

## CONDO UNIT FOR SALE

# FULLY EQUIPPED DENTAL OFFICE

3133 W March Ln Ste 2040, Stockton, CA 95219



### PROPERTY DESCRIPTION

KW Commercial is pleased to bring you this rare opportunity to acquire a fully built out dental office in the heart of Brookside, one of Stockton's most desirable professional and residential communities. Located within an established office condominium complex, this 1,922± square foot unit is offered fully furnished and equipped, allowing a new owner to potentially open for business immediately with minimal capital investment.

The space features a professional, functional build-out designed for efficient clinical flow, with multiple operatories, dedicated sterilization and lab areas, consultation office, reception and patient waiting area, and private restroom. All major dental equipment, including chairs, delivery systems, X-ray units, compressor, and vacuum system, are included in the sale, making it ideal for a dental professional seeking more of a turnkey solution. Whether you're a solo practitioner, group practice, or investor looking to lease to a healthcare tenant, this asset offers built-in value, low overhead, and strong market fundamentals in a supply-constrained segment of the commercial real estate market.

### OFFERING SUMMARY

Sale Price:	\$685,000
Condo Size:	1,922 SF
APN #:	116-410-080

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,433	37,512	86,780
Total Population	14,510	102,589	267,793
Average HH Income	\$155,694	\$105,972	\$95,944

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BILL JOHNSON

Director - Associate Broker  
O: 209.470.0070  
C: 209.639.5111  
bill.johnson@kwcommercial.com  
CA #01992157

### KW COMMERCIAL

3133 W. March Lane  
Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# COMPLETE HIGHLIGHTS

3133 W March Ln Ste 2040, Stockton, CA 95219



## PROPERTY HIGHLIGHTS

- Immediate access to Interstate 5
- Potentially plug-and-play for a dental professional
- Includes dental chairs, X-ray units, cabinetry, compressor/vacuum, and more
- Efficient clinical layout with multiple operatories, private offices, reception, lab, and sterilization areas
- Well maintained and ready for immediate occupancy
- Ample shared surface parking
- Situated in Brookside, one of Stockton's premier neighborhoods for professional services
- COA cost is \$848.65 per month - Covers roof, PI, structure, paint, landscaping, water, garbage, parking lot. etc.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### **BILL JOHNSON**

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

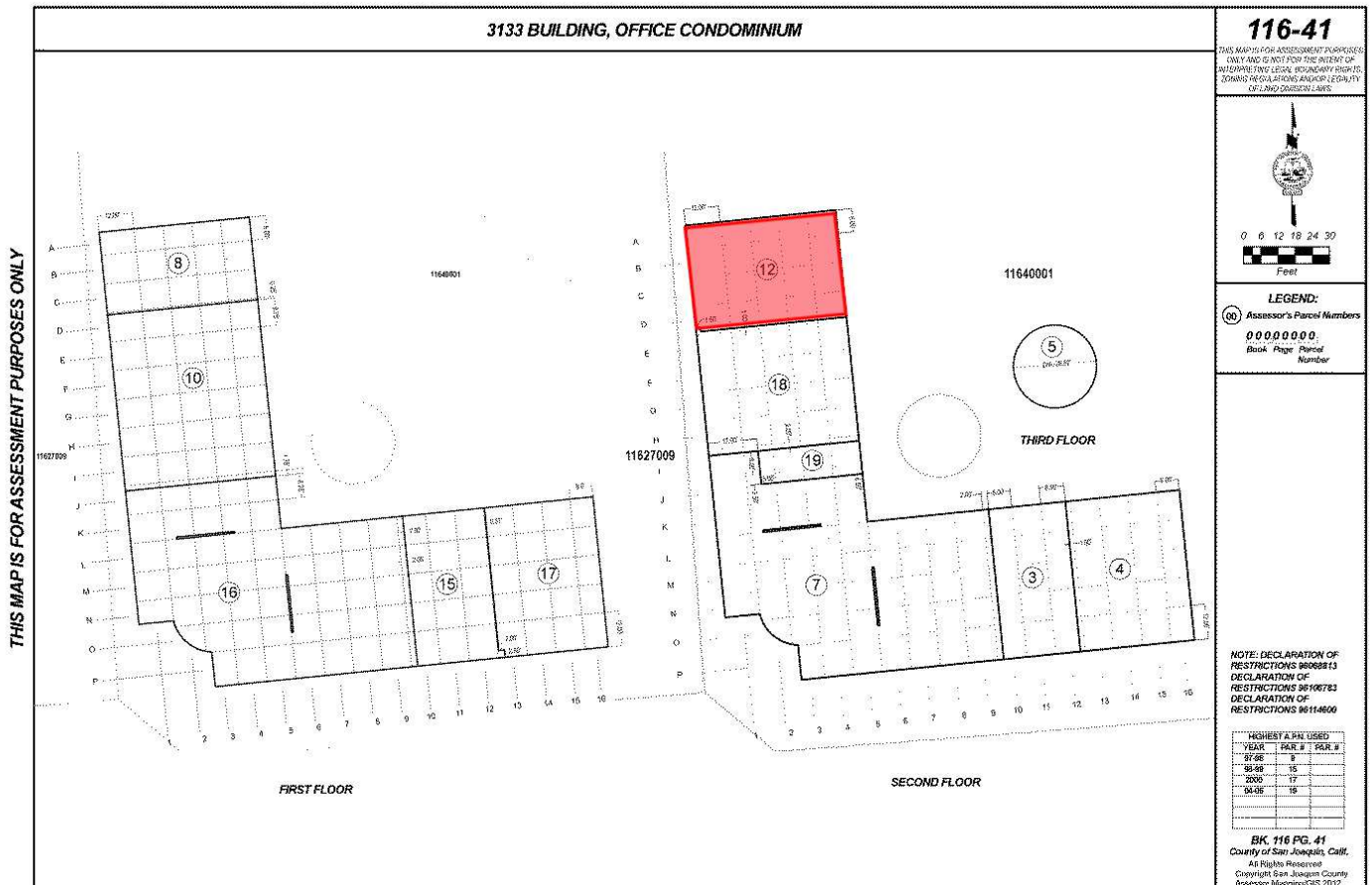
**KW COMMERCIAL**

3133 W. March Lane  
Stockton, CA 95219

## CONDO UNIT FOR SALE

# 3133 W MARCH LN STE 2040

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BILL JOHNSON

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

### KW COMMERCIAL

3133 W. March Lane

Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

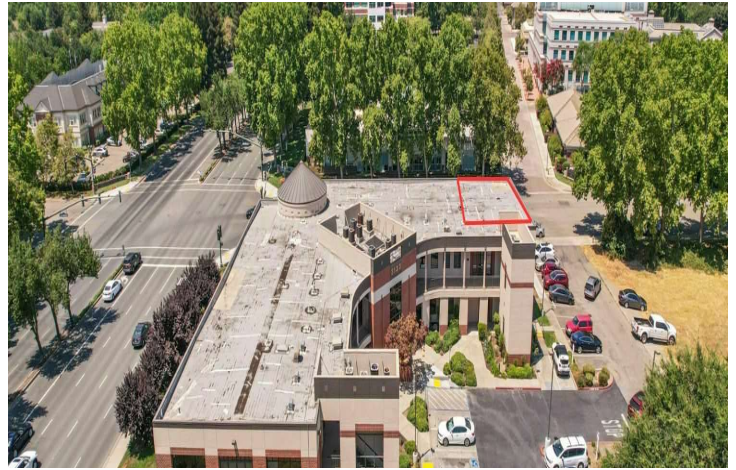


## CONDO UNIT FOR SALE



# PHOTOS

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BILL JOHNSON**  
Director - Associate Broker  
O: 209.470.0070  
C: 209.639.5111  
bill.johnson@kwcommercial.com  
CA #01992157

**KW COMMERCIAL**  
3133 W. March Lane  
Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

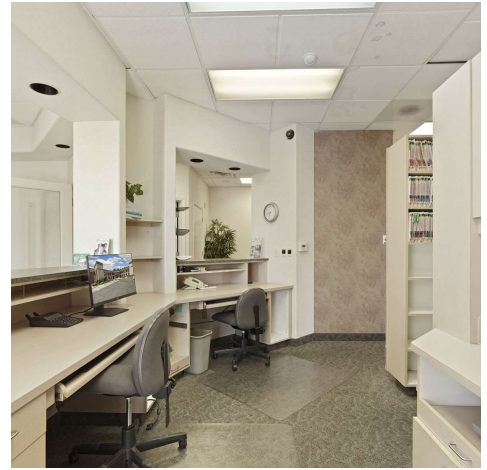


## CONDO UNIT FOR SALE



# PHOTOS

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BILL JOHNSON

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

### KW COMMERCIAL

3133 W. March Lane

Stockton, CA 95219

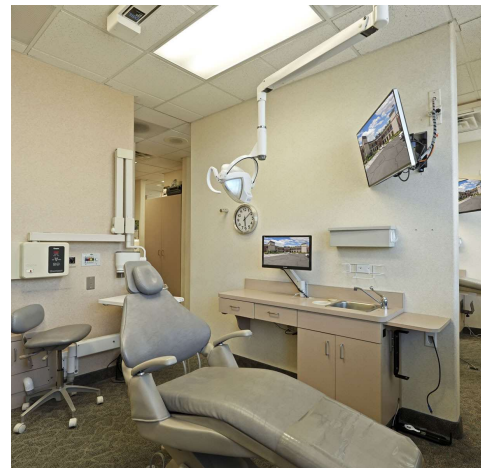
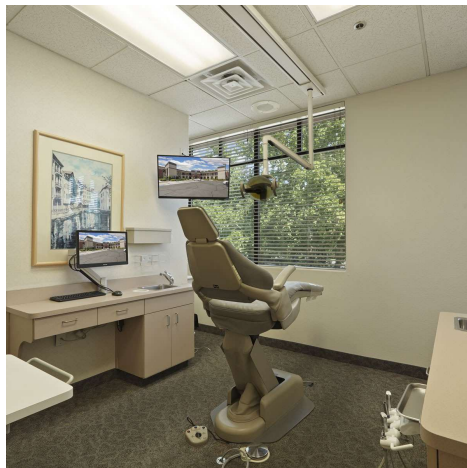
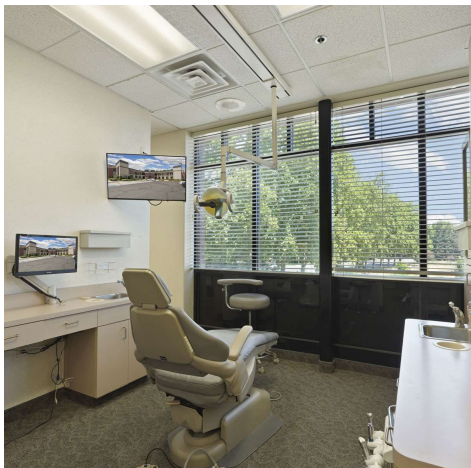
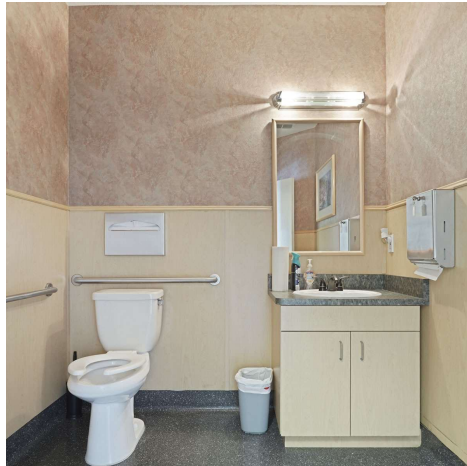
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## CONDO UNIT FOR SALE

# PHOTOS

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BILL JOHNSON

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

### KW COMMERCIAL

3133 W. March Lane  
Stockton, CA 95219

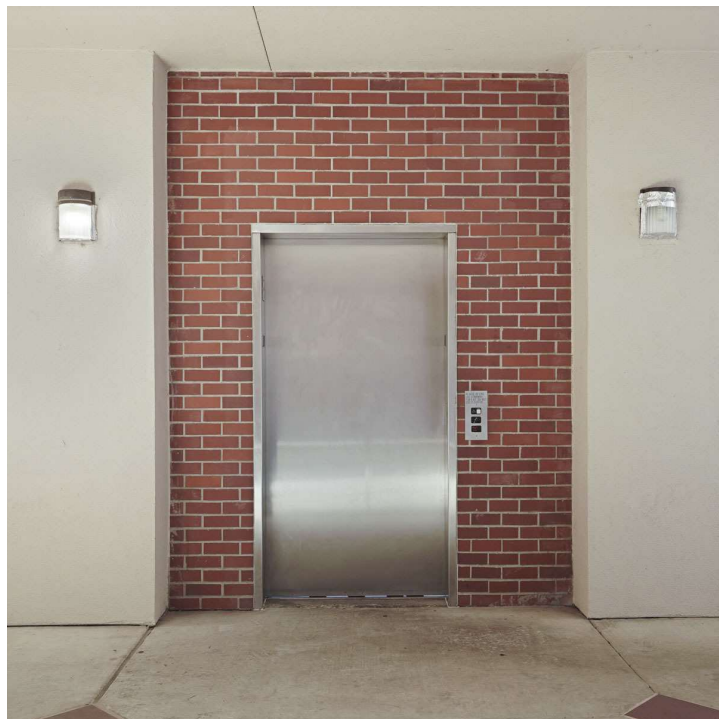
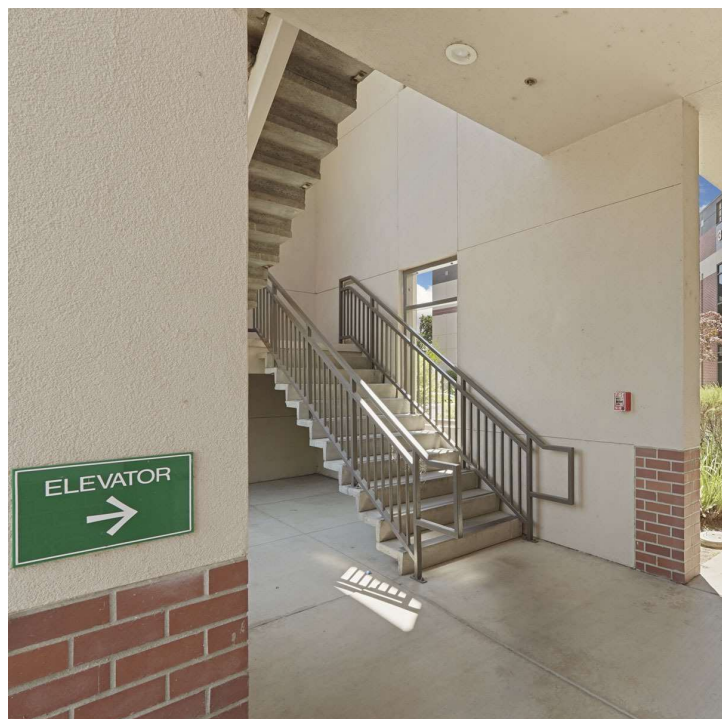
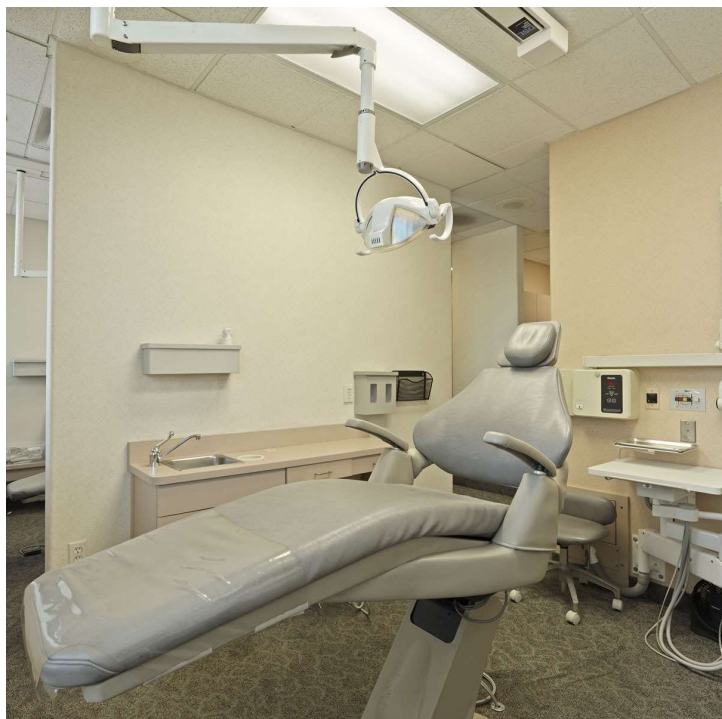
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## CONDO UNIT FOR SALE

# PHOTOS

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BILL JOHNSON

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

### KW COMMERCIAL

3133 W. March Lane

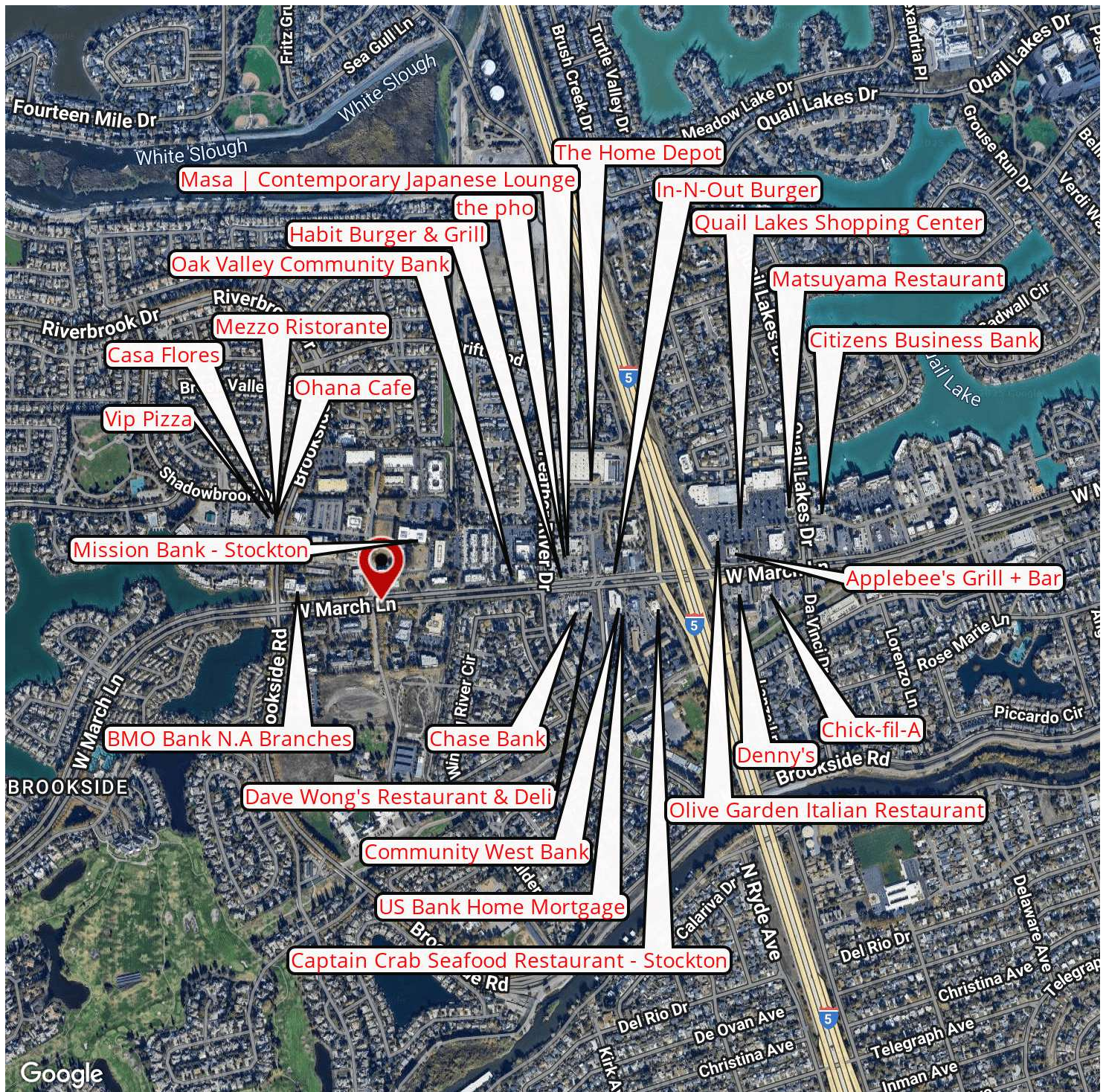
Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# RETAILER MAP

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BILL JOHNSON**  
Director - Associate Broker  
O: 209.470.0070  
C: 209.639.5111  
bill.johnson@kwcommercial.com  
CA #01992157

**KW COMMERCIAL**  
3133 W. March Lane  
Stockton, CA 95219



**CONDO UNIT FOR SALE**



# REGIONAL MAP

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BILL JOHNSON**

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

**KW COMMERCIAL**

3133 W. March Lane

Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

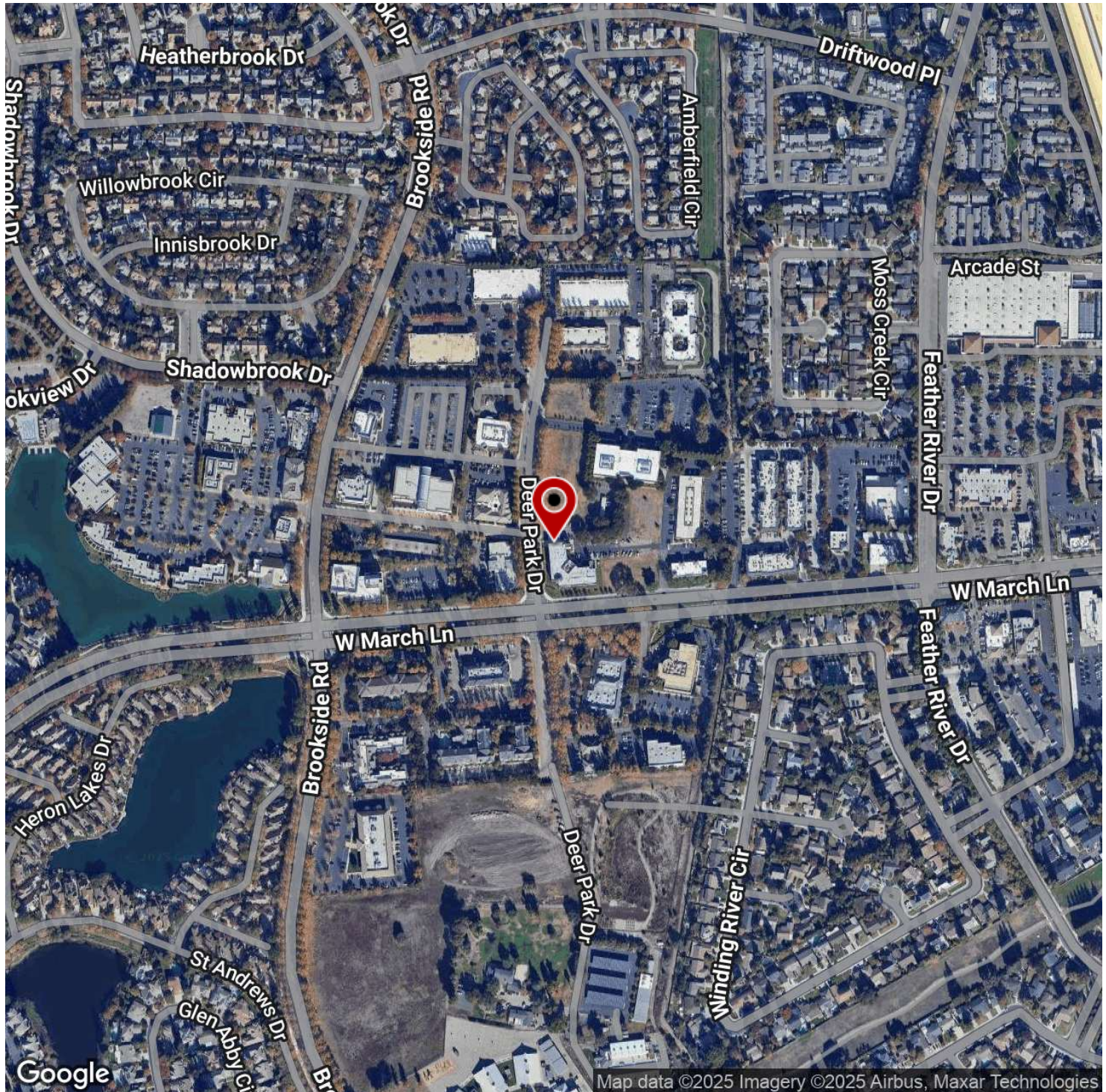


**CONDO UNIT FOR SALE**



# LOCATION MAP

3133 W March Ln Ste 2040, Stockton, CA 95219



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BILL JOHNSON**

Director - Associate Broker

O: 209.470.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

**KW COMMERCIAL**

3133 W. March Lane

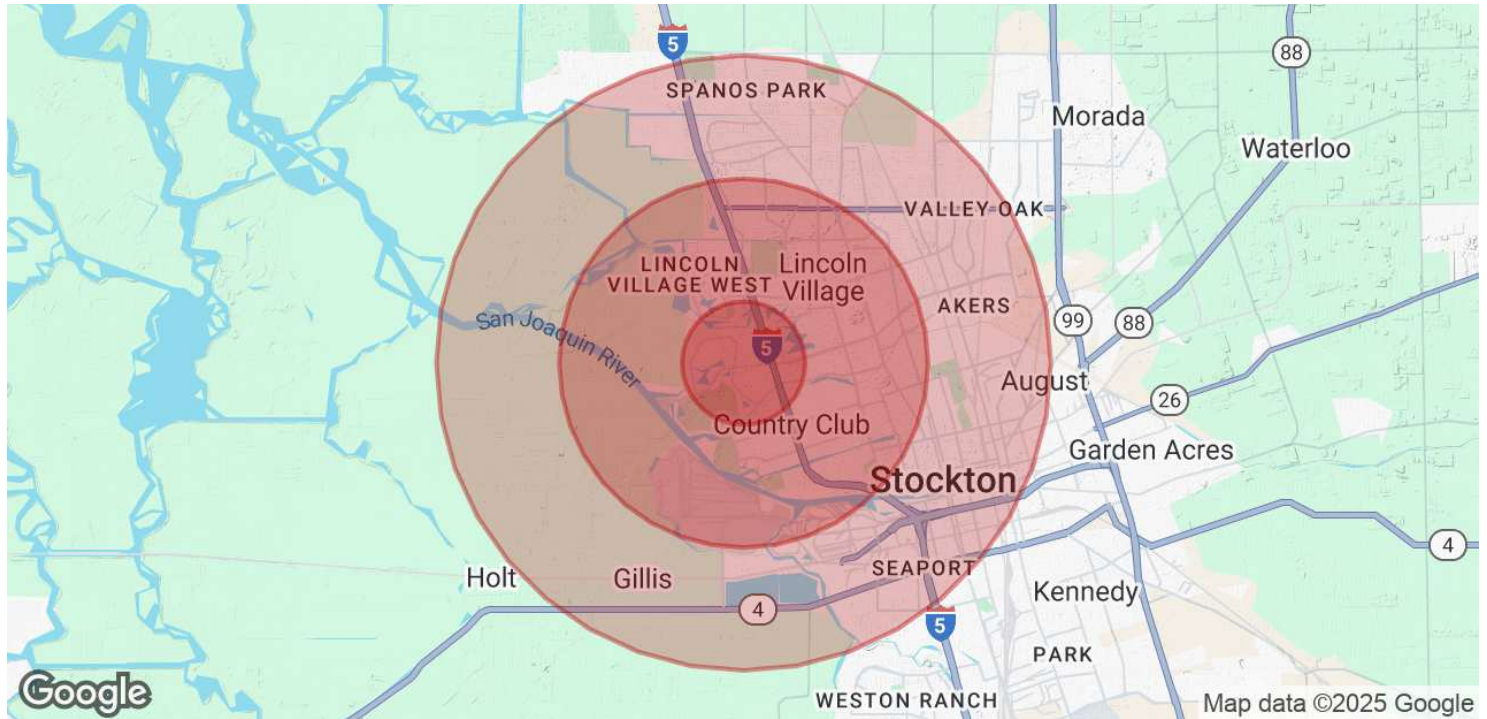
Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# DEMOGRAPHICS MAP & REPORT

3133 W March Ln Ste 2040, Stockton, CA 95219



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,510	102,589	267,793
Average Age	42	39	37
Average Age (Male)	41	37	36
Average Age (Female)	43	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,433	37,512	86,780
# of Persons per HH	2.7	2.7	3.1
Average HH Income	\$155,694	\$105,972	\$95,944
Average House Value	\$702,033	\$519,450	\$466,353

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BILL JOHNSON**  
Director - Associate Broker  
O: 209.470.0070  
C: 209.639.5111  
bill.johnson@kwcommercial.com  
CA #01992157

**KW COMMERCIAL**  
3133 W. March Lane  
Stockton, CA 95219