

PRIME ±1,250 SF OFFICE SPACE IN NORTH STOCKTON



7400 SHORELINE DR STE. 4

Stockton, CA 95219

ANDY LE
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CA DRE #02110117

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the perfect space for your business at 7400 Shoreline Dr, Stockton, CA, 95219. This exceptional property offers modern office spaces designed for productivity and comfort. Tenants will appreciate the convenience of onsite parking, and professional property management services. Whether you're a growing startup or an established firm, the property's prime location and inviting atmosphere make it a compelling choice for your next office space. Elevate your work environment and elevate your business at 7400 Shoreline Dr.

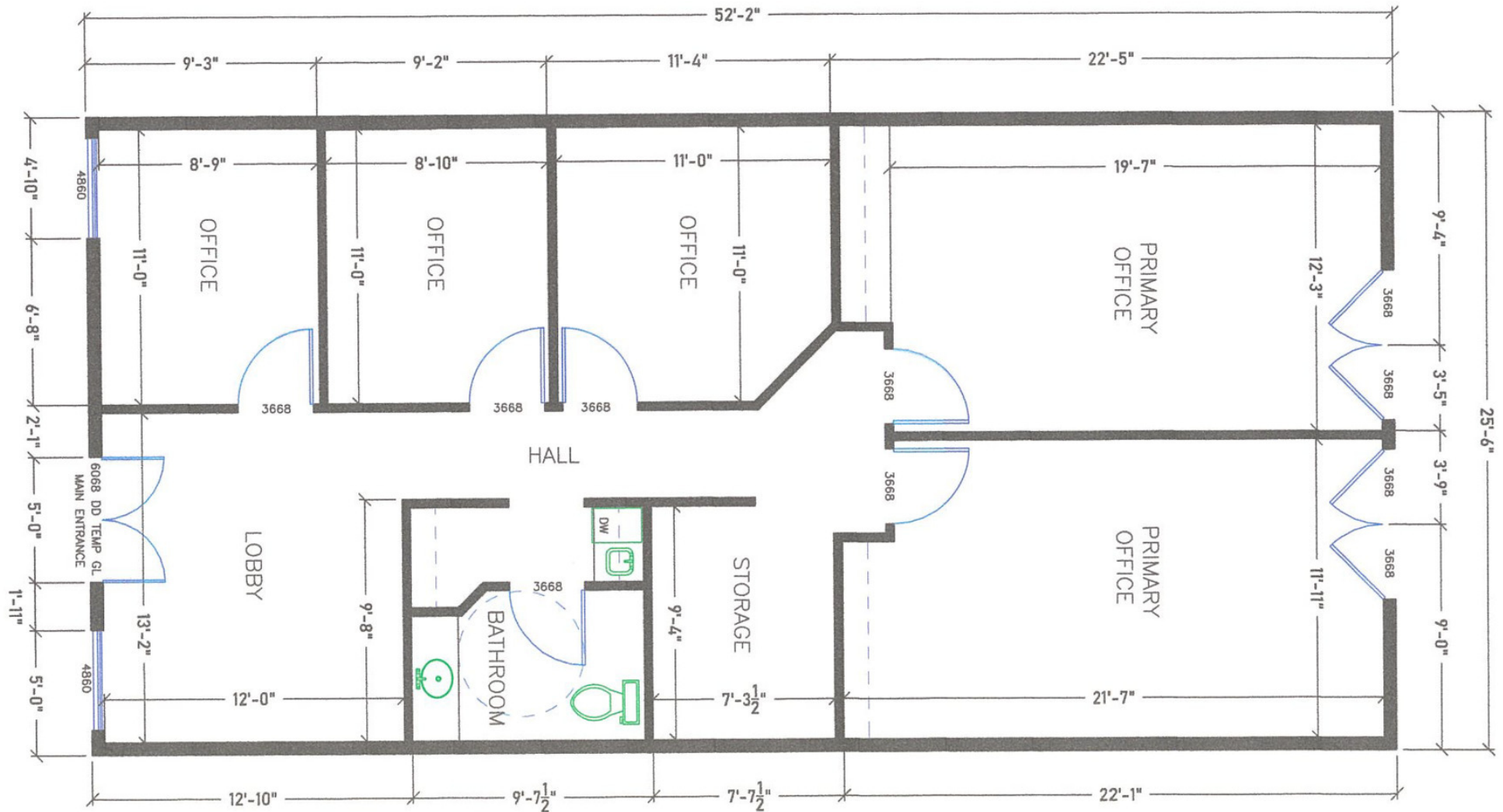
PROPERTY HIGHLIGHTS

- **Suite 4** - ±1,250 SF professional office suite.
- Includes a **private restroom, kitchenette, and dedicated storage room.**
- Functional layout ideal for professional, and administrative office users.
- Elegantly finished interior with access to a common-area patio.
- **Prime Stockton location** with convenient and immediate access to **Interstate 5.**

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OFFERING SUMMARY	
Lease Rate:	\$1.65 per month (Modified Gross)
Available SF:	1,250 SF
Building Size:	9,450 SF
Minimum Term:	3 years

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	553	2,019	6,850
Total Population	1,496	5,826	18,983
Average HH Income	\$100,619	\$91,554	\$101,928



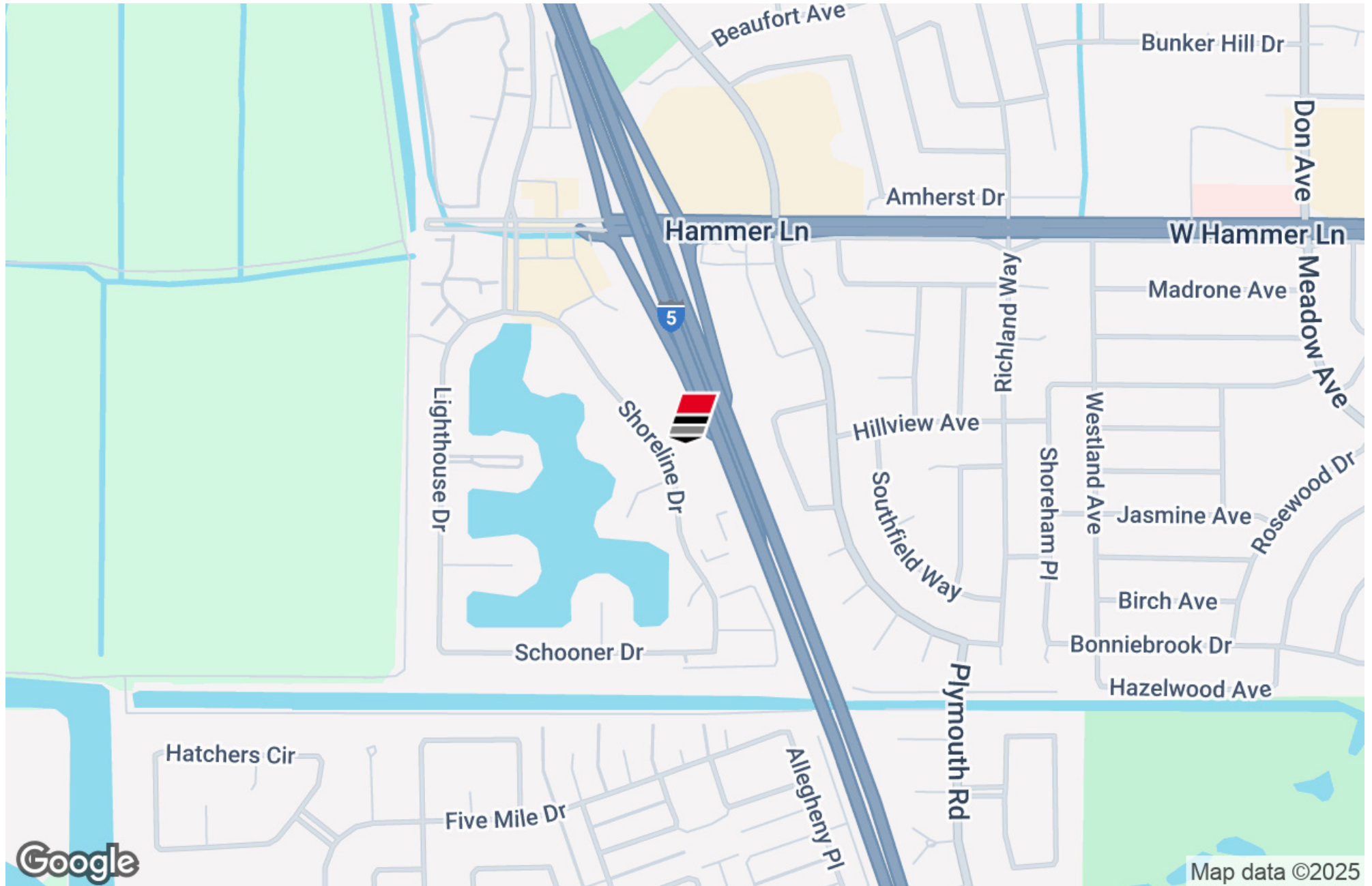
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ADDITIONAL PHOTOS



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LOCATION MAP



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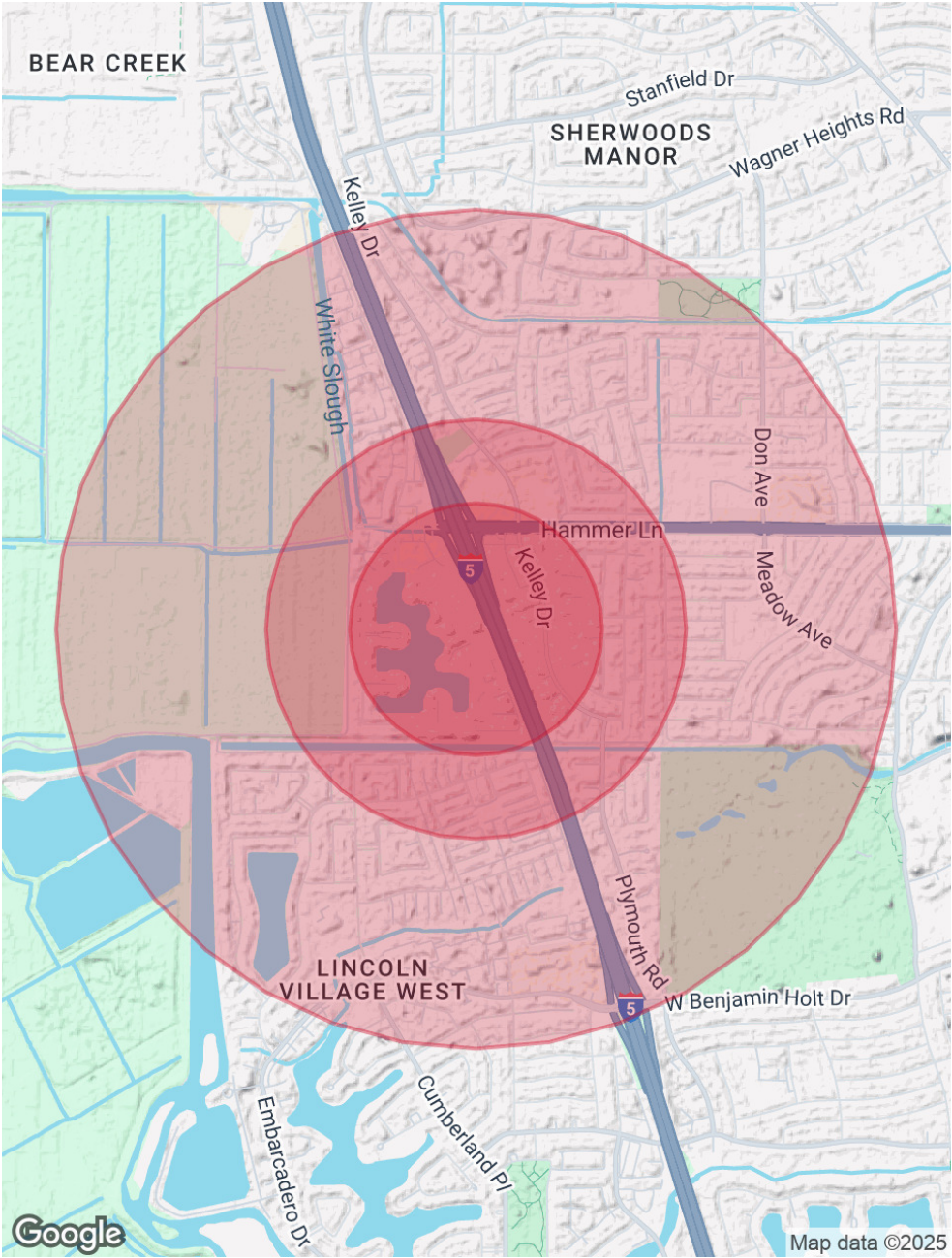
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,496	5,826	18,983
Average Age	37	35	37
Average Age (Male)	36	34	36
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	553	2,019	6,850
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$100,619	\$91,554	\$101,928
Average House Value	\$498,126	\$466,618	\$484,085

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	385	1,441	6,012
% White	25.7%	24.7%	31.7%
Total Population - Black	215	966	2,921
% Black	14.4%	16.6%	15.4%
Total Population - Asian	266	942	2,773
% Asian	17.8%	16.2%	14.6%
Total Population - Hawaiian	16	54	141
% Hawaiian	1.1%	0.9%	0.7%
Total Population - American Indian	16	80	241
% American Indian	1.1%	1.4%	1.3%
Total Population - Other	355	1,470	4,094
% Other	23.7%	25.2%	21.6%

Demographics data derived from AlphaMap



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