

5,200± SF OFFICE SPACE FOR LEASE

1503 ST. MARK'S PLAZA, SUITE A, STOCKTON, CA



## LISTING DATA

### FEATURES:

- Attractive well-maintained single-story garden complex.
- Central court yard area with beautiful garden setting and seating.
- High parking ratio with 2 driveways for access
- Close proximity to retail services with easy freeway access
- Signage availability on March Lane
- Zoned CG (Commercial, General- City of Stockton)
- Under new ownership as of 2021 with several upgrades to the property and enhanced security
- Bonus 3,000± SF second story storage mezzanine with both stairs and conveyor for access
- Exterior loading dock for shipping/receiving

**LEASE RATE: \$1.50 PSF, GROSS**

**CONTACT:** **Jim Martin, SIOR**  
BRE # 01214270  
jmartin@lee-associates.com  
D 209.983.4088



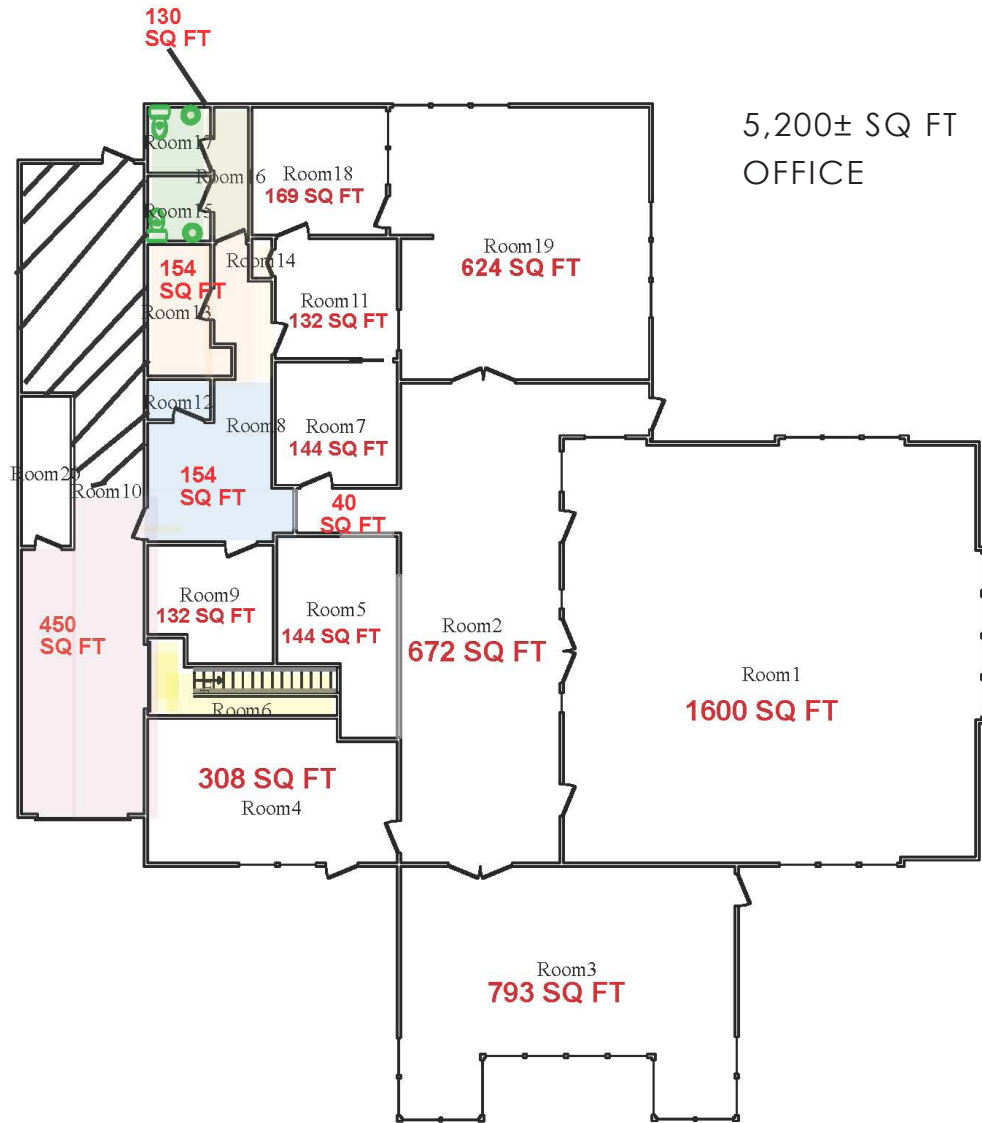
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\*Not To Scale  
All dimensions approximate

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3,000± SQ FT.

SECOND STORY STORAGE AREA



Level 2

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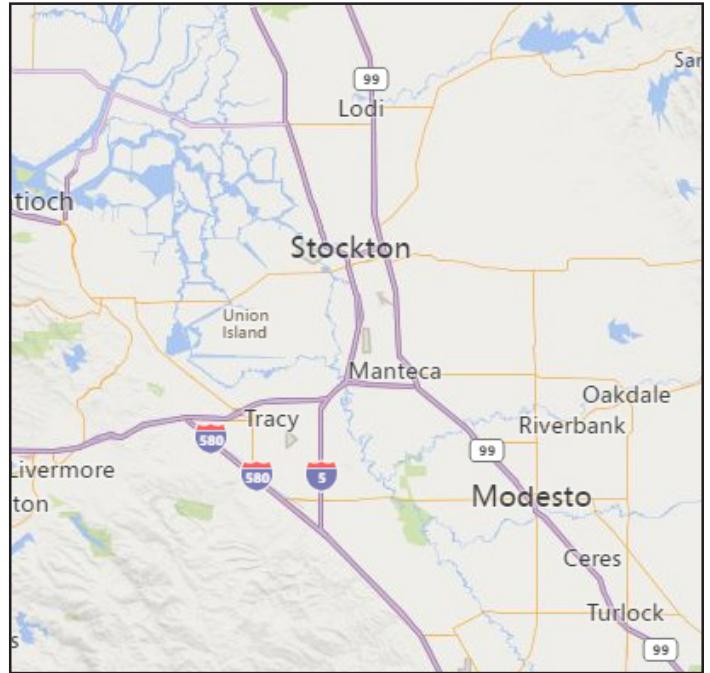
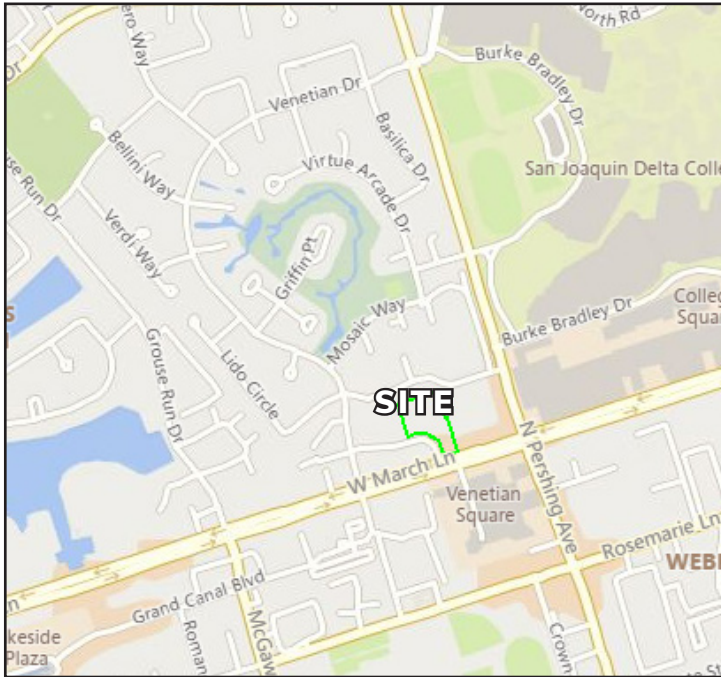
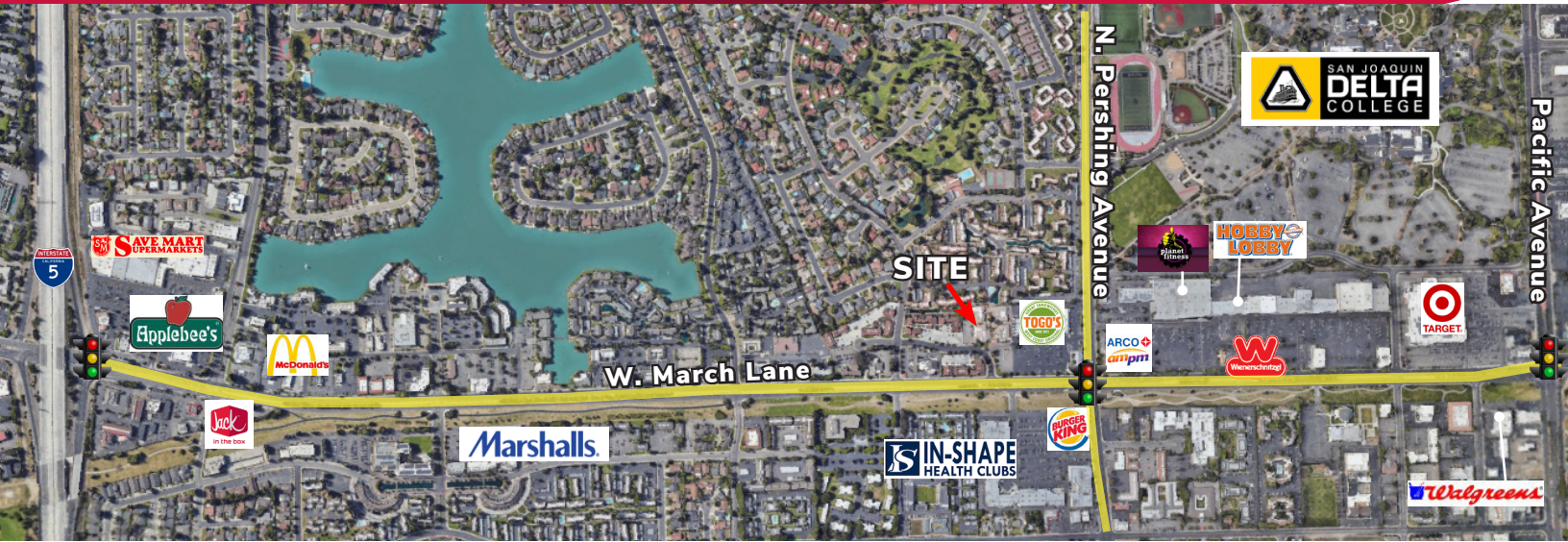
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## DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>Population:</b>	18,744	166,337	310,550
<b>Income:</b>	\$85,331	\$92,251	\$88,372

## TRAFFIC COUNT:

<b>March Lane:</b>	25,275 Cars ADT
<b>Pershing Avenue:</b>	40,200 Cars ADT

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