

# HERITAGE PROFESSIONAL CENTER

**8,494 SF FREESTANDING MEDICAL OFFICE BUILDING FOR SALE**



**435-445 W. POPLAR & 912-918 N. LINCOLN**

**CBRE**

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HERITAGE  
PROFESSIONAL  
CENTER

435-445

W. Poplar Street

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912-918

N. Lincoln Street





# EXECUTIVE SUMMARY



# THE OFFERING

CBRE is pleased to offer the unique opportunity to purchase the Heritage Professional Center, a freestanding medical building within close proximity to Dameron Hospital. The project was originally developed as four separate office condominiums, three of which have since been physically combined and built-out for an optometry and ophthalmology practice. They feature a functional existing medical layout with a large reception/waiting area, 11 wet exam rooms, multiple restrooms, a lab, breakroom, administrative offices and even a procedure room. The existing improvements are relatively modern and could function for a wide variety of medical uses.

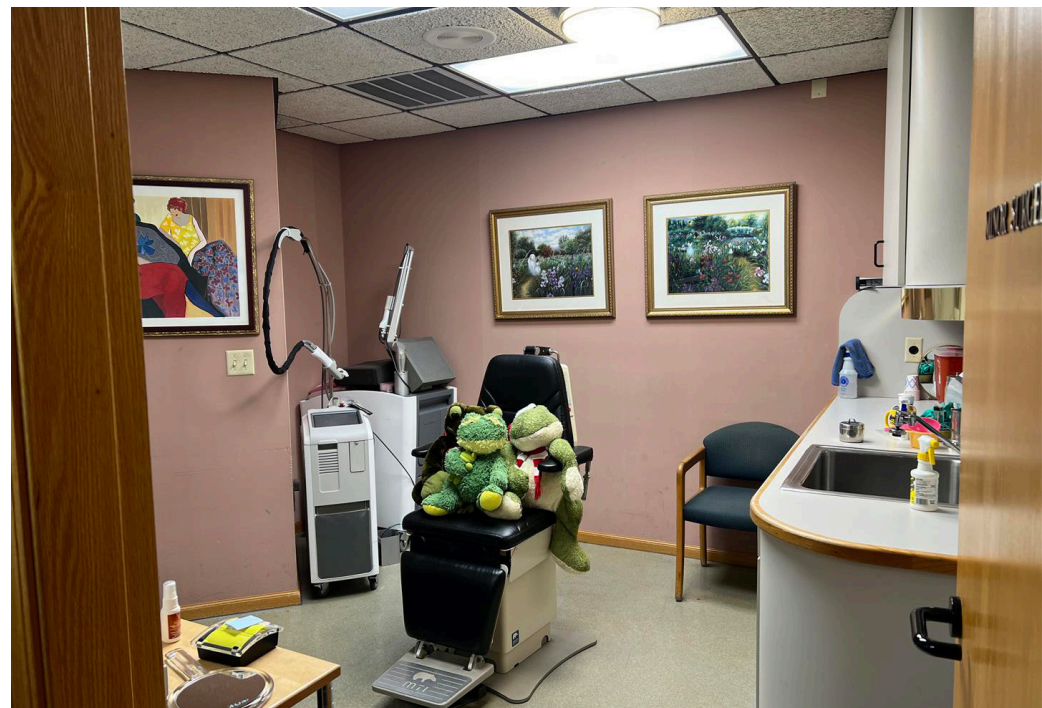
The fourth unit has remained physically separated from the other condominiums with autonomous access and could be either expanded into, leased or sold independently. This unit was originally built-out for medical and the current ownership had a full set of plans drawn previously to convert it into a surgery center but it has most recently been used as storage. There are still existing walls, multiple points of plumbing, HVAC/ electrical infrastructure, etc. that could be upgraded to accommodate either medical or professional office uses in the future.















# PROPERTY DESCRIPTION





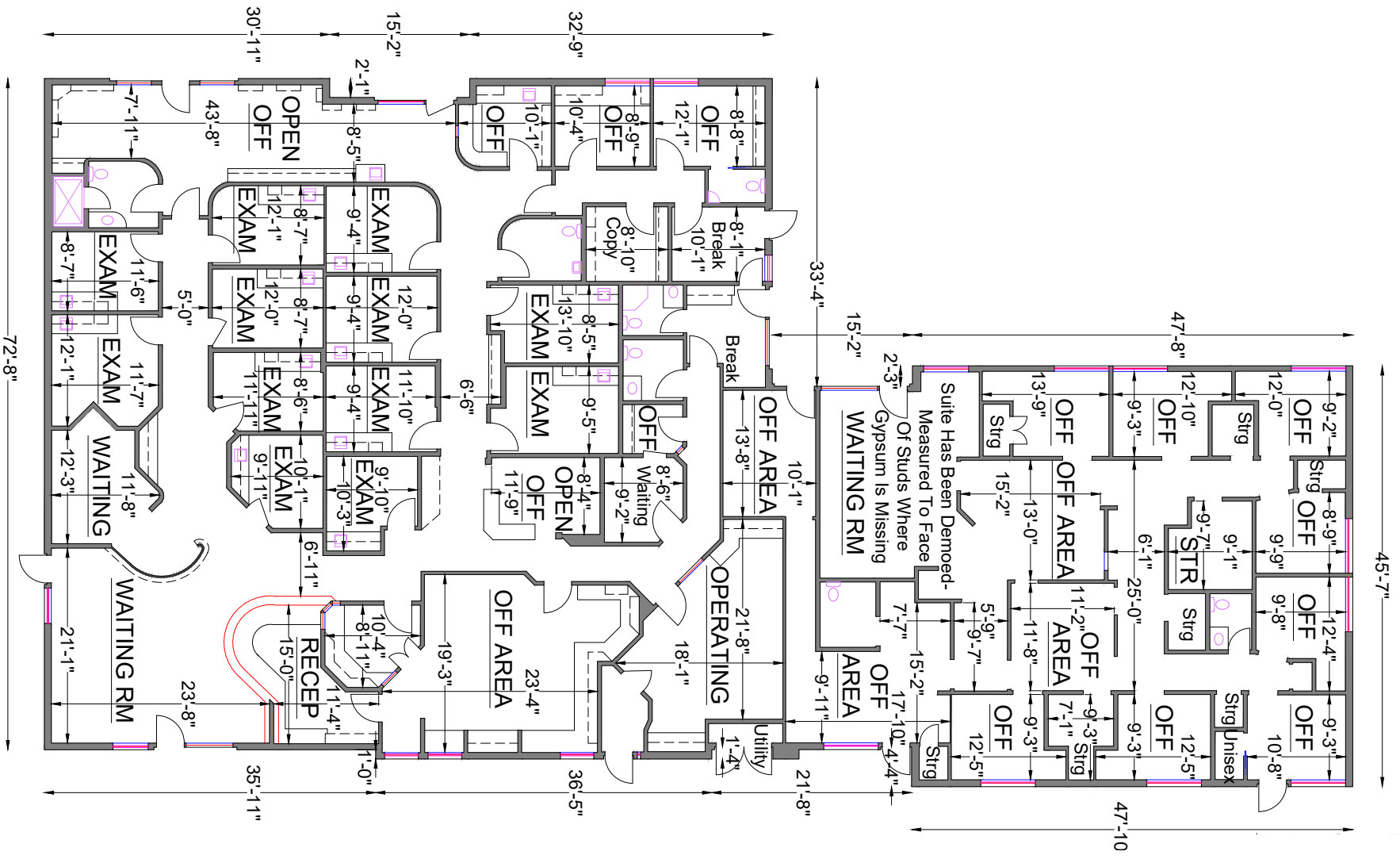
# PROPERTY DETAIL

|                     |   |
|---------------------|---|
| ADDRESS             | 435-445 W. Poplar & 912-918 N. Lincoln                        |
| TOTAL BUILDOUT AREA | 8,494 SF  |
| PURCHASE PRICE      | \$1,445,000   |
| PRICE PER SF        | \$170   |
| LAND AREA/ACREAGE   | ±.071 Acres   |
| APN                 | 137-400-01, 02, 05, 06  |
| COUNTY              | San Joaquin   |
| ZONING              | CO Commercial Office  |
| YEAR BUILT          | 1984  |
| FLOORS              | 1   |
| CONSTRUCTION TYPE   | Wood Frame  |
| FOUNDATION          | Wood Subfloor   |
| ROOF                | Pitched Tile Roof   |
| DATA                | Comcast High Speed Internet                                   |
| HVAC                | Roof Mounted Units  |
| SECURITY            | HD CC Camera System   |
| ELECTRICAL          | PG&E/Owned Solar Panels                                       |
| GARBAGE             | Republic Services   |
| WATER               | City of Stockton  |
| ON-SITE PARKING     | 36 on-site stalls<br>with additional street parking available |





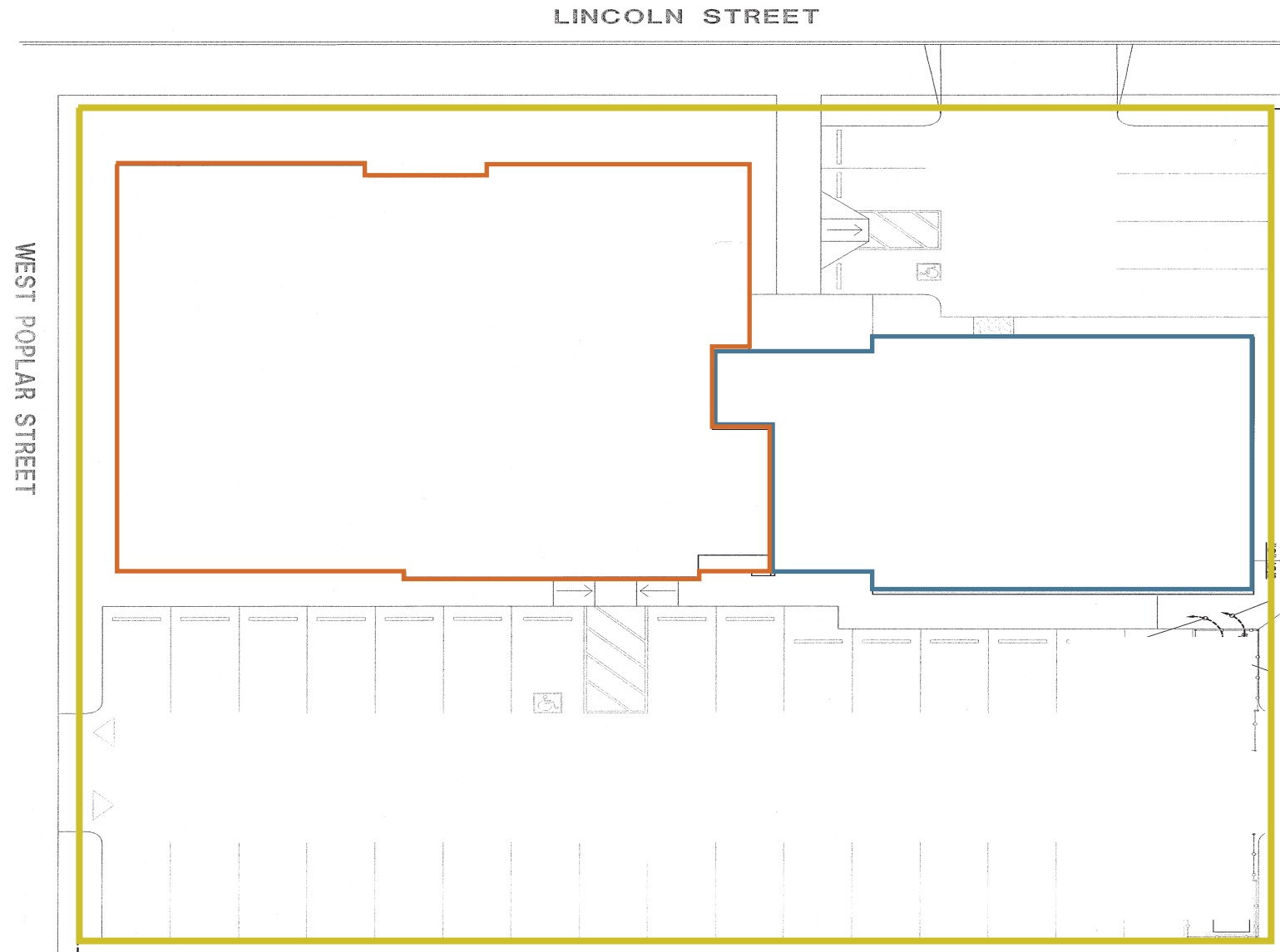
## AS-BUILT FLOORPLAN



# W POPULAR ST



# SITE PLAN



APN: 137-400-02, 137-400-06



APN: 137-400-05



APN: 137-400-01



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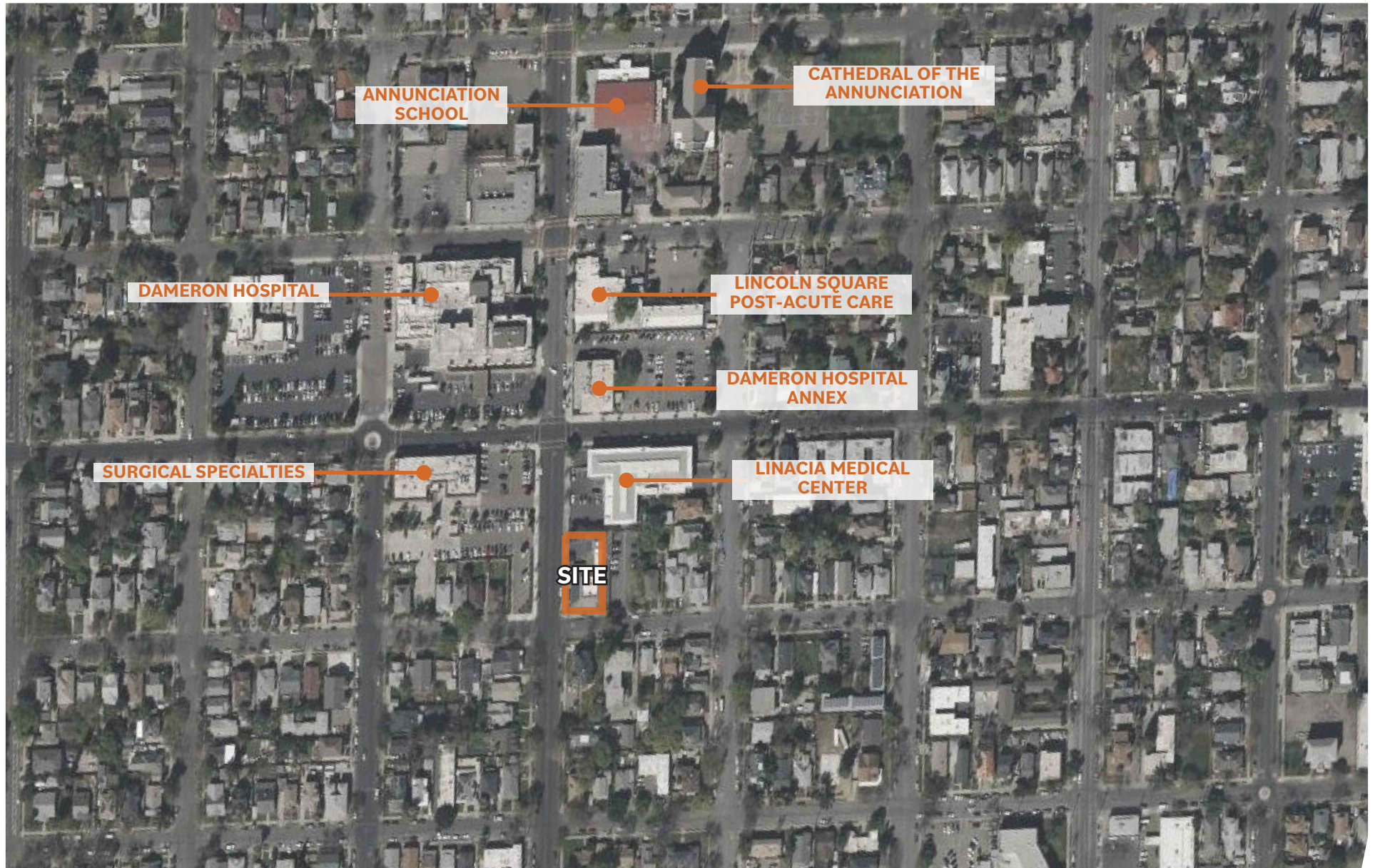




# AREA OVERVIEW



# LOCATION AERIAL





## LOCATION OVERVIEW

Stockton is the county seat of San Joaquin County, and 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 connects 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 continued economic growth in the region.





# Drive-Times Map





# HERITAGE PROFESSIONAL CENTER

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