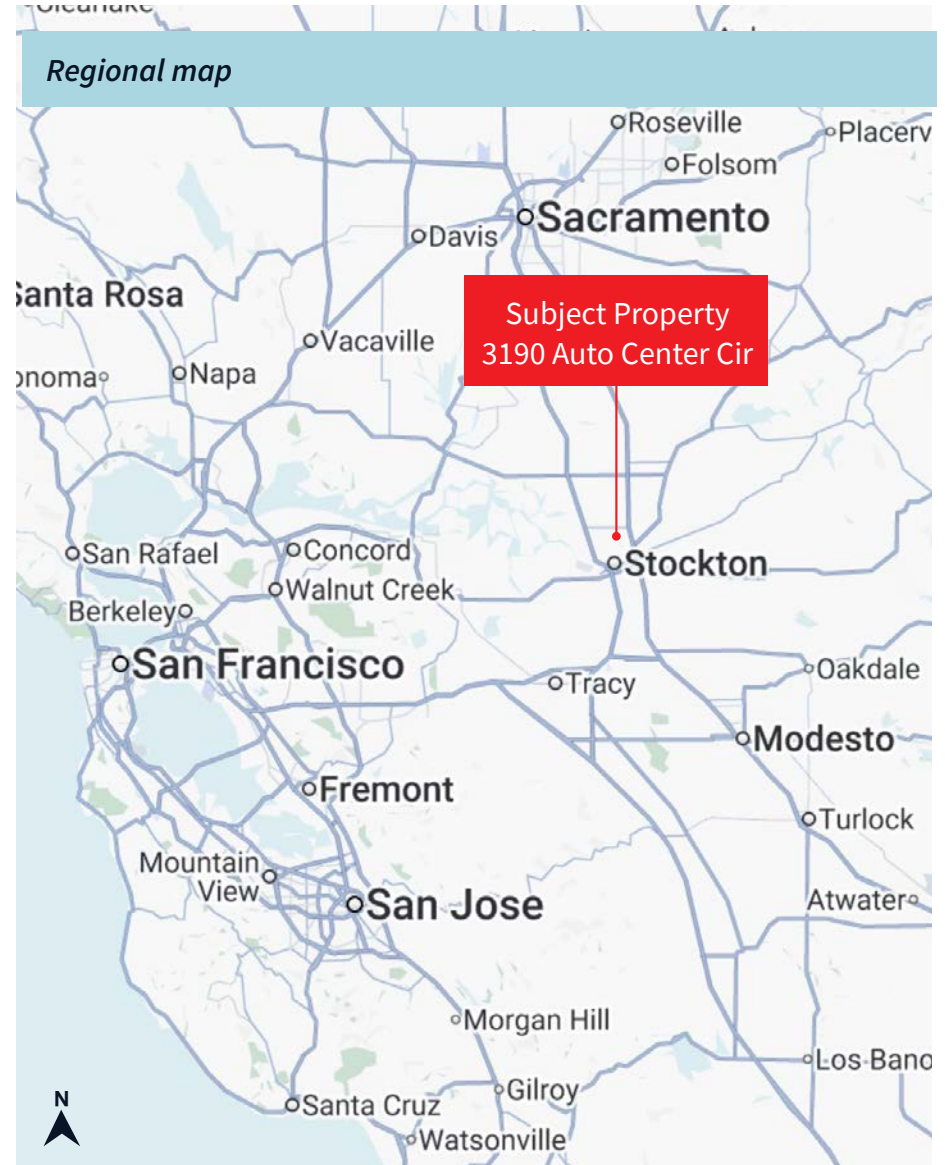
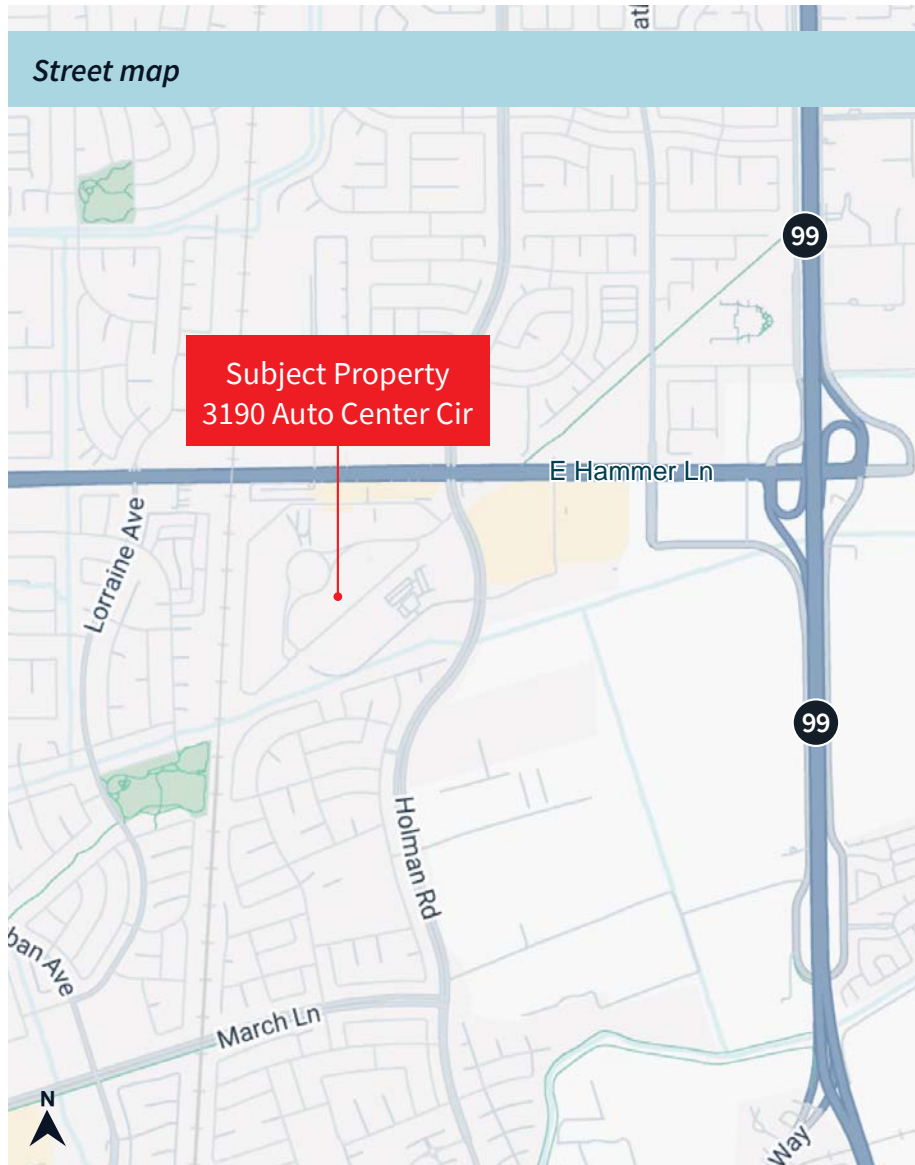


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|---------------------|---|---------------------|------------------------|--------------------|
| 1 Stockton Honda | 2 Toyota Town of Stockton | 3 Acura of Stockton | 4 Nissan of Stockton | 5 CARMAX |
| 6 Stockton CDJR | 7 Mataga GMC | 8 Tesla SSD | 9 Enterprise Car Sales | 10 Hertz Car Sales |
| 11 Stockton Hyundai | 12 Storage for Honda, Toyota, and Acura | 13 Big Valley Ford | 14 Chase Chevrolet | 15 Kia of Stockton |

NOT PICTURED: Mercedes Benz of Stockton (±7.5 miles from Auto Mall)

MAP NOT TO SCALE

Location maps



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