

OFFICE SPACE FOR LEASE

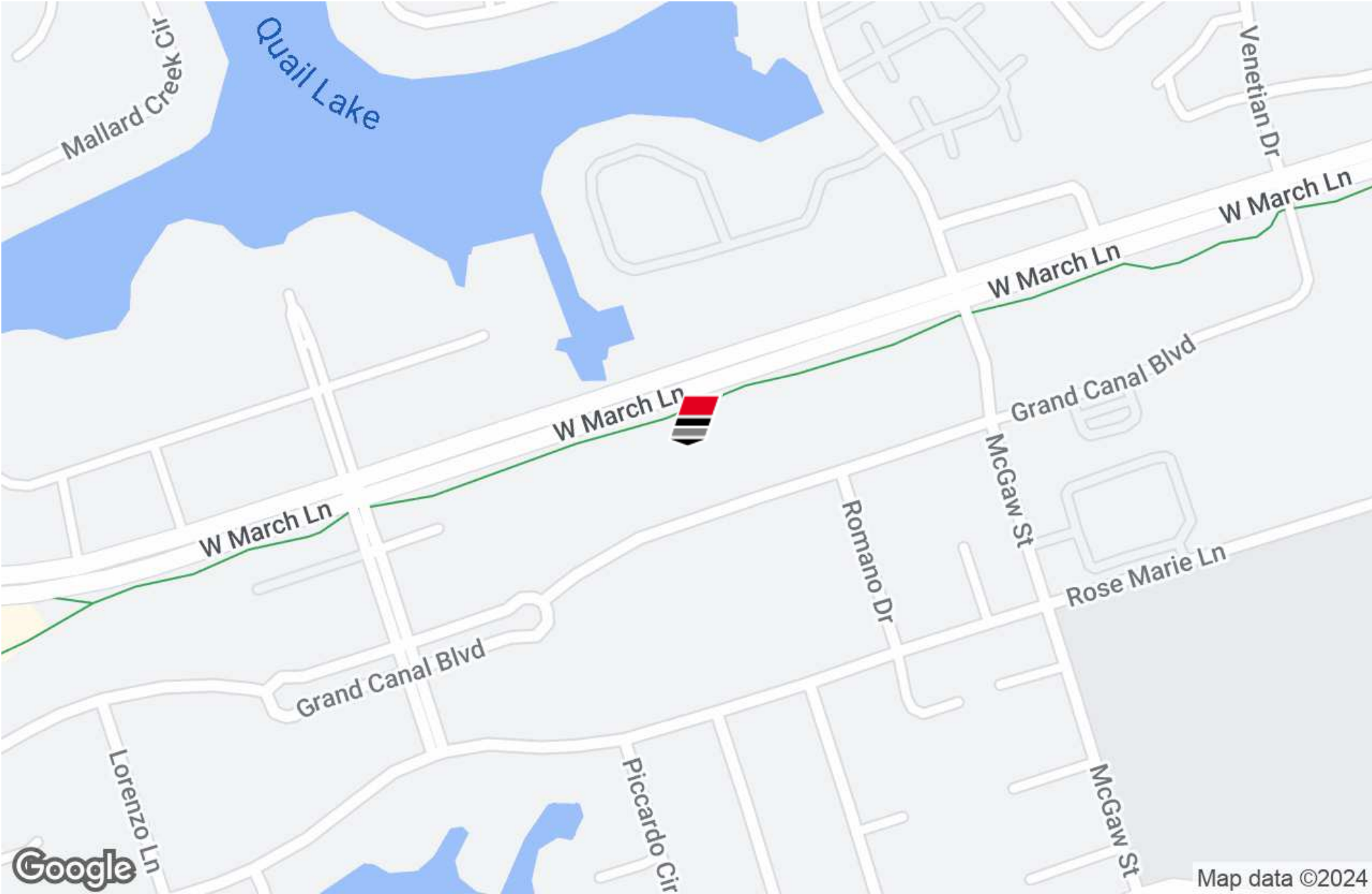


**2087 GRAND CANAL BOULEVARD, STE. 10**

Stockton, CA 95207

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

**LOCATION MAP**



**ANDY LE**  
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CA DRE #02110117

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Ste. 10 (office) at 2087 Grand Canal Boulevard, Stockton, CA 95207, presents a specialized leasing opportunity. This unit spans 800 square feet and is available on a modified gross lease basis at competitive rates. Under the terms of the modified gross lease, Tenants are responsible for their utilities and interior maintenance, while the Landlord manages most other building expenses, offering clarity and predictability in monthly operating costs. This arrangement is designed for businesses seeking stability, as it requires a minimum lease term of three years. The space features a traditional office layout with essential amenities, including a practical sink and access to common area restrooms. Additionally, it permits business signage, enhancing visibility in a vibrant neighborhood rich with retail and dining establishments. Zoned for Office Commercial use, this suite is adaptable to a diverse range of business activities, providing an ideal setting for businesses poised for growth.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	457	1,408	5,952
Total Population	1,056	3,421	15,916
Average HH Income	\$118,998	\$122,425	\$105,386

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## PROPERTY HIGHLIGHTS

- Minimum 3 year lease
- Modified Gross (Tenant pays for utilities & interior janitorial and maintenance)
- Signage Opportunity Available
- Common Area Restroom
- Office Commercial Zoning
- Retail and restaurant amenities nearby
- University of the Pacific (4 mins - driving distance)
- San Joaquin Delta College (5 mins - driving distance)
- Ste. 10: (800 sf) with a traditional office layout and a sink.

## OFFERING SUMMARY

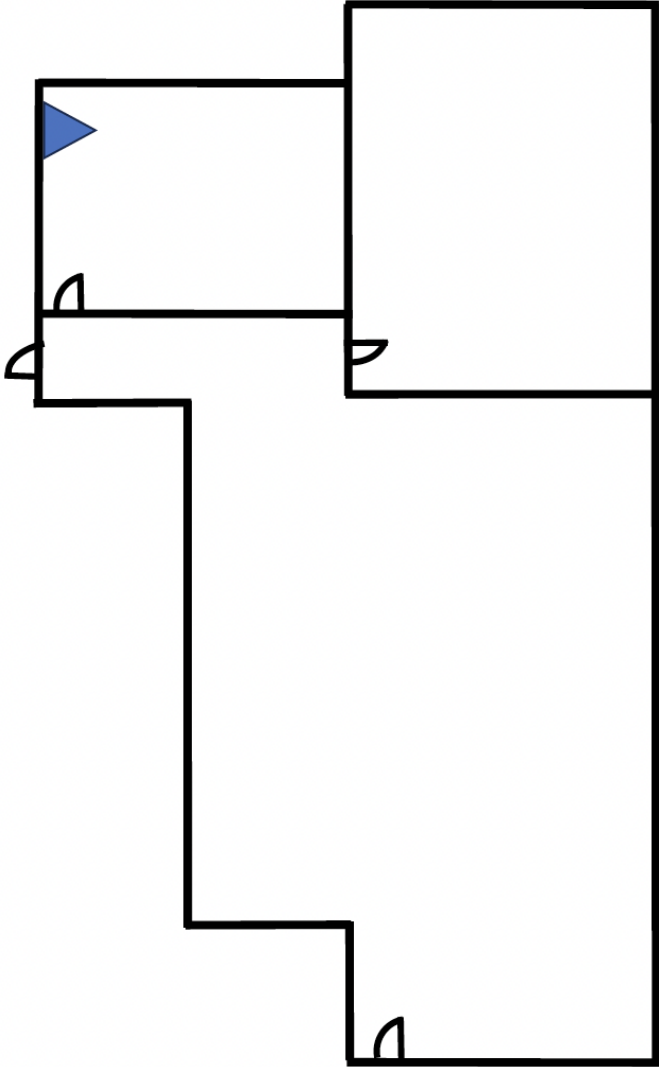
Lease Rate:	\$1.60 SF/yr (MG)
Available SF:	800 SF
Building Size:	2,000 SF

FLOOR PLANS



Ste. 10

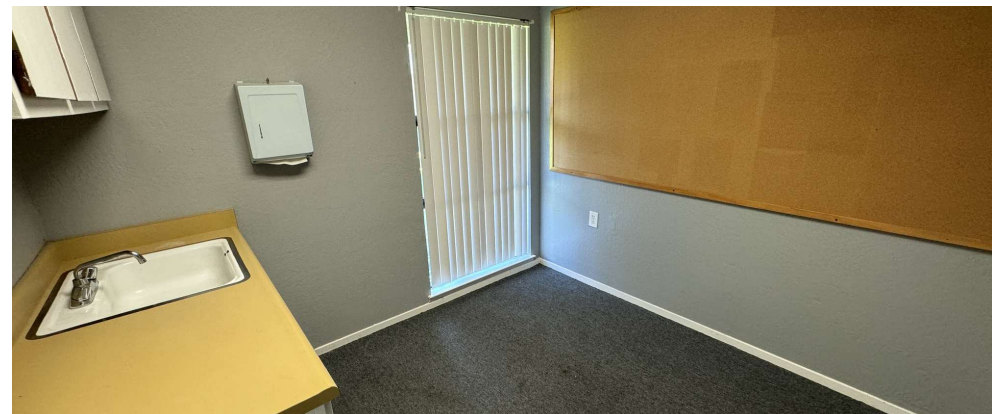
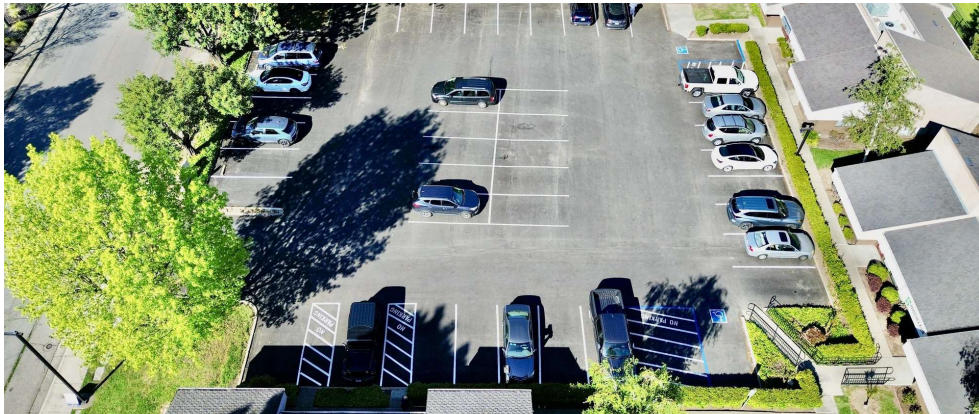
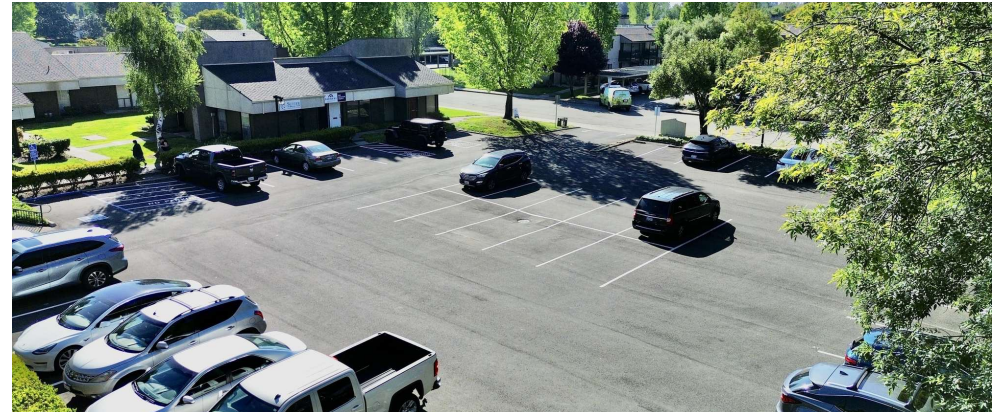
(+/-) 800 SF



 Sink

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# ADDITIONAL PHOTOS



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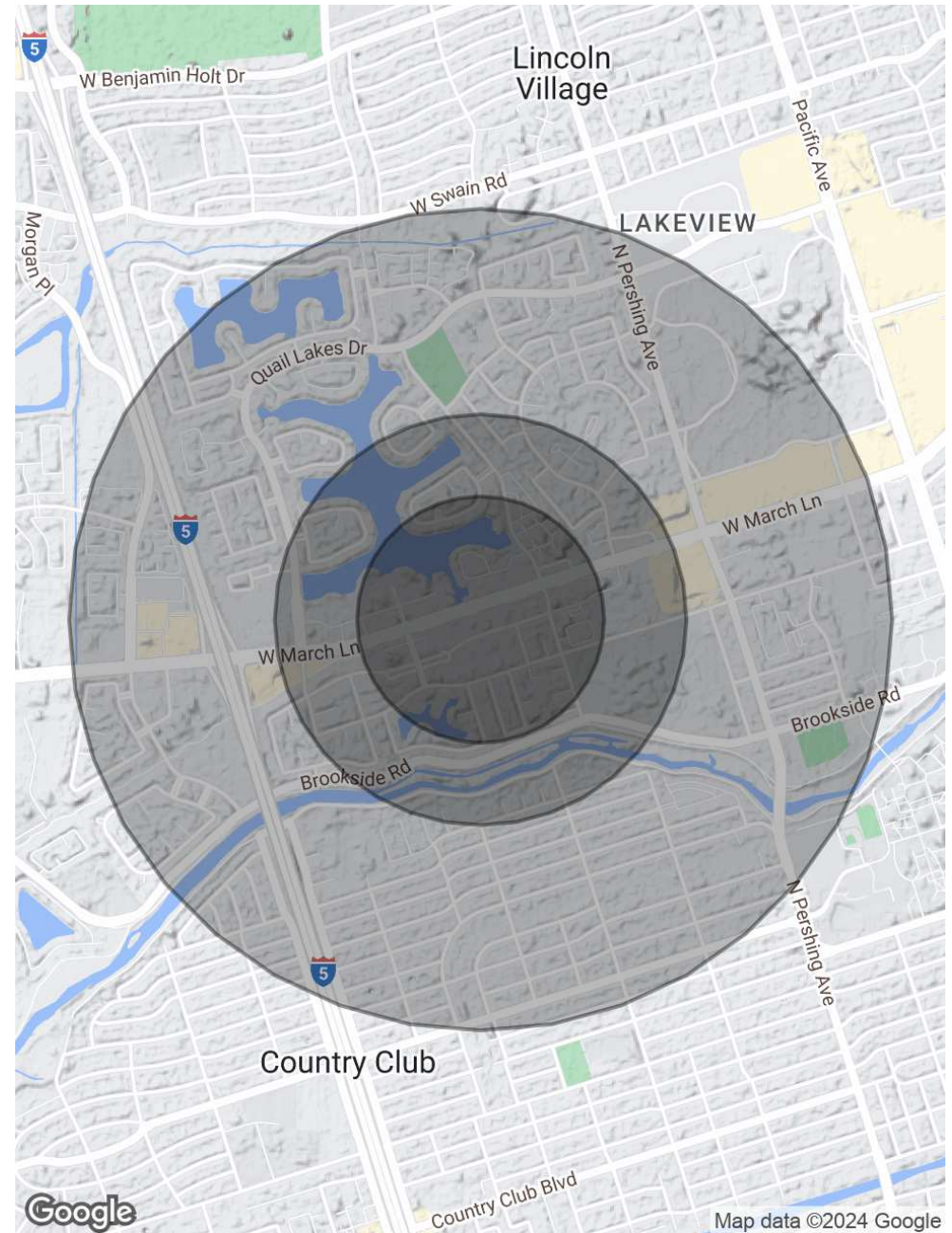
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,056	3,421	15,916
Average Age	41	41	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	457	1,408	5,952
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$118,998	\$122,425	\$105,386
Average House Value	\$539,434	\$526,608	\$514,465

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	354	1,131	4,880
% White	33.5%	33.1%	30.7%
Total Population - Black	194	539	2,149
% Black	18.4%	15.8%	13.5%
Total Population - Asian	148	534	2,494
% Asian	14.0%	15.6%	15.7%
Total Population - Hawaiian	9	29	103
% Hawaiian	0.9%	0.8%	0.6%
Total Population - American Indian	12	52	282
% American Indian	1.1%	1.5%	1.8%
Total Population - Other	174	613	3,784
% Other	16.5%	17.9%	23.8%

Demographics data derived from AlphaMap



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