

Stockton, California

UNIVERSITY PARK

EDUCATION - COMMERCIAL - MEDICAL - RESIDENTIAL

GRUPE
HUBER

where business and
community thrive.



EXCLUSIVELY
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CBRE





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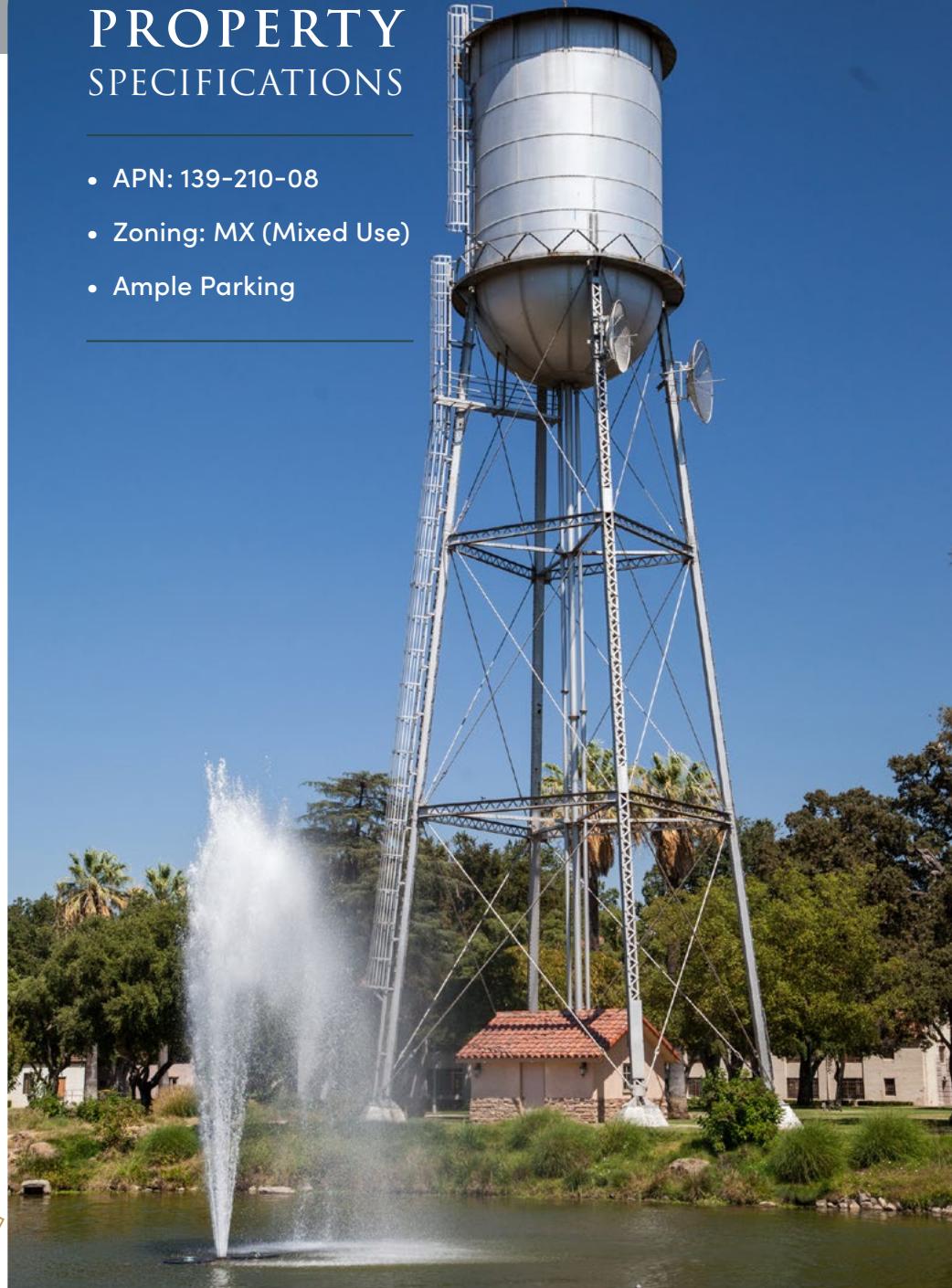
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PROPERTY DESCRIPTION

- Central Stockton location
- Easy and convenient access to Highway 99 and Interstate 5
- Adjacent to St. Joseph's Medical Center
- CSU Stanislaus Stockton Campus on-site
- Stockton Unified K-8 and Health Careers Academy Charter High School on site
- Safe, pedestrian friendly campus-like setting
- Growing retail services and restaurants nearby
- Public transportation on site
- Fast track permitting facilitated through San Joaquin Partnership
- Reduced Permit Fees

PROPERTY SPECIFICATIONS

- APN: 139-210-08
- Zoning: MX (Mixed Use)
- Ample Parking





PROPERTY AMENITIES

- New design standards and features
- Fiber optic data lines
- Abundant parking
- On-site security patrol
- Professionally managed 24/7 by Grupe Huber Company
- One-mile Discovery Trail
- World Peace Rose Garden
- Tenant appreciation events
- EV Charging stations

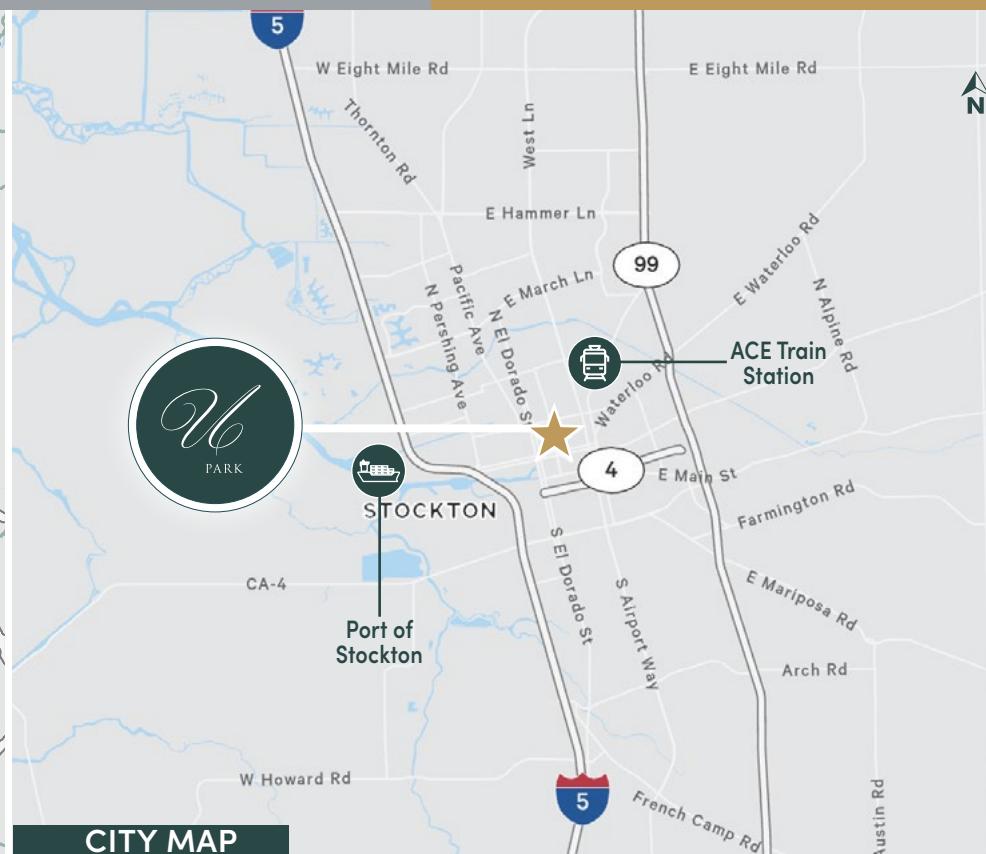
TENANT MIX (PARTIAL LIST)

- CSU Stanislaus Stockton Campus
- Stockton Unified K-8 and Health Career Academy Charter High School
- Valley Mountain Regional Center
- Satellite Healthcare
- Dignity Health Medical Group Stockton
- Verizon
- Quest Diagnostics
- Hanger Clinic
- Central California Surgery, Inc.
- WelbeHealth
- Stockton Regional Rehabilitation Hospital
- KIPP Bay Area Public School, K-8
- Touro University Medical Group



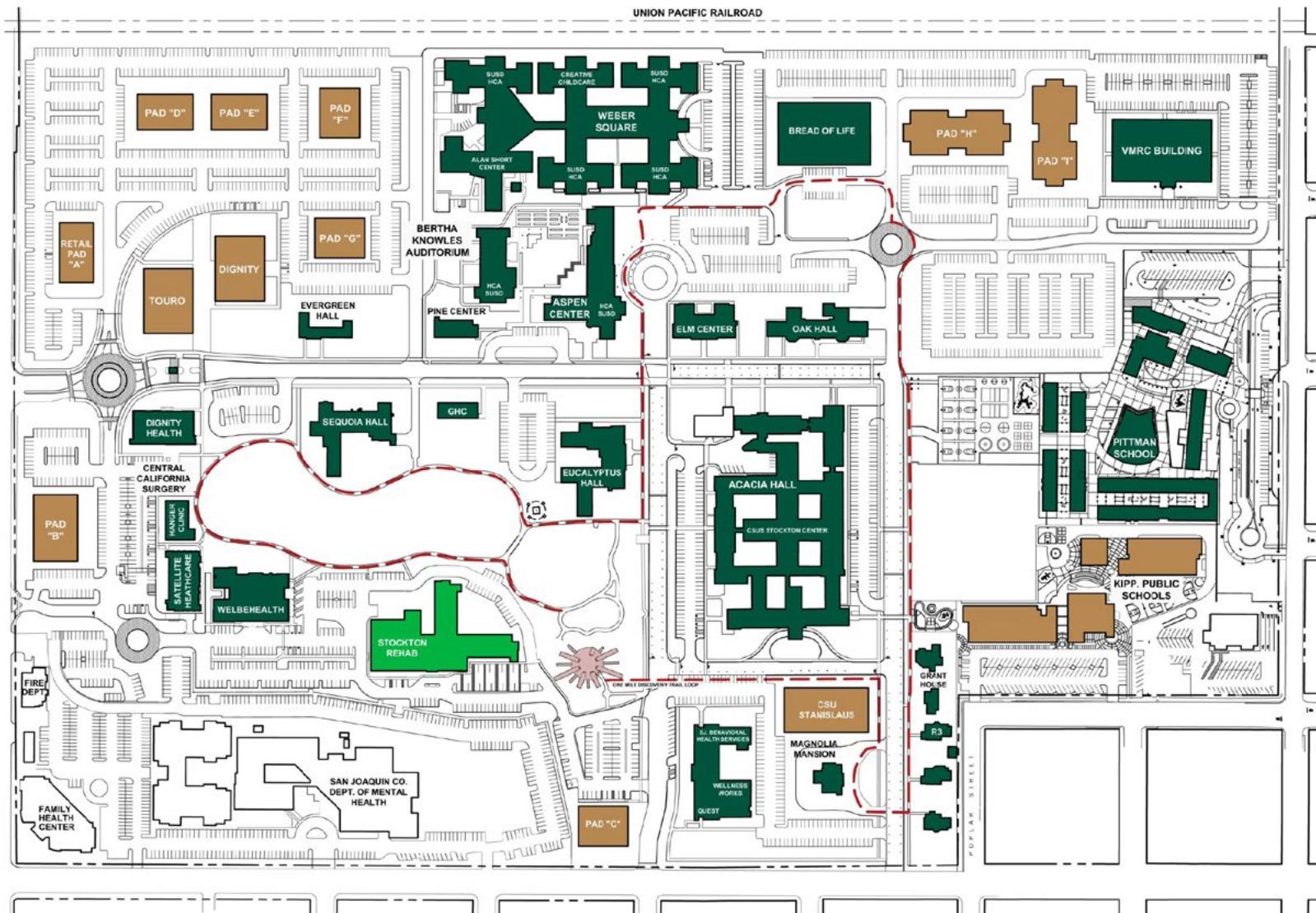


COUNTY MAP



CITY MAP





NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

LEGEND



Building Under Construction

■ Existing Building

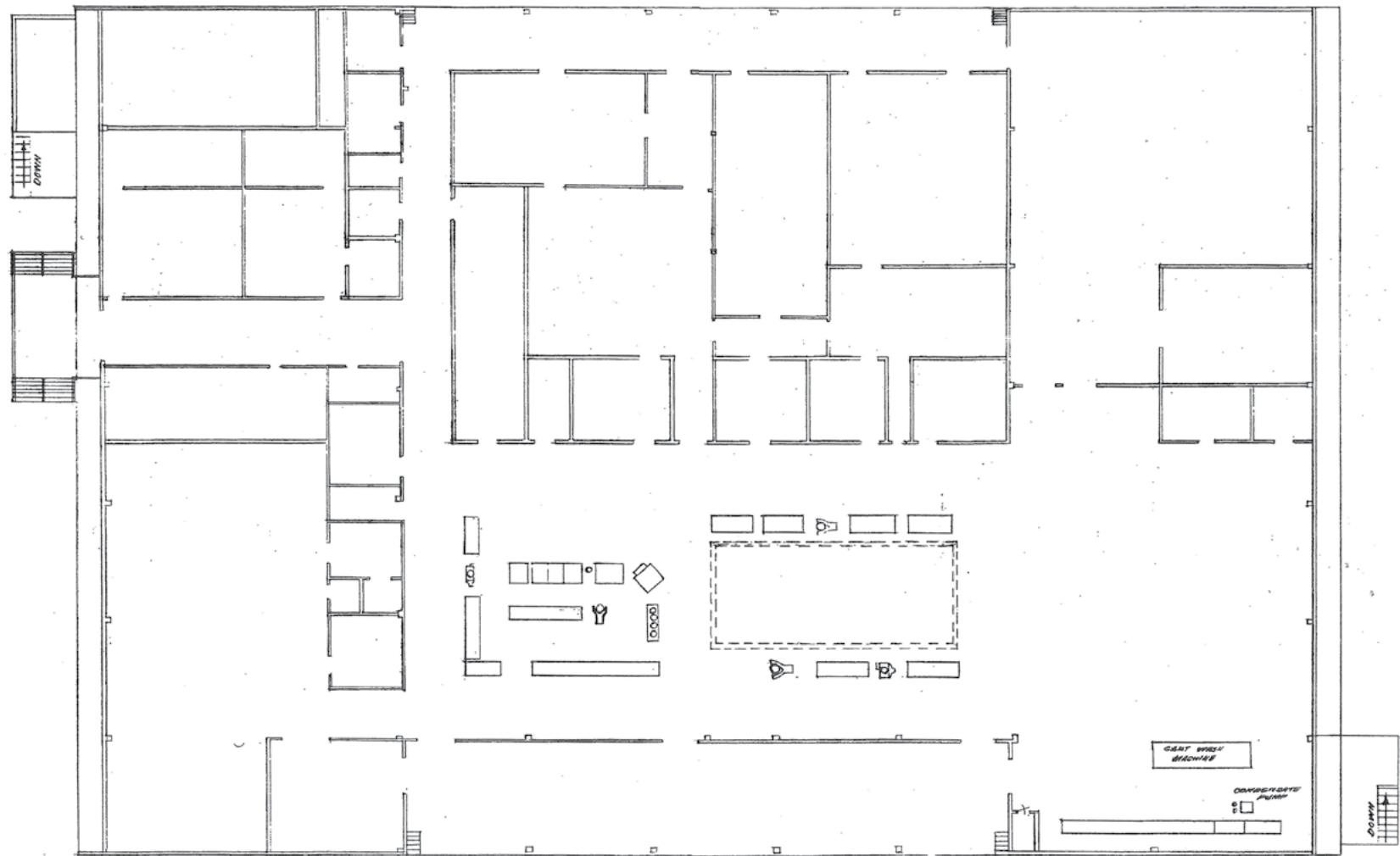
■ Future Building

One Mile Discovery Trail Loop



FLOOR PLAN

±29,000 SF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



OFFICE C

±24,000 SF

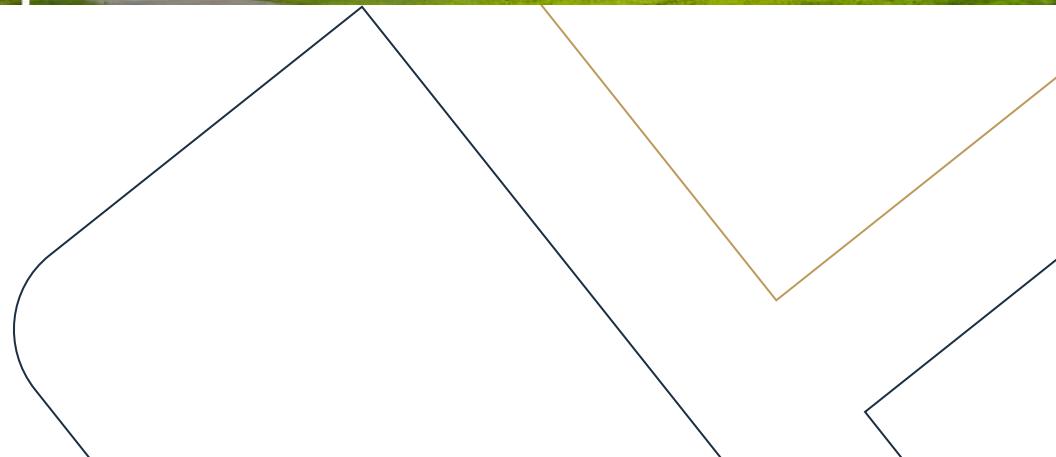
Can be delivered
9-12 months from
lease execution.



1004 N. GRANT STREET
STOCKTON, CA



- Total Square Feet: ±19,600 SF
- Available Square Feet: ±19,600 SF
- Minimum Square Feet: ±9,800 SF

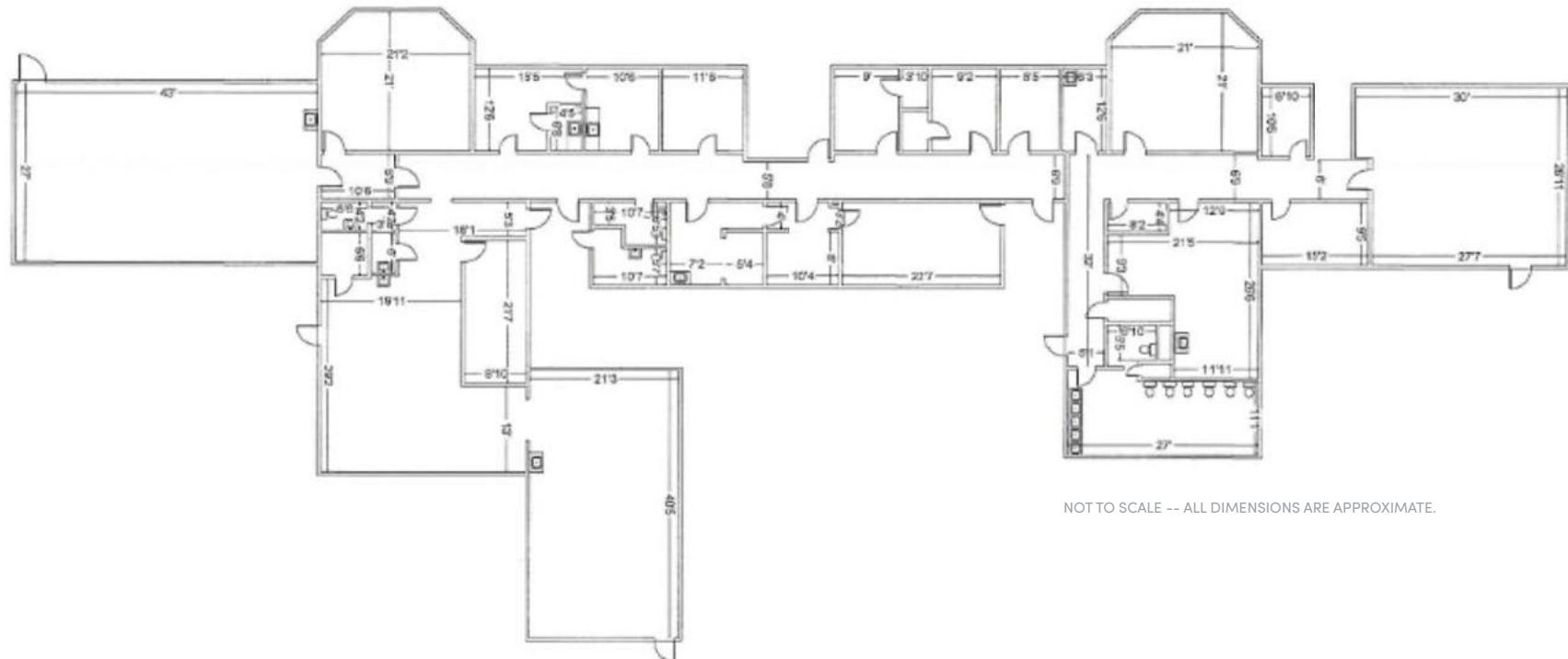


OAK HALL

FOR LEASE
±19,600 SF



First Floor

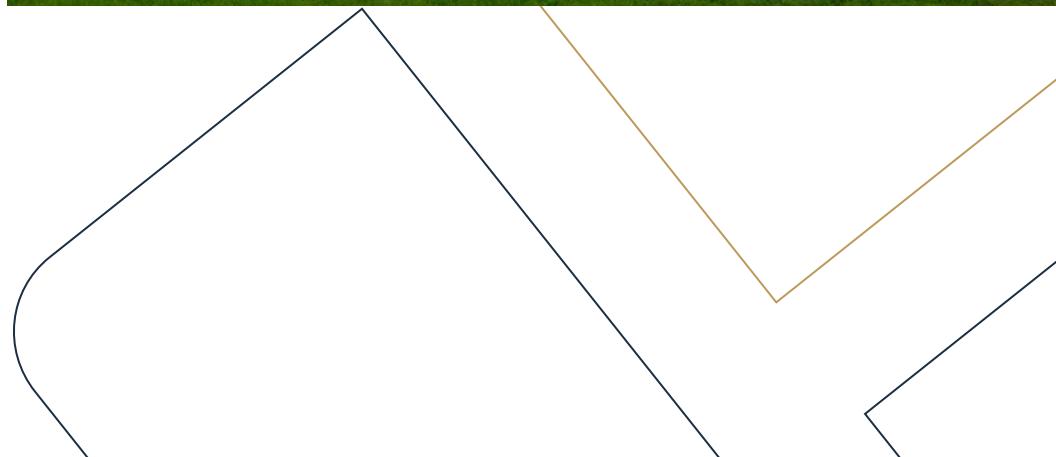


NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

1080 N. GRANT STREET
STOCKTON, CA



- Total Square Feet: ±11,202 SF
- Available Square Feet: ±11,202 SF
- Minimum Square Feet: ±3,000 SF



ELM CENTER

FOR LEASE

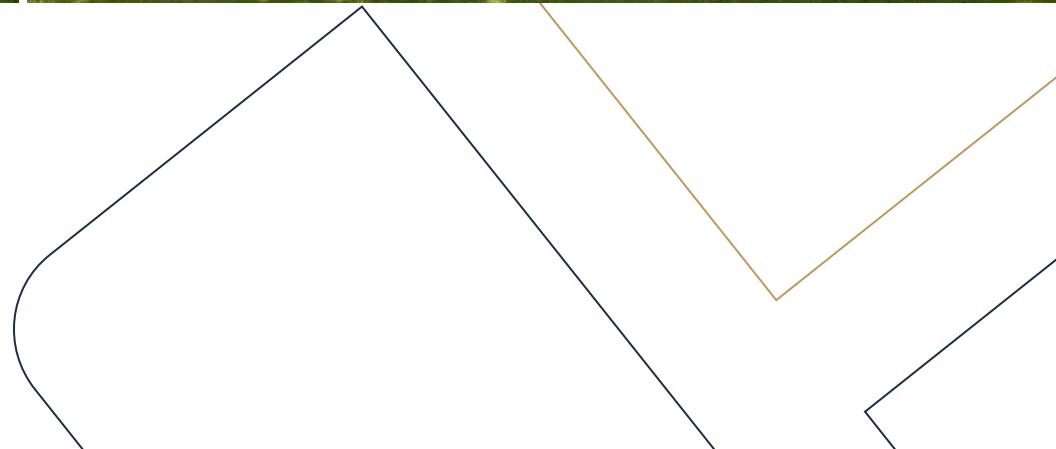
±3,000 - 11,202 SF



755 E. MAGNOLIA STREET
STOCKTON, CA



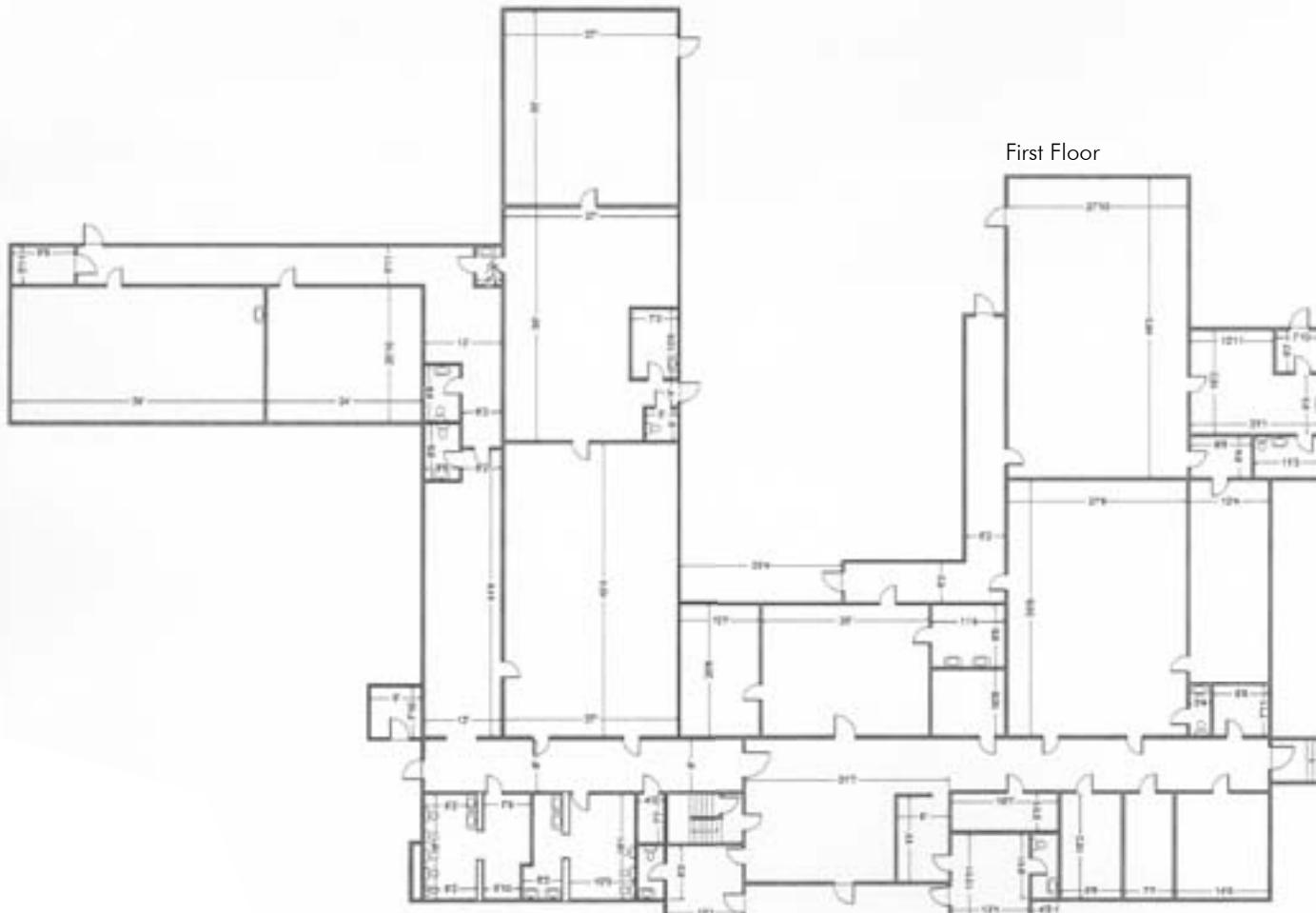
- Total Square Feet: ±17,218 SF
- Available Square Feet: ±17,218 SF
- Minimum Square Feet: ±3,000 SF



EUCALYPTUS CENTER

FOR LEASE

±3,000 - 17,218 SF



Second Floor



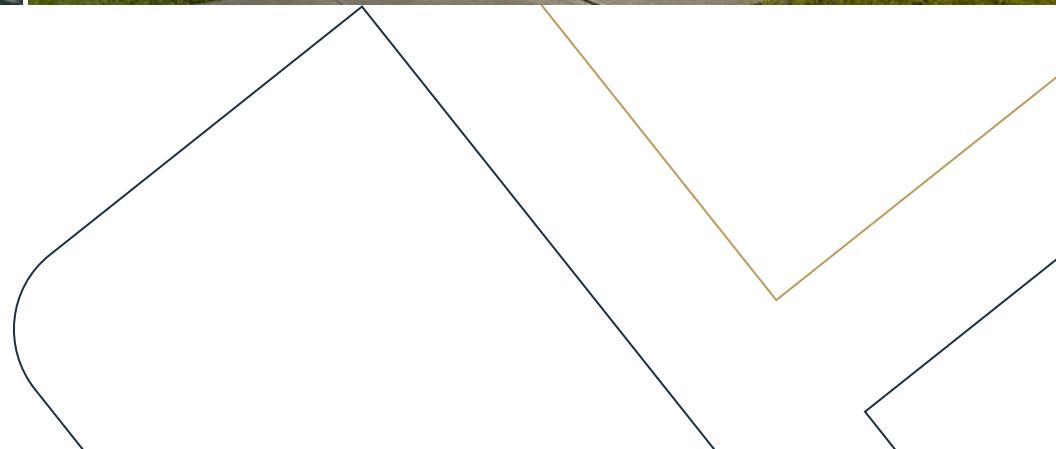
NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

1281 N. GRANT STREET

STOCKTON, CA



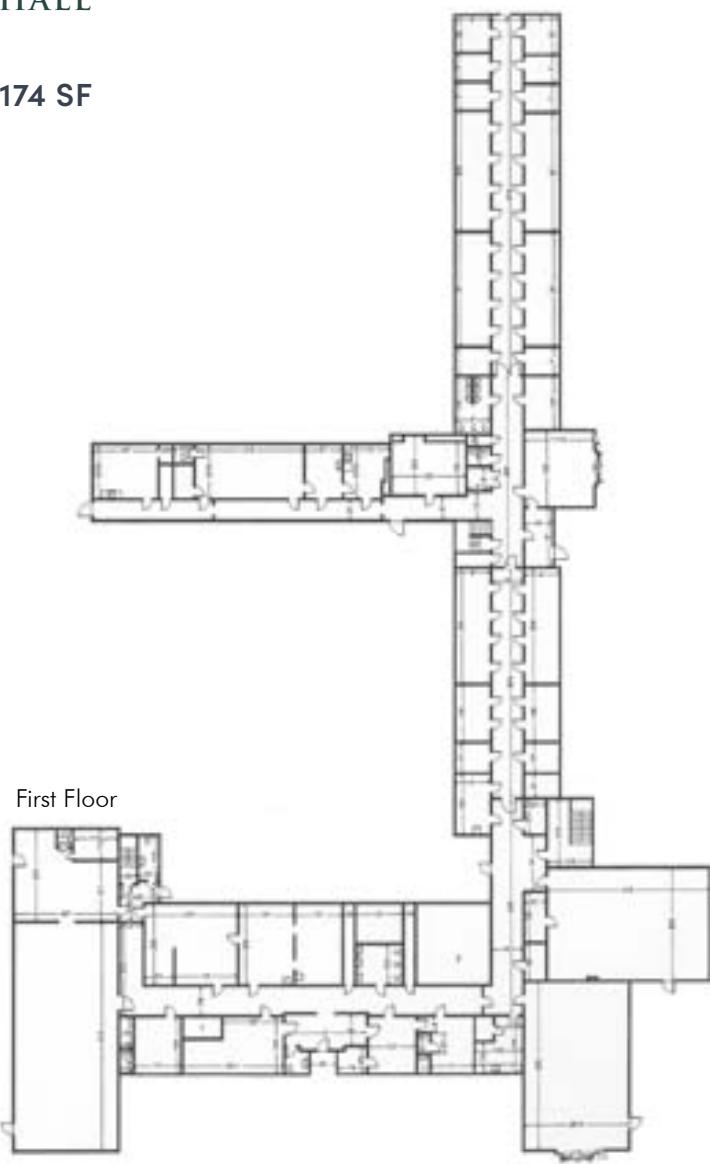
- Total Square Feet: ±20,000 SF
- Available Square Feet: ±20,000 SF
- Minimum Square Feet: ±3,000 SF



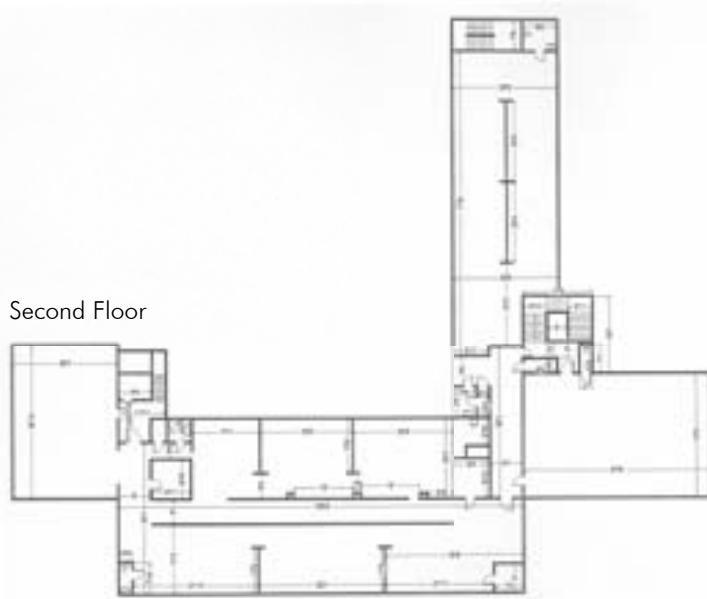
SEQUOIA HALL

FOR LEASE

±3,000 - 28,174 SF



Second Floor

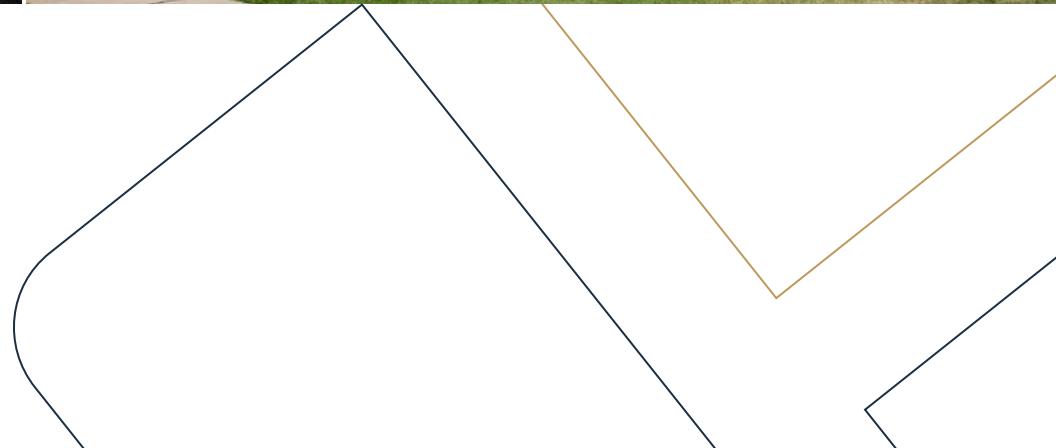


NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

1204 N. GRANT STREET
STOCKTON, CA



- Total Square Feet: ±6,744 SF
- Available Square Feet: ±6,744 SF
- Minimum Square Feet: ±1,500 SF



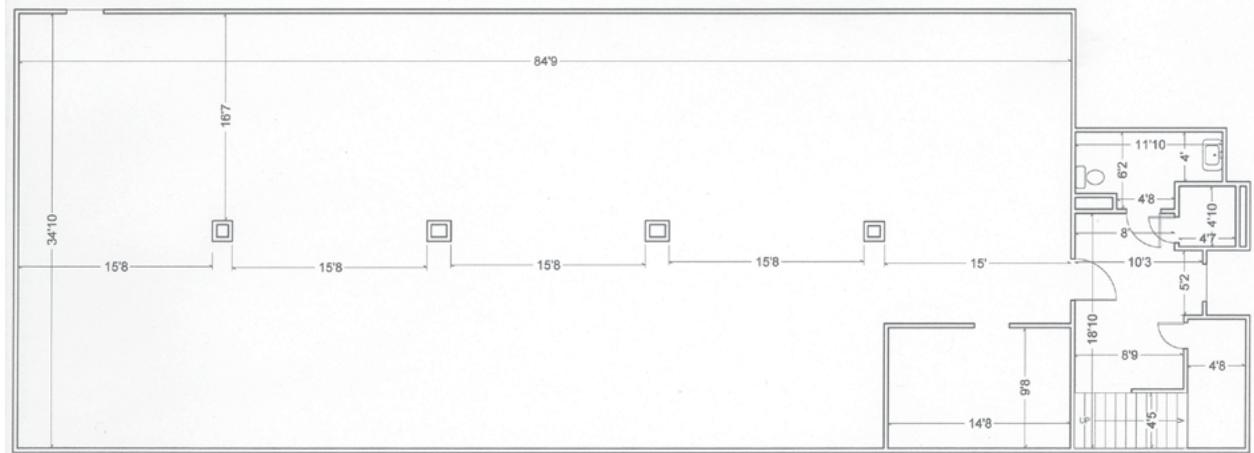
PINE CENTER

FOR LEASE

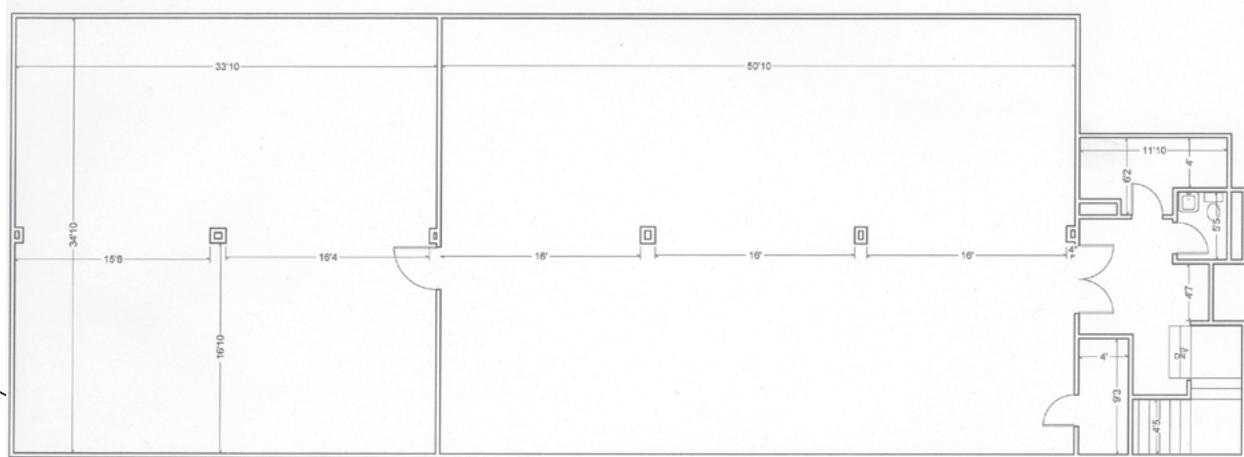
±3,000 - 6,744 SF



First Floor



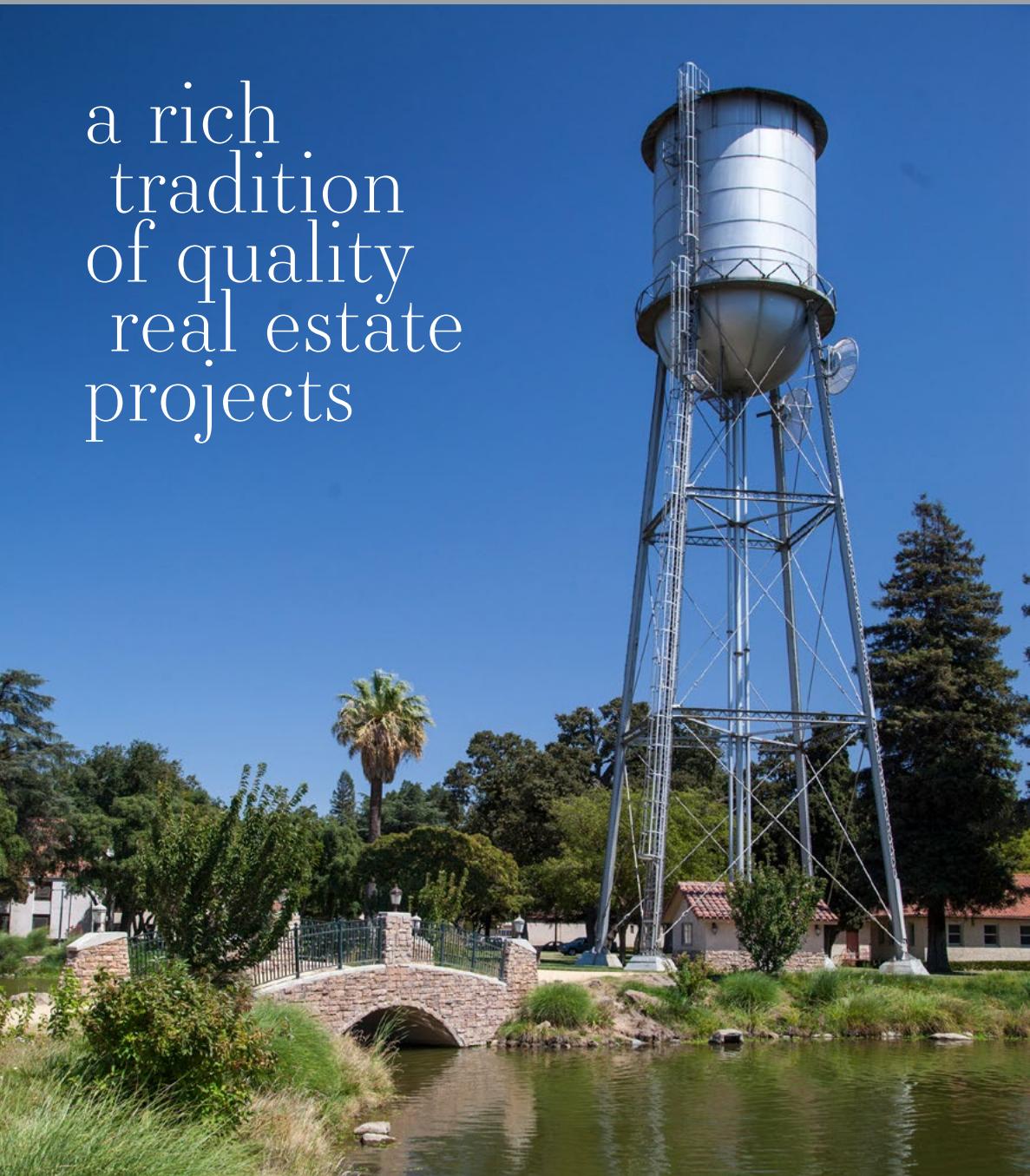
Second Floor



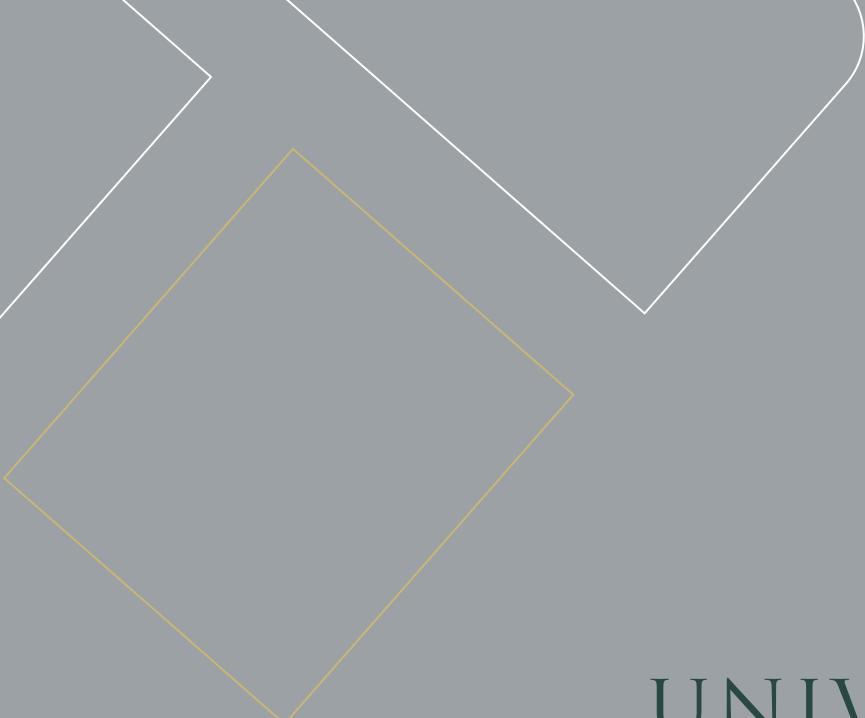
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a rich
tradition
of quality
real estate
projects



where business and
community thrive.



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