

FOR LEASE

17259 Golden Valley Parkway • Lathrop • CA • 95330



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
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Property Overview

Address: 17259 Golden Valley PKWY • Lathrop • CA

Lease Rate: \$1.50 PSF NNN

Building Size: ± 1,600 SF

Lot Size: ± 48,613 SF / ± 1.12 AC

County: San Joaquin County

Property Type: Commercial Office

Parcel Numbers: 191-700-150

Procuring Broker Fee: 3%

Highlights:

Situated in a prime location along Golden Valley Parkway, this exceptional commercial property offers outstanding visibility and convenient access to major transportation routes, including I-5 and Highway 120. Surrounded by a mix of industrial, retail, and distribution users, the property benefits from strong traffic patterns and a thriving business environment. This is a rare opportunity to secure a well-positioned property in one of the Central Valley's most dynamic markets.

Features:

- ± 1,600 SF
- Five (5) Private Offices
- Kitchen
- Restroom
- Storage



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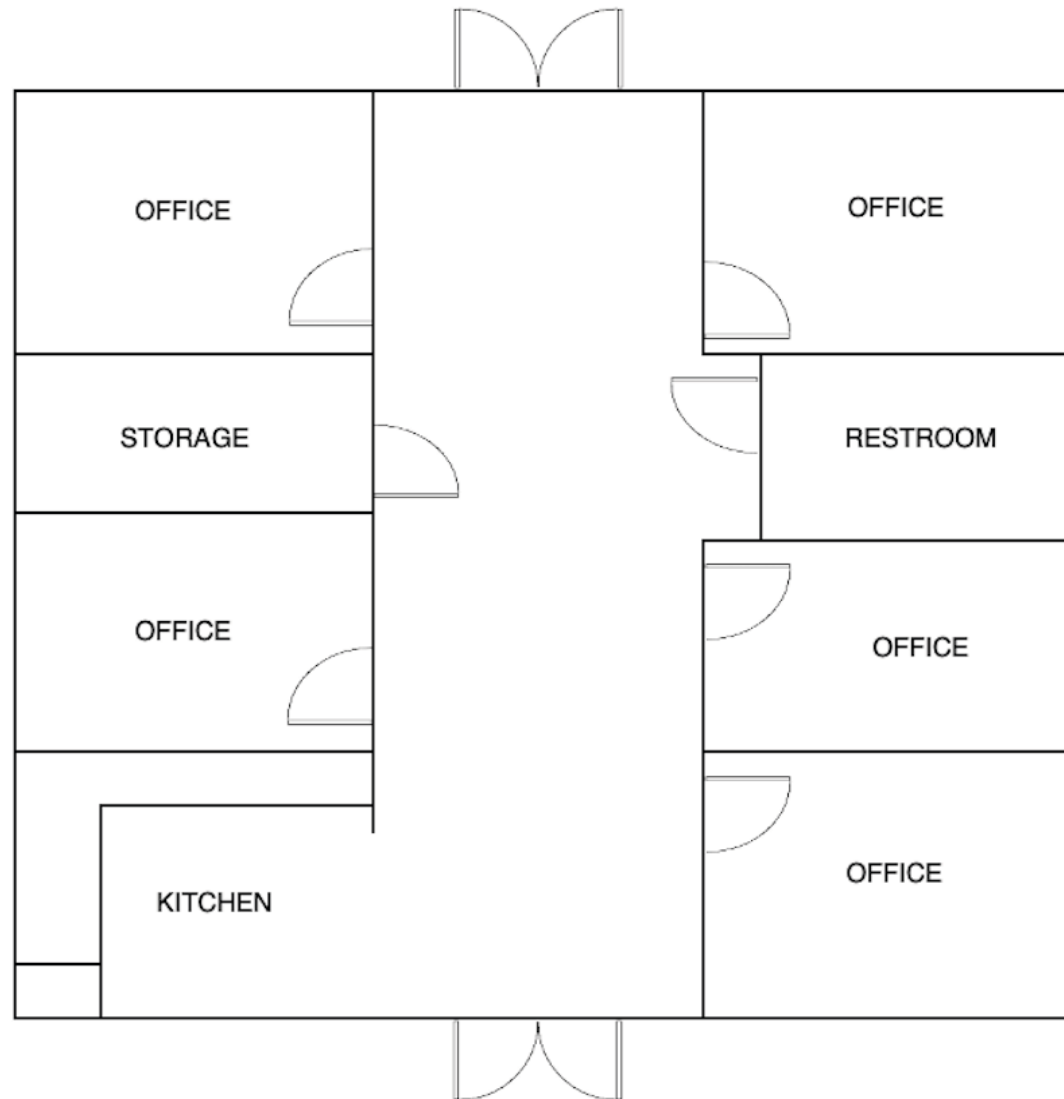
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Floor Plan



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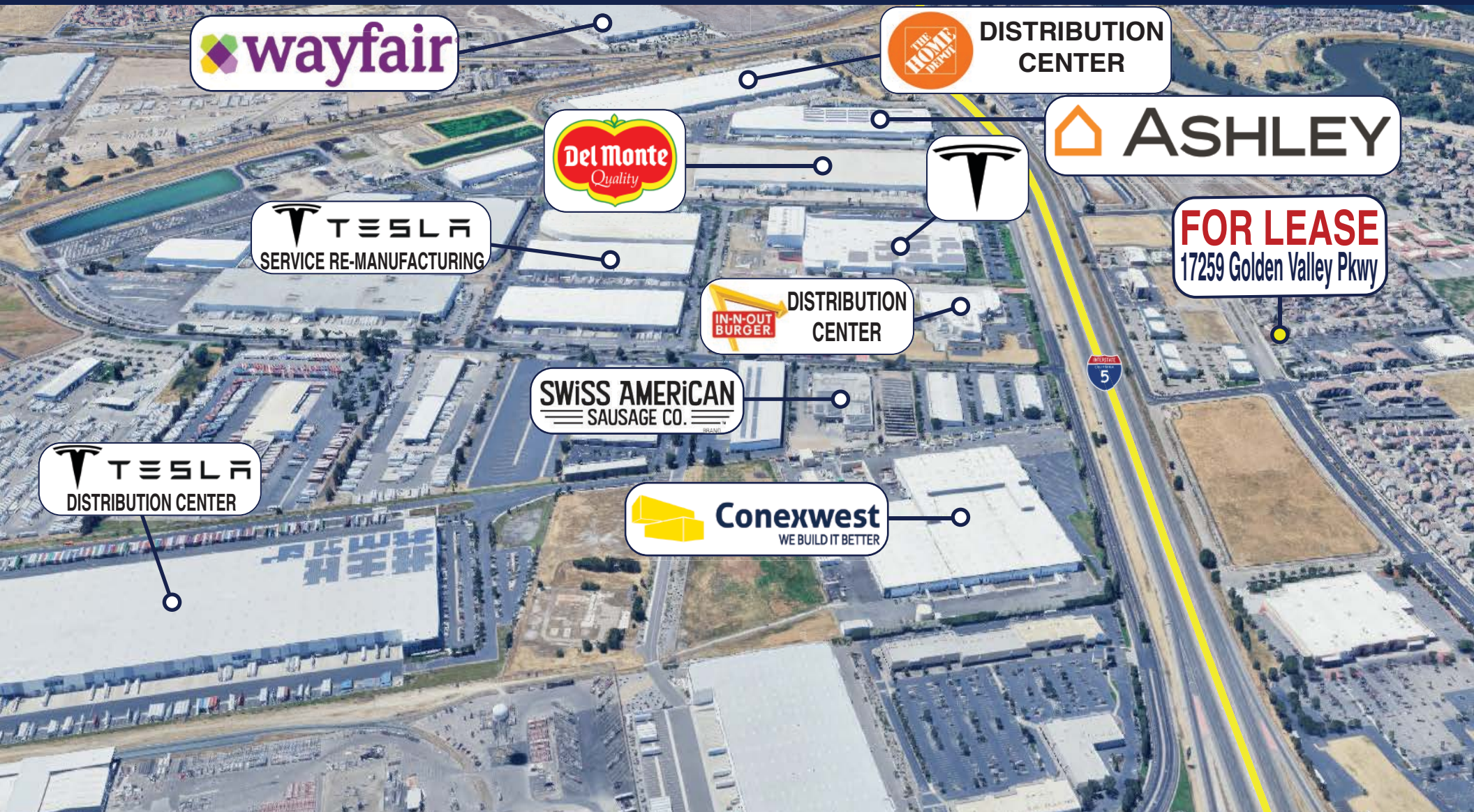
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Location Map



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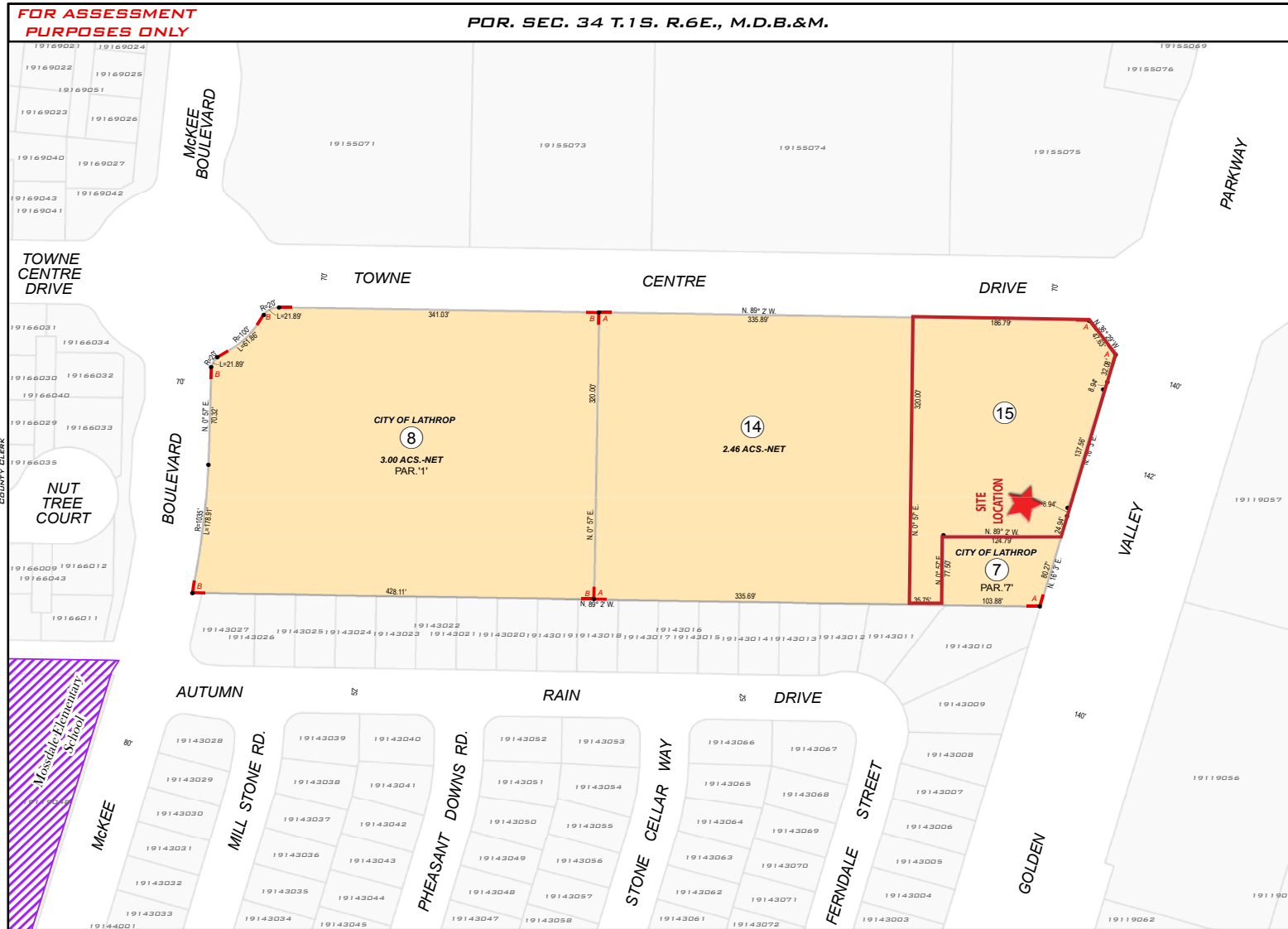
Parcel Map

COUNTY OF SAN JOAQUIN,
OFFICE OF THE ASSESSOR



Greatness Grows Here

STEVE J. BESTOLARIDES
COUNTY ASSESSOR, RECORDER/
COUNTY CLERK



191-70

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



M.I.P.P.L.G./GIS



LEGEND

Example of a Standard Assessor's Parcel Number (APN)

000-000-00
Book Page Parcel Number

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

A - P.M. Bk. 24 Pg. 009
B - P.M. Bk. 23 Pg. 048

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR. #	PAR. #
07-08	8	-
15-16	11	-
17-18	12	13
18-19	15	-

BK. 191 PG. 70
COUNTY OF
SAN JOAQUIN, CA
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ASSESSOR MARCH/APRIL 2017

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Photo Gallery



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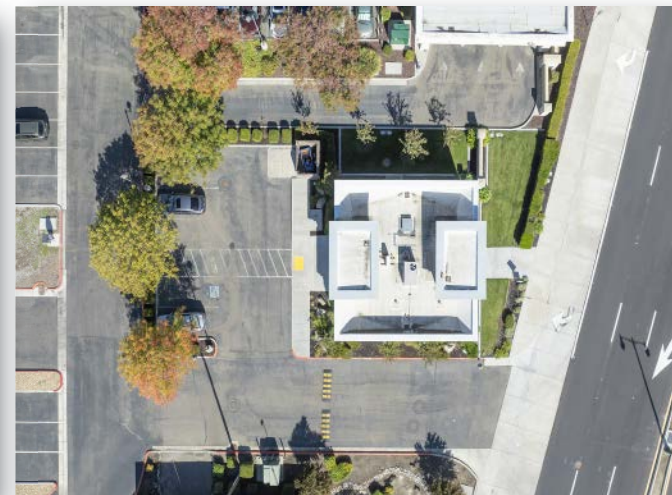
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Drone Photo Gallery



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