

PRIME OFFICE SPACE IN HIGHLY SOUGHT-AFTER QUAIL LAKES



4629 QUAIL LAKES DRIVE

Stockton, CA 95207

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the highly desirable Quail Lakes district, 4629 Quail Lakes Drive offers a prime office setting in one of Stockton's most established business corridors. Positioned just off the bustling March Lane corridor, the property benefits from strong surrounding retail, dining, and professional services. The property also provides excellent accessibility, with close access to Interstate 5, allowing for convenient connectivity throughout the Central Valley.

PROPERTY HIGHLIGHTS

- Positioned just off the high-traffic March Lane corridor
- Close access to Interstate 5 for seamless regional connectivity
- Surrounded by established retail, dining, and professional services
- On-site parking available for both employees and clients
- Professional office environment within a well-maintained business setting

OFFERING SUMMARY

Lease Rate:	Contact Broker
Lease Type:	Modified Gross
Available SF:	2,886 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,730	6,727
Total Population	1,047	4,279	17,692
Average HH Income	\$125,382	\$135,094	\$120,444

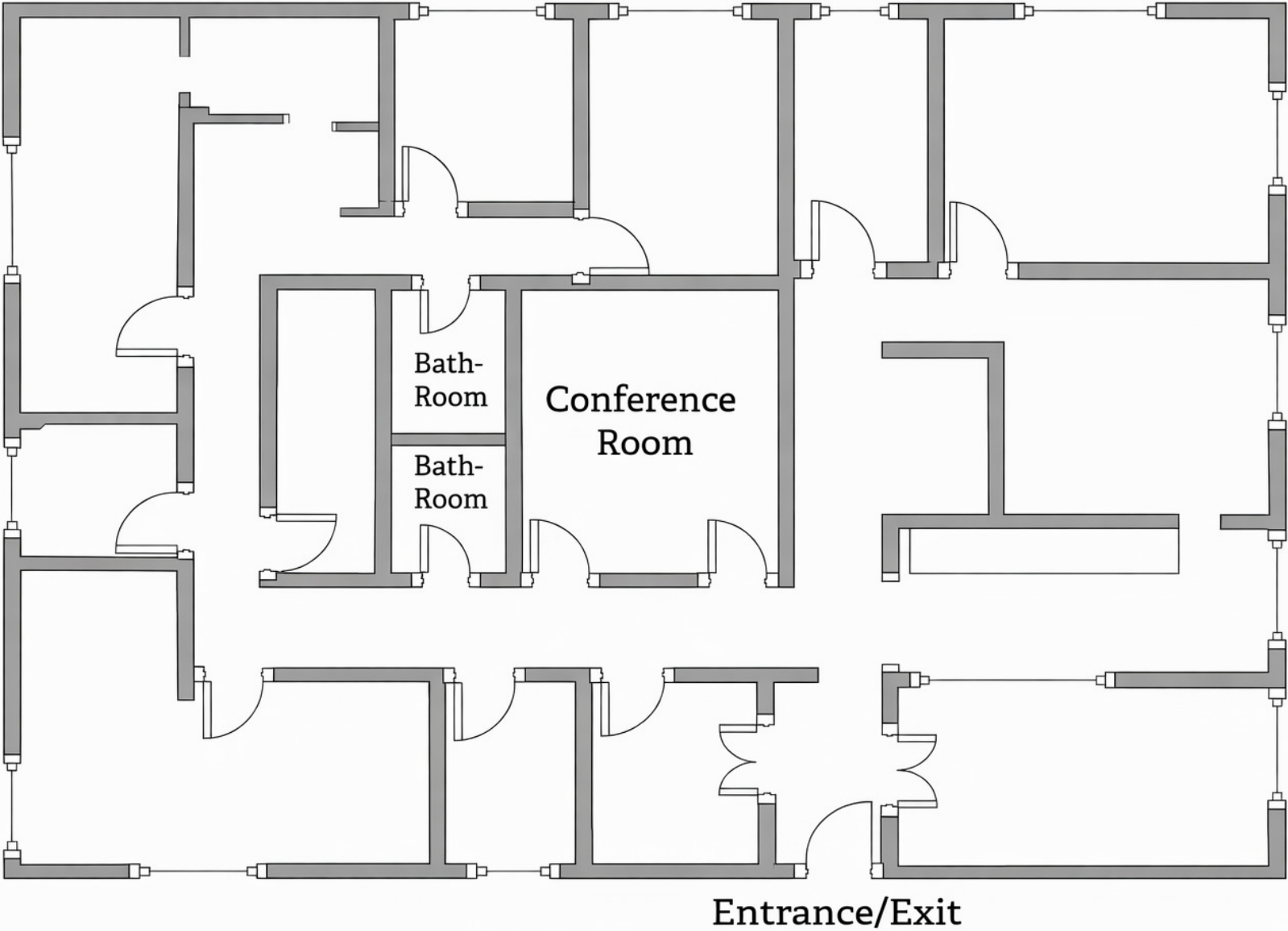
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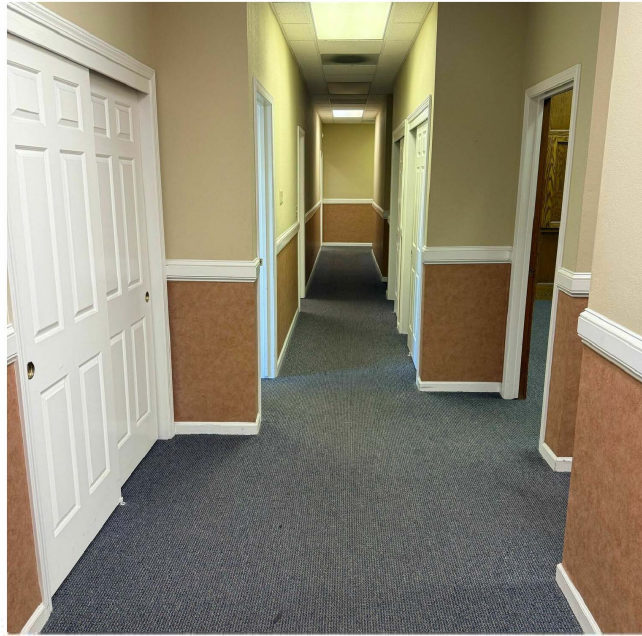
FLOOR PLAN



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ADDITIONAL PHOTOS



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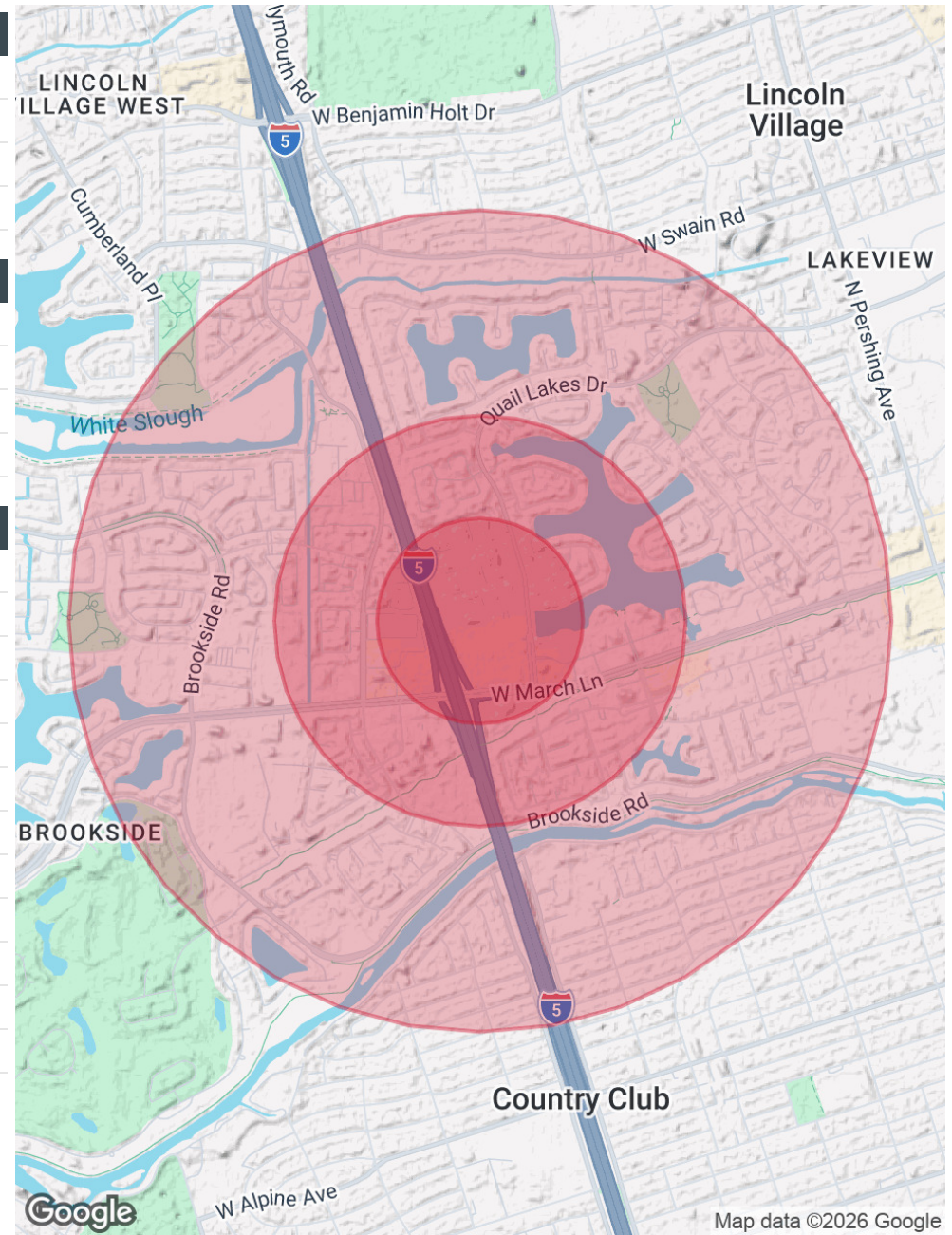
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,047	4,279	17,692
Average Age	39.0	38.5	36.9
Average Age (Male)	37.2	35.8	35.2
Average Age (Female)	40.2	41.6	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,730	6,727
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$125,382	\$135,094	\$120,444
Average House Value	\$455,731	\$511,691	\$503,627

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	418	1,987	7,401
% White	39.9%	46.4%	41.8%
Total Population - Black	125	377	1,953
% Black	11.9%	8.8%	11.0%
Total Population - Asian	176	641	2,677
% Asian	16.8%	15.0%	15.1%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	2	75
% American Indian	0.0%	0.0%	0.4%
Total Population - Other	81	259	2,041
% Other	7.7%	6.1%	11.5%

2023 American Community Survey (ACS)



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