

# FOR LEASE

2301-2313 W. Alpine Avenue • Stockton • CA • 95204

**Flexible Terms with Possible Rent Abatement Available**



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# Property Summary

**Address:** 2301-2313 W. Alpine Ave • Stockton

**Lease Rate:** \$1.25 PSF MG

**Available SF:** ± 750 - 1,200 SF

**Lot Size:** ± 16,299 SF • 0.37 AC

**County:** San Joaquin

**Property Type:** Office

**Parcel Number:** 111-054-150

**Procuring Broker Fee:** 2.5%

## Property Description:

Prime office space ideally located in a highly residential area on the west side of Alpine, near Highway 5 and the University of the Pacific. This exceptional spot offers ample parking and outstanding visibility, situated across the street from Michael's Pizza, a local favorite that attracts a significant amount of foot traffic.

## Available Suite

- **Suite 2311 • Second Floor • ± 750 SF**
  - Open Entry Office/Reception Area
  - Small Office with Window Facing Reception Area
  - One (1) Restroom
  - Copy/Storage Room



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# 2311 Photo Gallery



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# Location Map



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# Aerial View



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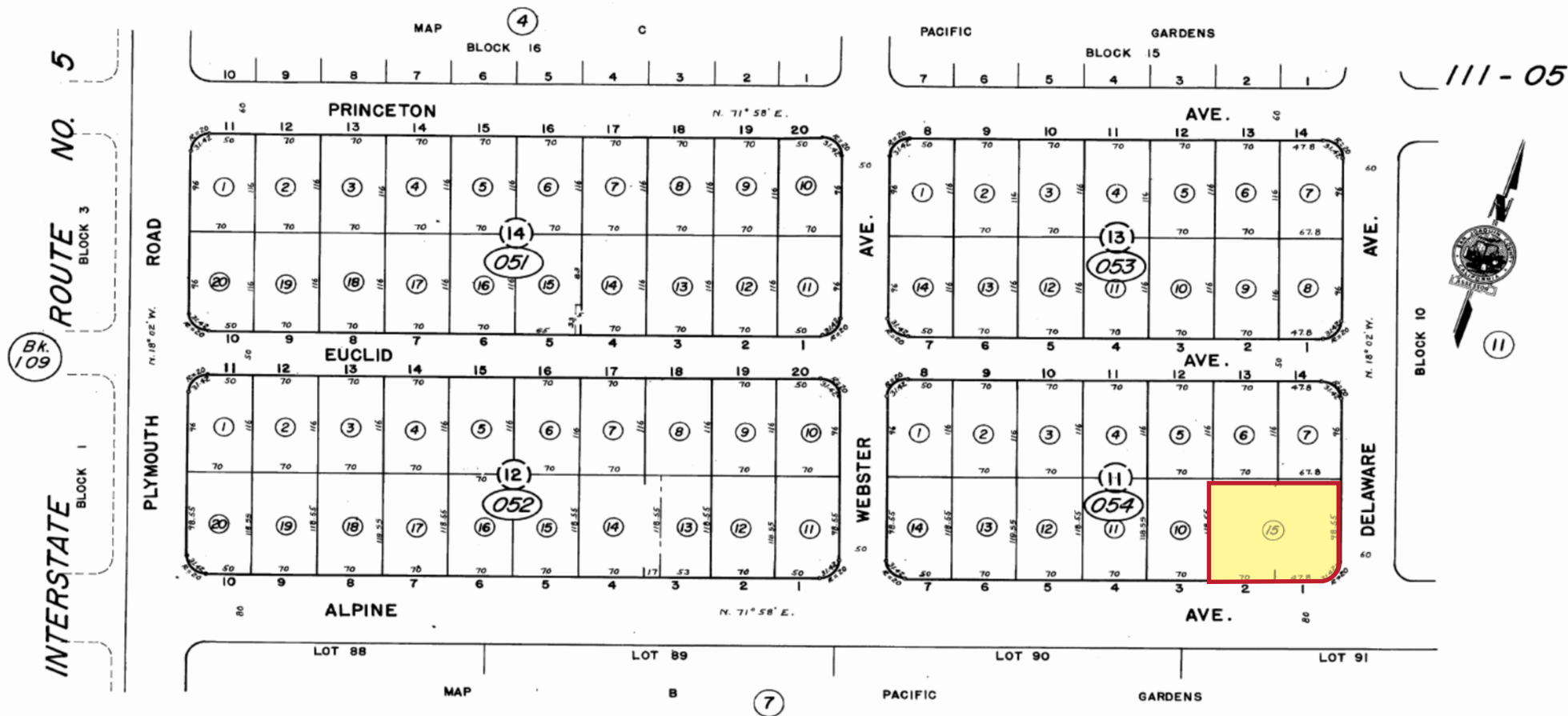
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# Parcel Map



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