

FOR LEASE



1625 W MARCH LN

Stockton, CA 95207

ANDY LE
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CA DRE #02110117

BEN RISHWAIN
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CalDRE #01729449

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Class B Office Building located near the intersection of March Lane and Venetian Drive. In the heart of Stockton's Central Business Corridor and only a few minutes drive from the bustling retail corridor of Pacific Ave. This property offers shared restrooms and the opportunity for your business to have signage. Tenants will find ample available parking on the premises.

PROPERTY HIGHLIGHTS

- **Suite 101/102** – ±1,500 SF of office space located in the **ground floor**.
- **Suite 201** – ±1,200 SF of office space located in the **second floor**.
- Prime Location near March Lane & Venetian Drive.
- Positioned in Stockton's Central Business Corridor.
- On-site shared restrooms for tenant convenience.
- Signage opportunity available for business exposure.
- Ample on-site parking for tenants and clients.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Lease Type:	Modified Gross
Available SF:	1,200 – 1,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,975	99,836	137,437
Total Population	20,761	294,437	417,941
Average HH Income	\$70,557	\$71,799	\$75,209

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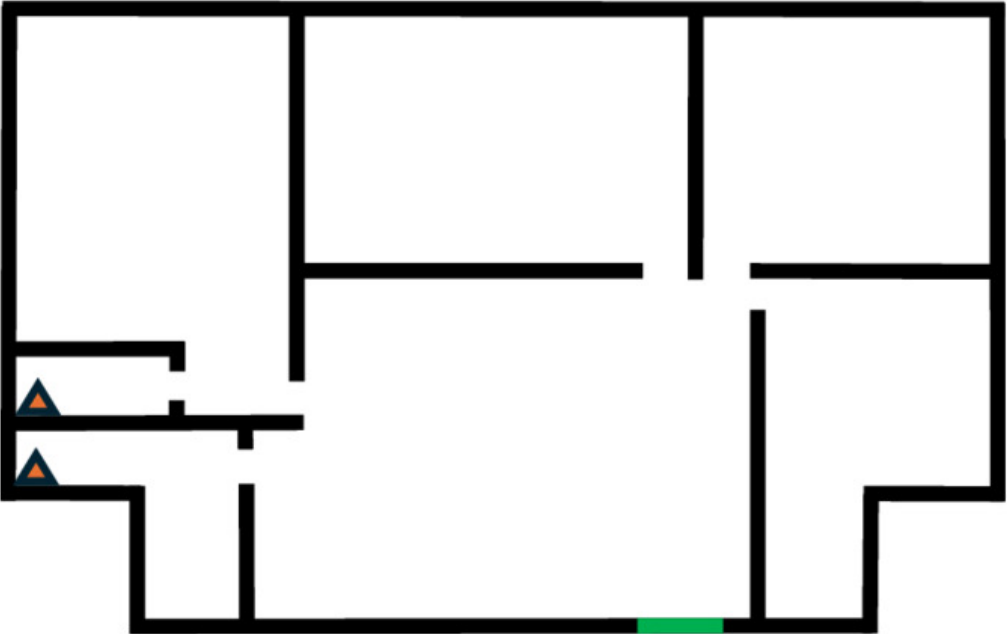
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SUITE 101/102 FLOOR PLAN

Entrance/Exit Door

 - Sink



Front

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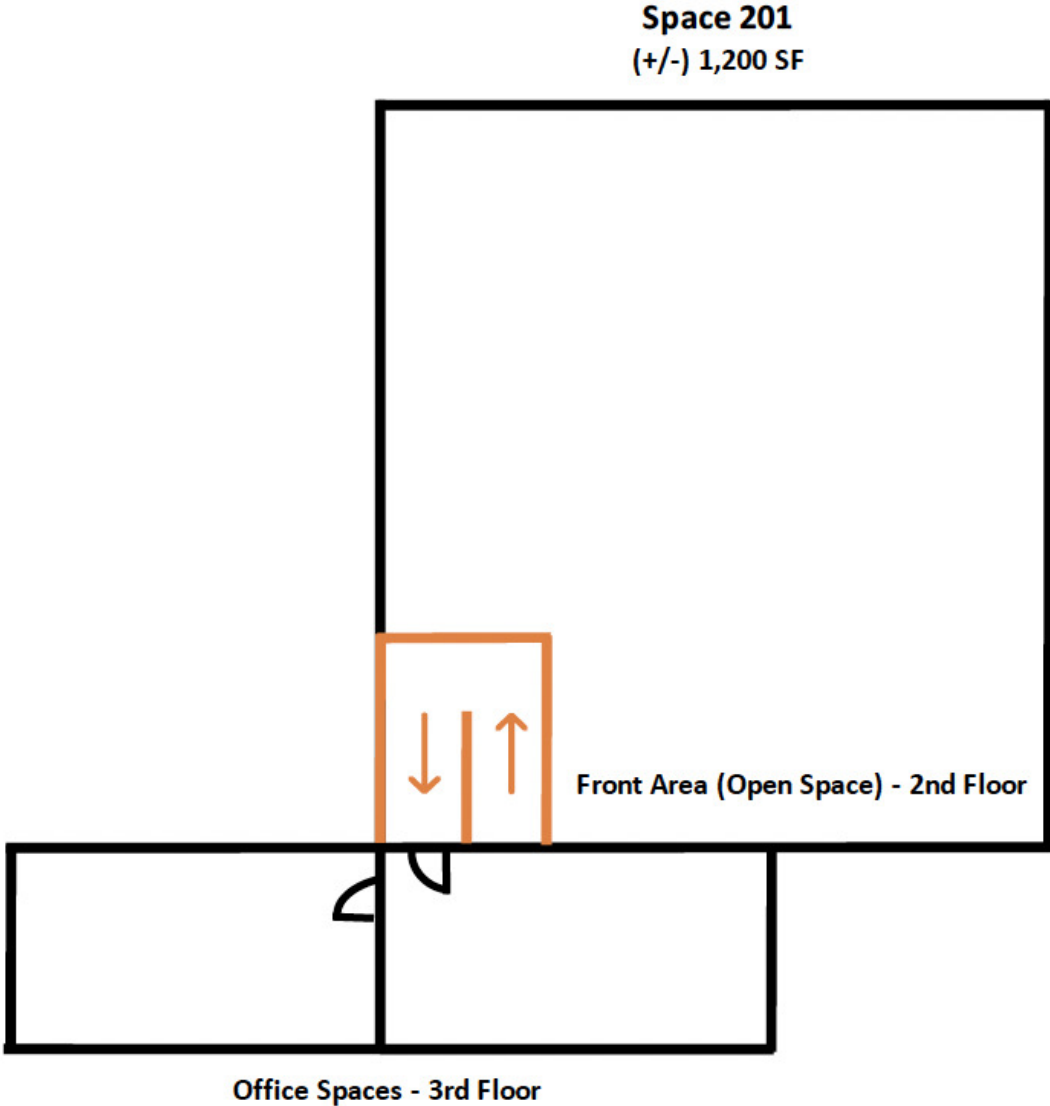
SUITE 101/102 ADDITIONAL PHOTOS



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SUITE 201 FLOOR PLAN



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SUITE 201 ADDITIONAL PHOTOS



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EXCLUSIVELY LISTED BY:



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