

# 1616 N. Harrison Street

Stockton, CA 95204

1616  
N. HARRISON

Medical, Dental, or  
Professional Office

CBRE



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**1616**  
N. Harrison  
Street



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# 01

## Executive Summary

pg. 04



# The Offering

Located in the heart of Central Stockton, this well-maintained, approximately 3,995 SF freestanding dental office building offers an exceptional opportunity for an owner-user seeking a turnkey solution for their practice. Featuring a fully functional and modern dental suite, the property is ideally suited for dental, medical, or other healthcare-related uses. In addition to the main clinical space, the building includes two separate, private office suites with their own entrances, utility meters, restrooms, etc.—perfectly positioned to be leased to third-party tenants. This unique configuration allows the owner to offset operational expenses through supplemental rental income, making it a strategic and cost-effective investment for any growing practice.

## Pricing Summary:

|                       |           |
|-----------------------|-----------|
| <b>Purchase Price</b> | \$825,000 |
| <b>Price PSF</b>      | \$206.50  |



# Property Highlights



Dental unit features a modern, functional layout inclusive of a reception/waiting area, 5 operatories with plumbing, a full dental lab, two interior restrooms, breakroom, etc.



Excellent owner-user opportunity for a dental or medical practitioner with the ability to expand into adjacent suites or generate income through third party leasing.

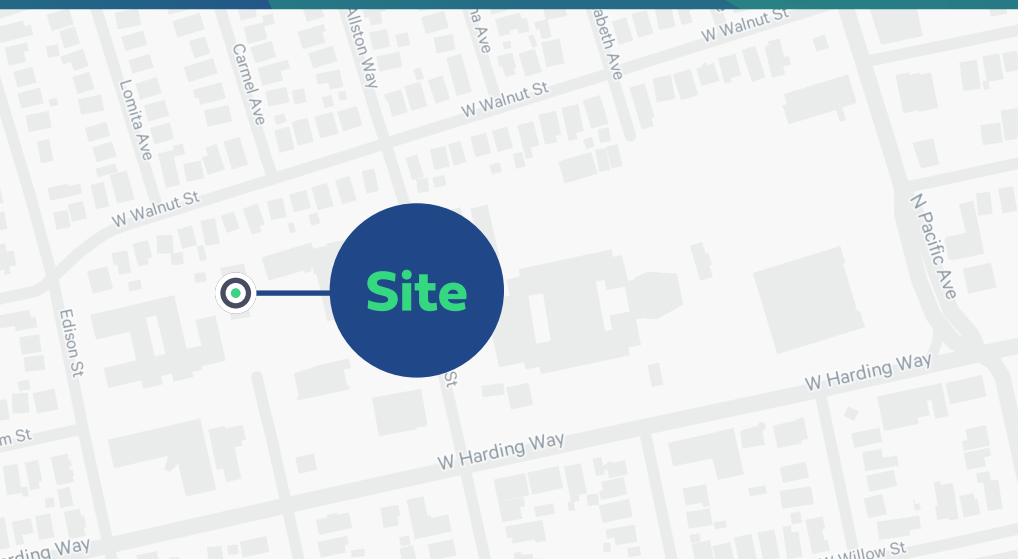
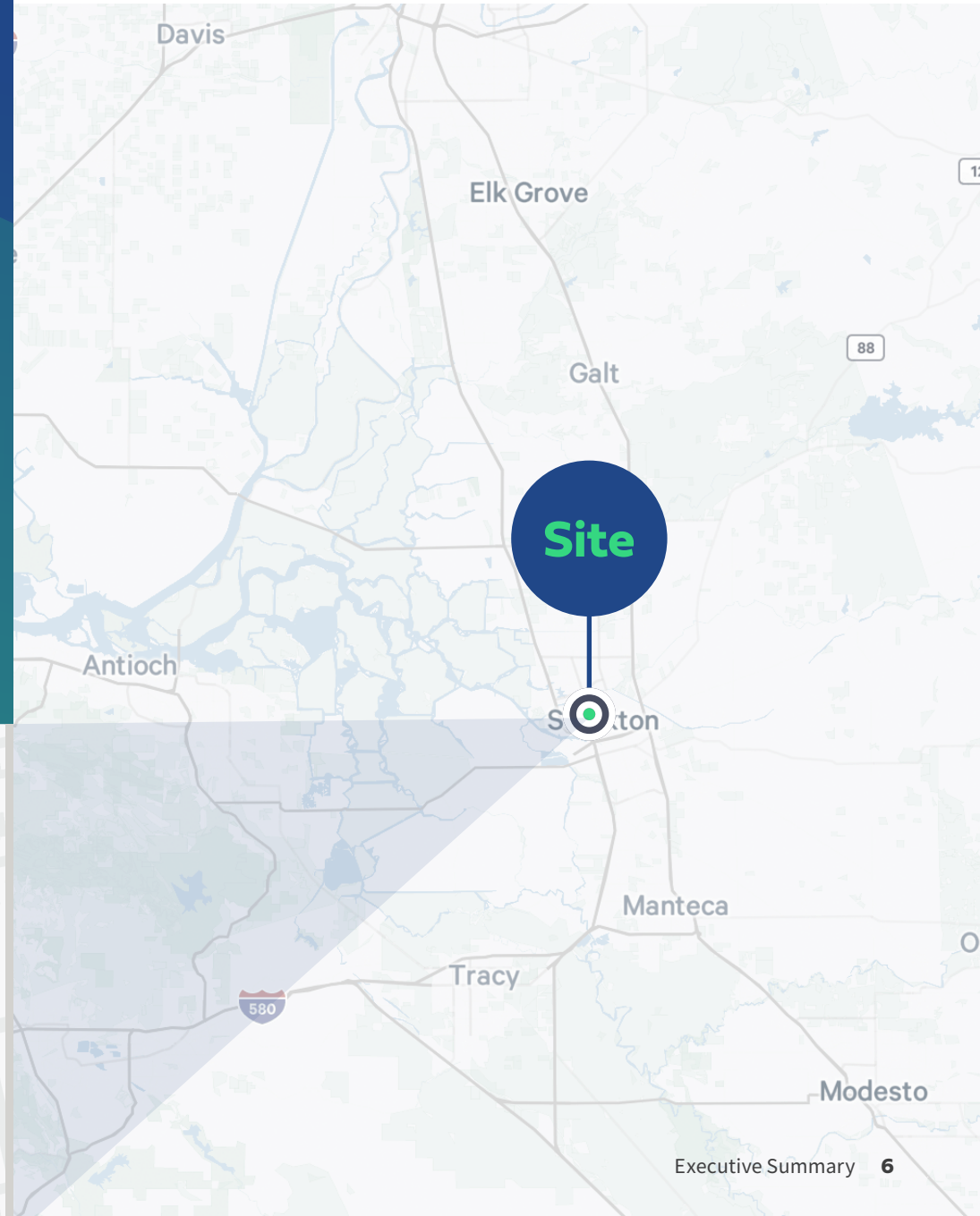


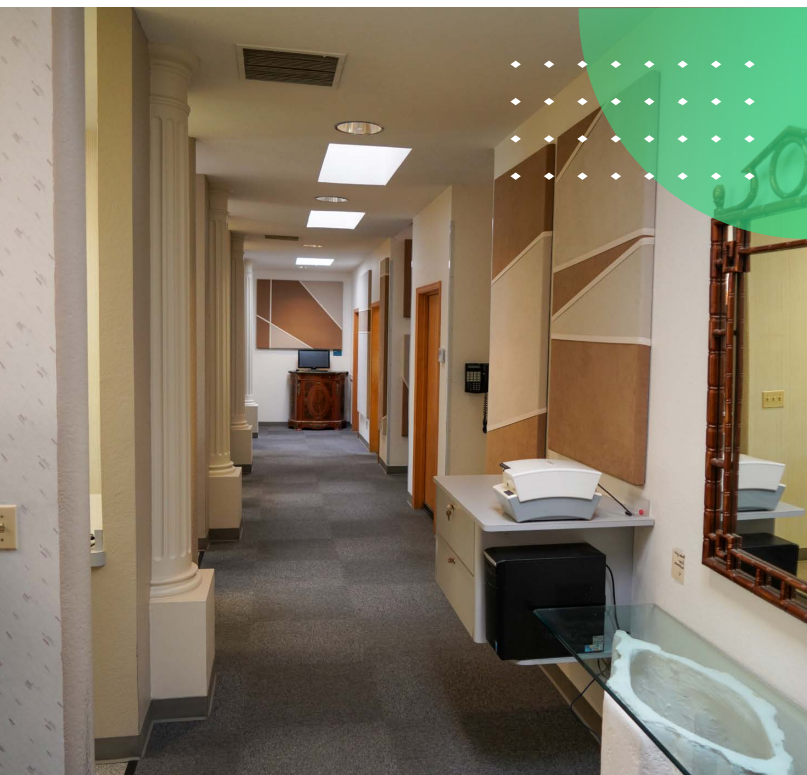
Location serves a dense residential population of 23,353 residents within a 1 mile radius as of the 2020 census.

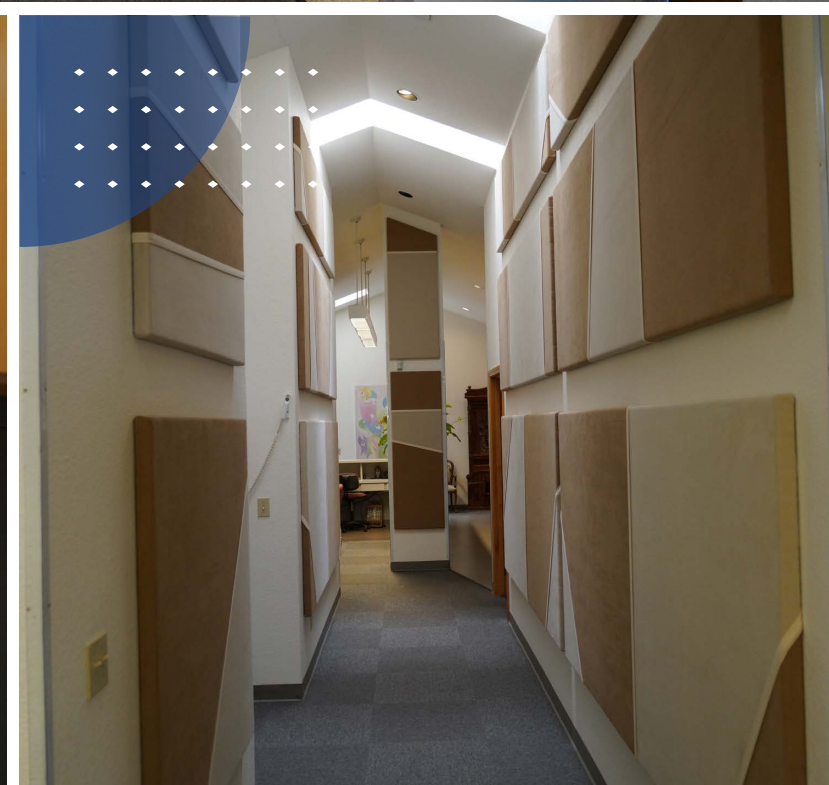


Close proximity to I-5, the University of the Pacific campus, and Stockton's Miracle Mile, featuring numerous dining options, retail amenities and professional services.

## Regional/Location Maps







# Parcel Map



# Nearby Amenities

**BASKIN BR ROBBINS** **Save Mart** **Bellissima**  
**La Palma** **TRUE YOU** **ROUND TABLE** **AVE On**  
 MIRACLE MILE HOT YOGA PIZZA ROYALTY The Mile  
**Starbucks** **Little Caesars** **Edge - Nutrition & Wellness Club** **Domino's**

**Avenue Salon** **COCO** **RO** **Poppy Coffee** **Thai Me Up**  
**Comal** **Seoul Soon Dubu** **Sweet Life Boutique**  
 COFFEE Korean BBQ  
**GIAN'S** **HAWAIIAN'S** **HOUSE OF SHAW**  
 CUCINARI Hawaiian Shave Ice CAFE & BAKERY

**Jack** **CALIFORNIA FRESH CAFE** **Green's NUTRITION** **TAPS BARREL HOUSE**  
 in the box  
**ISLANDERS** **Luu's Chicken Bowl**  
**DUTCH BROS** **WHIRLWINDS**  
 TOSSED & GRILLED  
**Duck Nook Restaurant** **FAT CITY BREW & BBQ**



Site

# Nearby Amenities





# 02

## Property Details

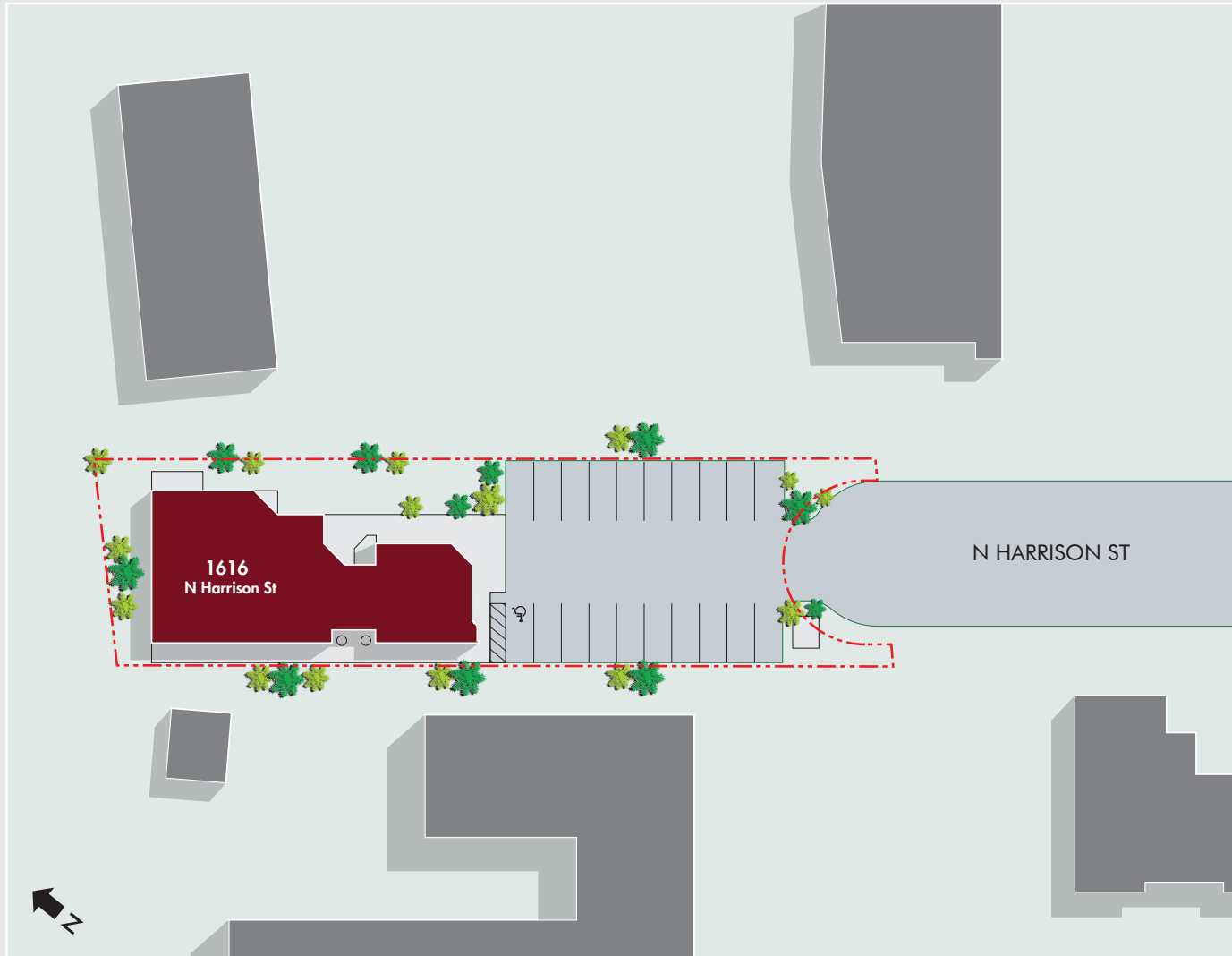
*pg. 12*

## Property Details:

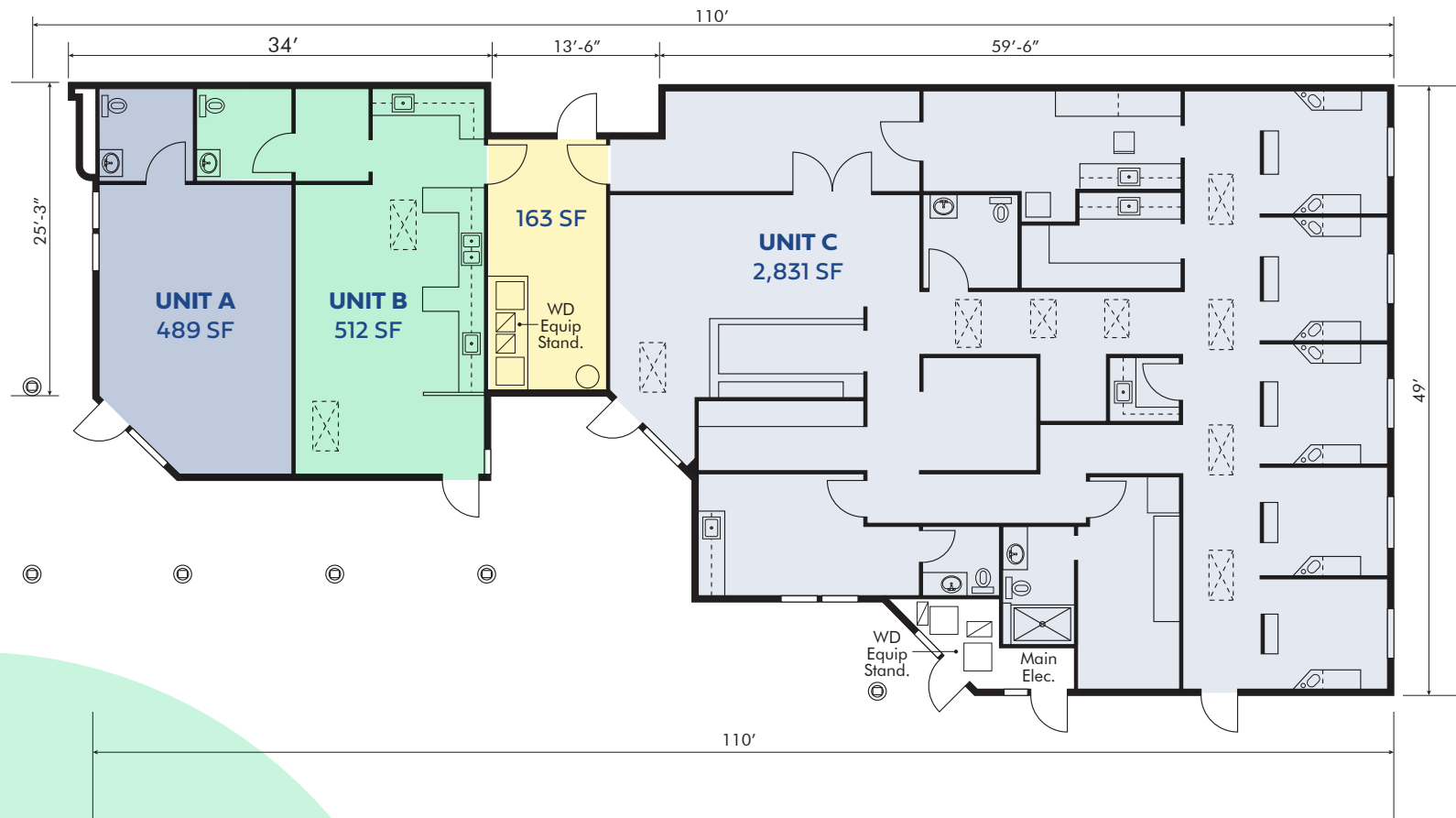
|                          |   |
|--------------------------|---|
| <b>Address</b>           | 1616 N. Harrison Street, Stockton, CA 95204 |
| <b>County</b>            | San Joaquin                                 |
| <b>APN</b>               | 137 050 080                                 |
| <b>Land area/acreage</b> | 0.38 Acres                                  |
| <b>Zoning</b>            | 137 050 080                                 |
| <b>Parking total</b>     | Approximately 20 stalls, gated              |
| <b>Year built</b>        | 1991  |
| <b>Floors</b>            | Single Story                                |
| <b>Construction type</b> | Wood Frame                                  |
| <b>Exterior Walls</b>    | Stucco                                      |
| <b>Foundation</b>        | Slab  |
| <b>Roof</b>              | Asphalt & Shingle                           |
| <b>HVAC</b>              | 3 Separate Package Units                    |
| <b>Security</b>          | Bay Alarm & Security Cameras                |
| <b>Electrical</b>        | PG&E  |



# Site Plan



# Floor Plan





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03

Location &  
Market Overview

*pg. 16*



## Stockton:

The City of Stockton is the county seat of San Joaquin County, and is one of California's fastest growing communities. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco and 45 miles south of Sacramento. The city is situated along the San Joaquin Delta waterway which connect to the San Francisco Bay, as well as the Sacramento and San Joaquin Rivers. With major freeways, rail and the Port of Stockton interconnected, Stockton has grown into one of the most significant Northern California logistics and distribution hubs helping drive extraordinary economic growth in the region.





# Drive-Time Map



# 1616 N. Harrison Street

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