

## Dental Office in Turnkey Condition Available For Lease

1036 W Robinhood Drive, Suite 104, Stockton CA 95207



**Lease Rate: \$2.00/SF Gross**

**Total Size: 2,052 SF**

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# EXECUTIVE SUMMARY

1036 W Robinhood Drive, Suite 104  
Stockton CA 95207



## 2023 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



## PROPERTY DETAILS

APN	108-130-12
SUITE SIZE	2,052 approx. total SF
PARCEL SIZE	33,973 approx. total SF
ZONING	CO - Commercial Office
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1974

## HIGHLIGHTS

- Turnkey dental office
- Located in beautifully kept office complex on high traffic commercial corridor
- Admin/reception
- Waiting room
- 6 dental chair stations
- X-ray room
- 1 Additional Exam Room
- Small dental lab
- Nurse station
- Restroom
- Plenty of Storage

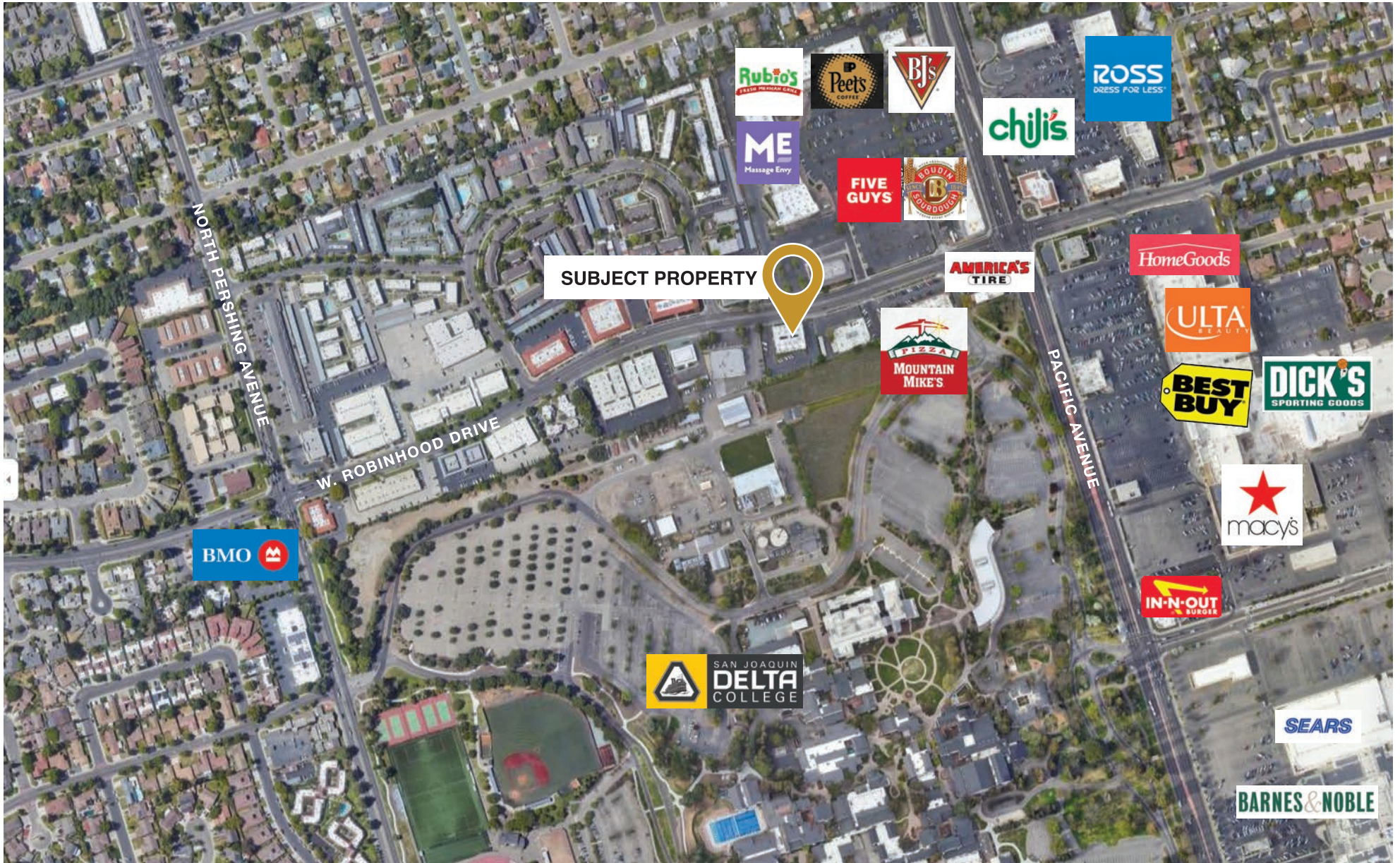


# PHOTOS





# AERIAL





# DEMOGRAPHICS

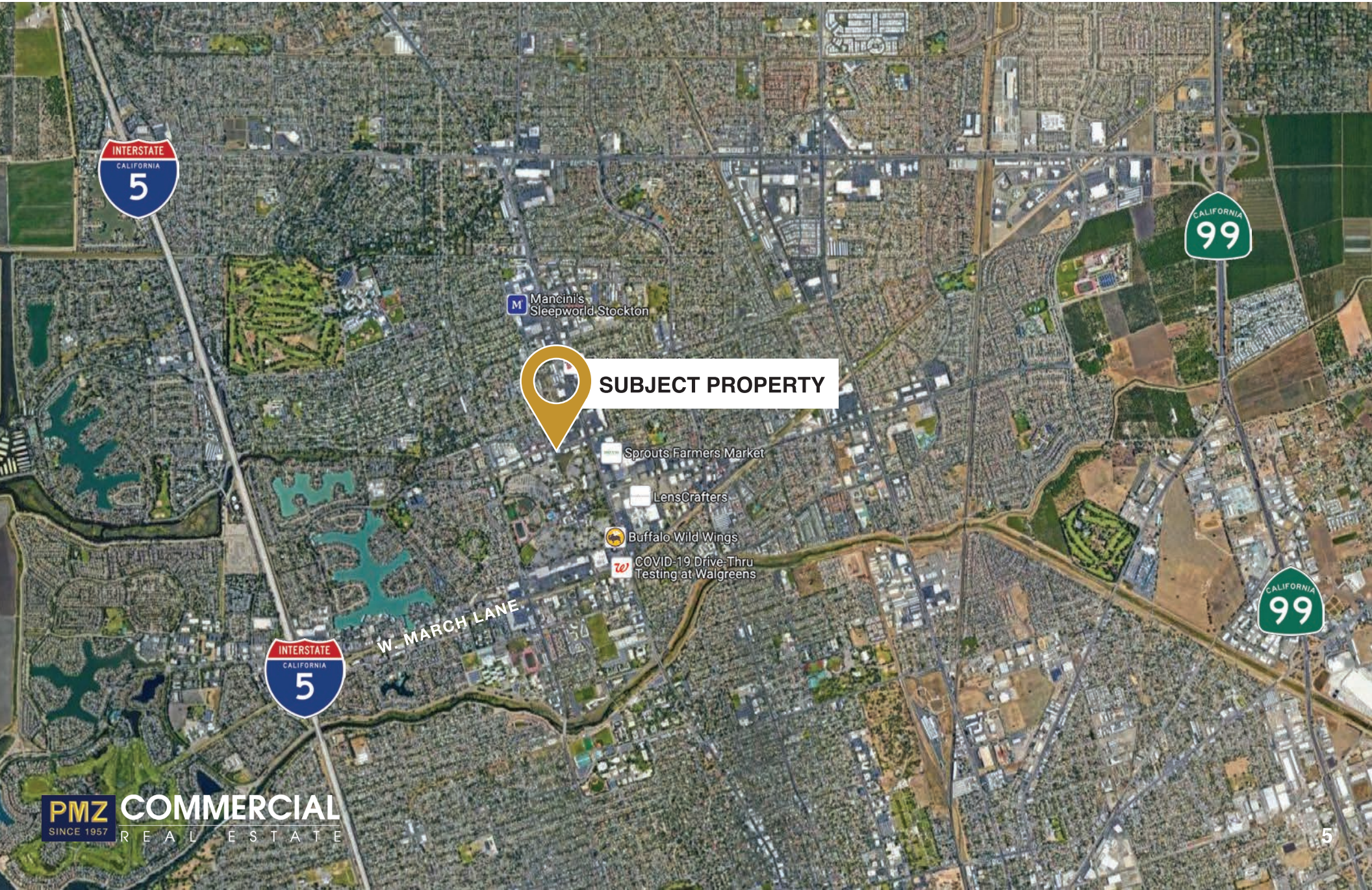
POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	22,049	186,932	303,870
Growth 2023 - 2028	3.42%	3.38%	3.63%
Growth 2010 - 2023	9.92%	9.63%	11.45%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,441	64,898	99,015
Growth 2023 - 2028	3.59%	3.43%	3.63%
Growth 2010 - 2023	11.02%	9.85%	11.29%
Average HH Income	\$68,962	\$80,226	\$81,290

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Robinhood Dr	N Pacific AveFron Rd	2022	12,915	.06
Pacific Ave	W Robinhood Dr	2018	31,845	.19
Pacific Ave	W Robinhood Dr	2022	32,507	.20
Pacific Ave	W Longview Ave	2018	45,573	.23
Pacific Ave	W Longview Ave	2022	44,942	.23
W Swain Rd	Dante St	2022	9,785	.33
W Yokuts Ave	Claremont Ave	2018	8,548	.41
W Yokuts Ave	Claremont Ave	2022	9,423	.41
Pacific Ave	W Yokuts Ave	2018	29,301	.43
Pacific Ave	W Yokuts Ave	2022	33,292	.43



# LOCAL AERIAL VIEW



**SUBJECT PROPERTY**

M Mancini's Sleepworld Stockton

Sprouts Farmers Market

LensCrafters

Buffalo Wild Wings

COVID-19 Drive-Thru Testing at Walgreens

W. MARCH LANE



# REGIONAL AERIAL VIEW

