

Stockton, California

UNIVERSITY PARK

EDUCATION - COMMERCIAL - MEDICAL - RESIDENTIAL



where business and
community thrive.



EXCLUSIVELY
LISTED BY:

CBRE





table of contents

PROPERTY DESCRIPTION | SPECIFICATIONS **03**

PROPERTY AMENITIES | TENANT MIX **04**

AERIAL VIEW **05**

COUNTY AND CITY MAPS **06**

SITE PLAN **07**

BREAD OF LIFE **08**

BUILD-TO-SUIT OPPORTUNITIES **09**

OAK HALL **10-11**

ELM CENTER **12-13**

EUCALYPTUS CENTER **14-15**

SEQUOIA HALL **16-17**

PINE CENTER **18-19**

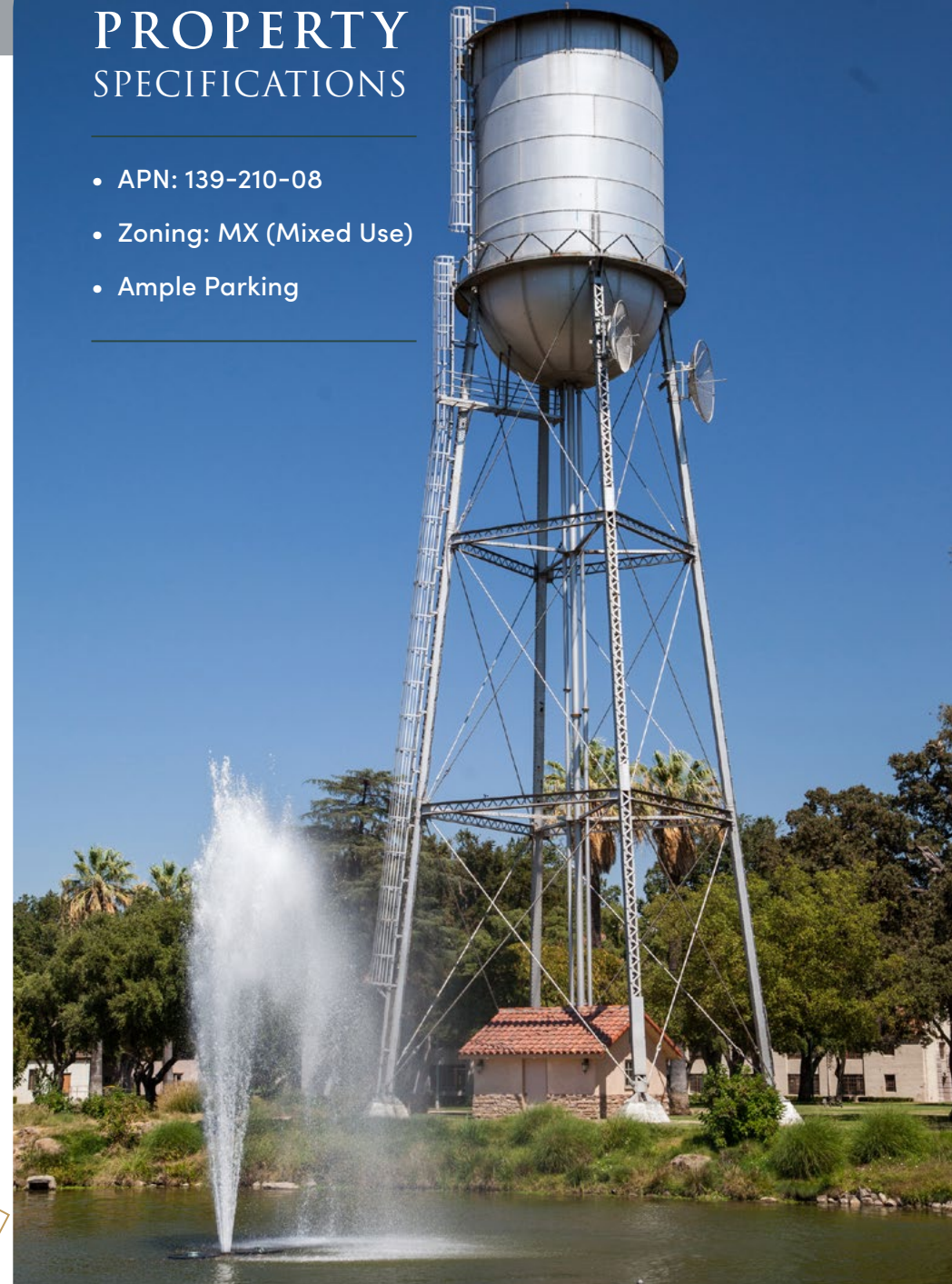


PROPERTY DESCRIPTION

- 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

AREA AMENITIES

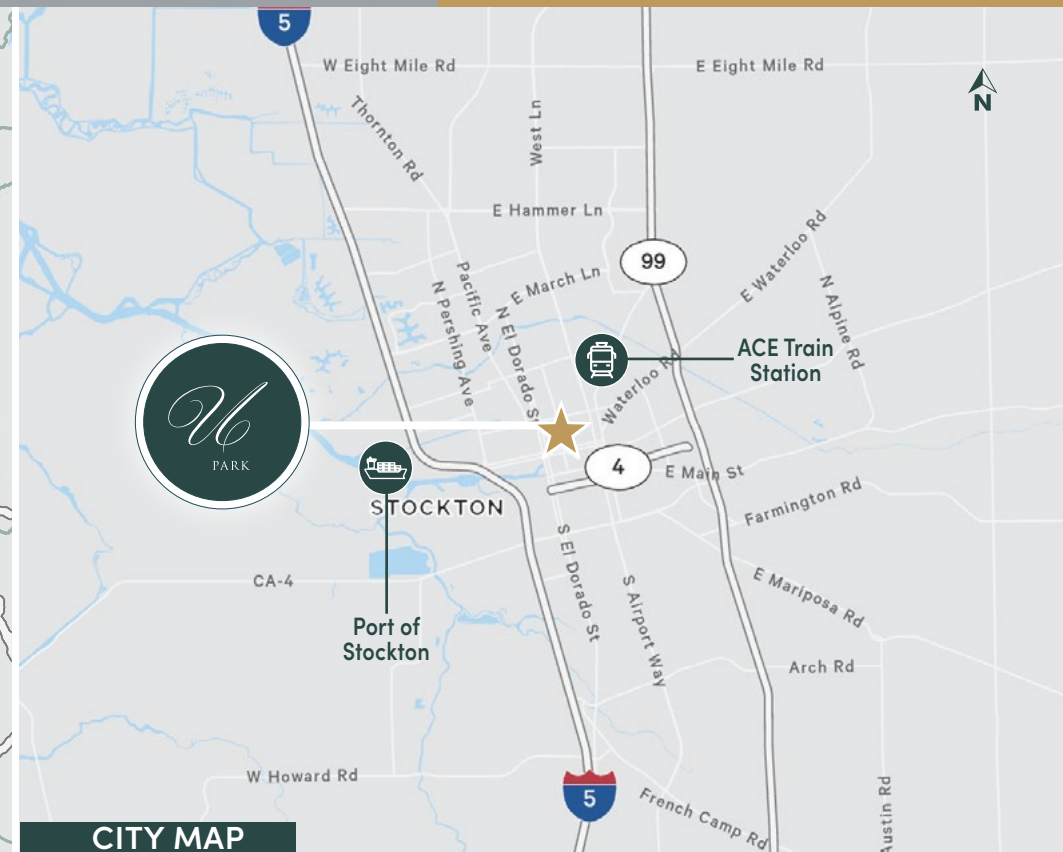


THE LEGEND

1. Stockton Unified Health Careers Academy Charter High School
2. Valley Mountain Regional Center
3. Stockton Unified K-8 Pittman School
4. CSU Stanislaus-Stockton
5. Verizon
6. Quest Diagnostics
7. Satellite Healthcare
8. San Joaquin Health Services Center
9. St. Joseph's Hospital
10. Dignity Health
11. Stockton Regional Rehabilitation Hospital
12. WelbeHealth
13. KIPP K-8 Charter School
14. GrupeHuber Company
15. Touro University Medical Group



SAN JOAQUIN REGIONAL TRANSIT DISTRICT BUS STOPS





NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

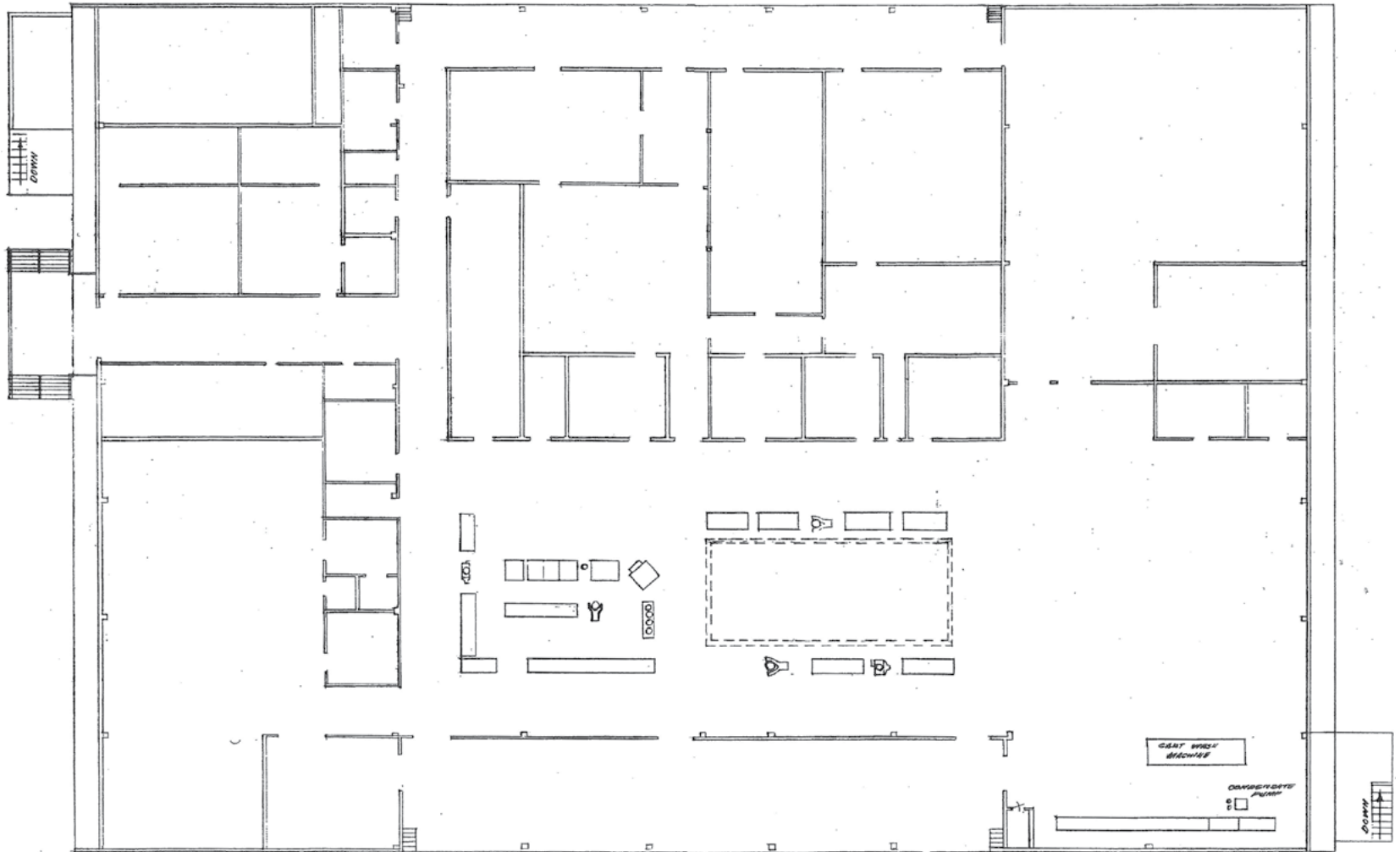
LEGEND

- Building Under Construction
- Future Building
- Existing 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.



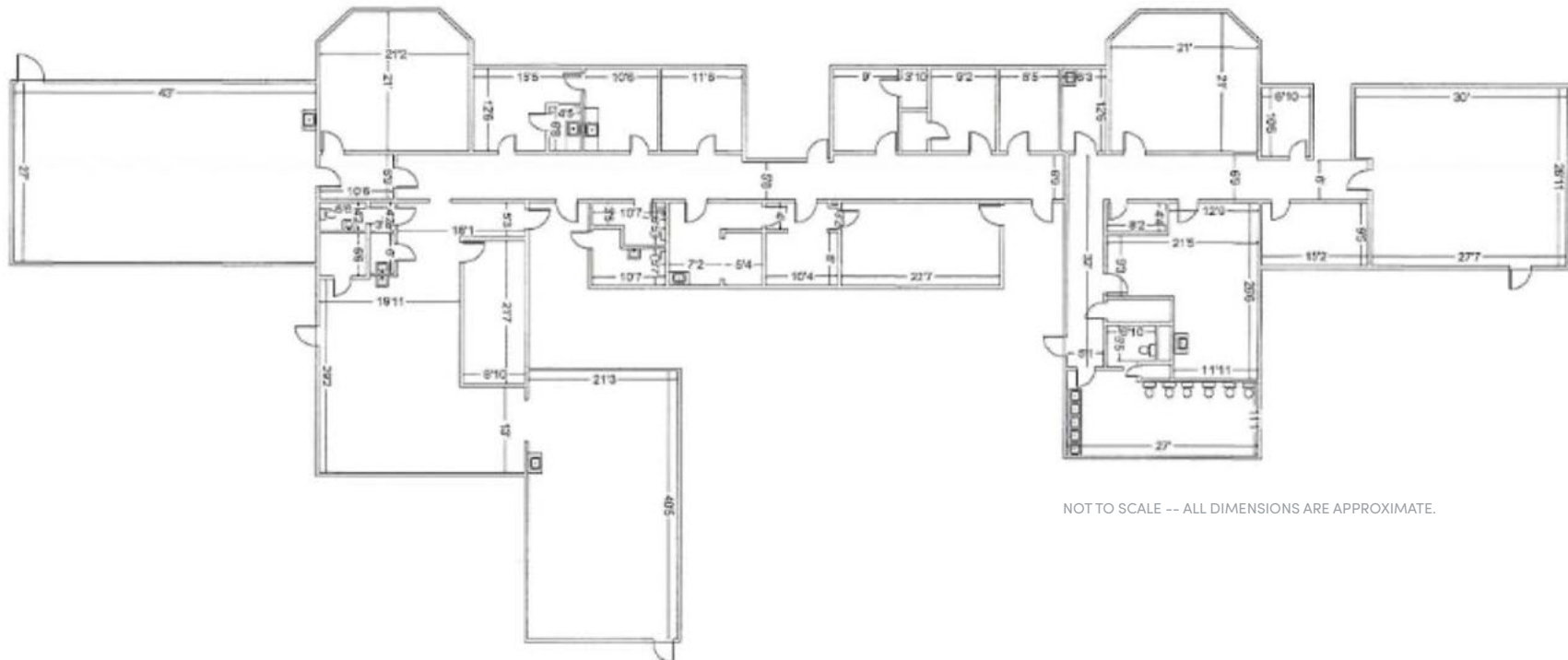


1004 N. GRANT STREET
STOCKTON, CA



- Total Square Feet: $\pm 19,600$ SF
- Available Square Feet: $\pm 19,600$ SF
- Minimum Square Feet: $\pm 9,800$ 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: $\pm 17,218$ SF
- Available Square Feet: $\pm 17,218$ SF
- Minimum Square Feet: $\pm 3,000$ SF

EUCALYPTUS CENTER

FOR LEASE

±3,000 - 17,218 SF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



1281 N. GRANT STREET
STOCKTON, CA



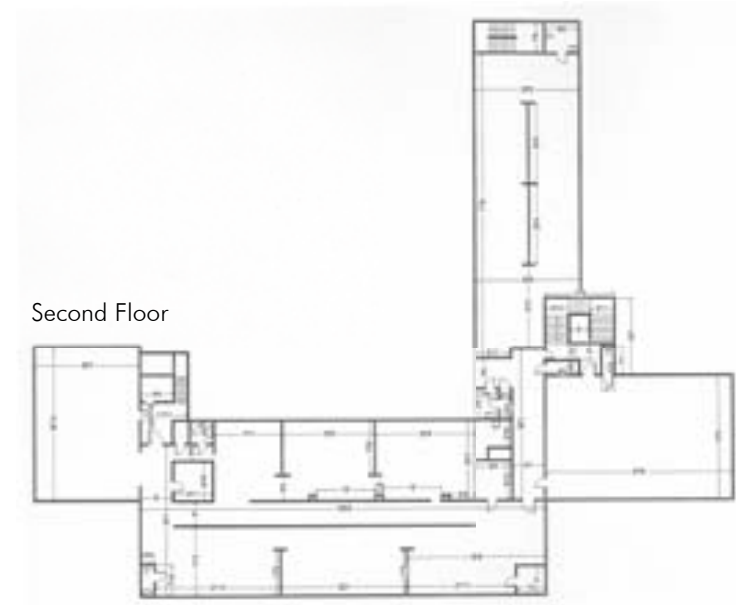
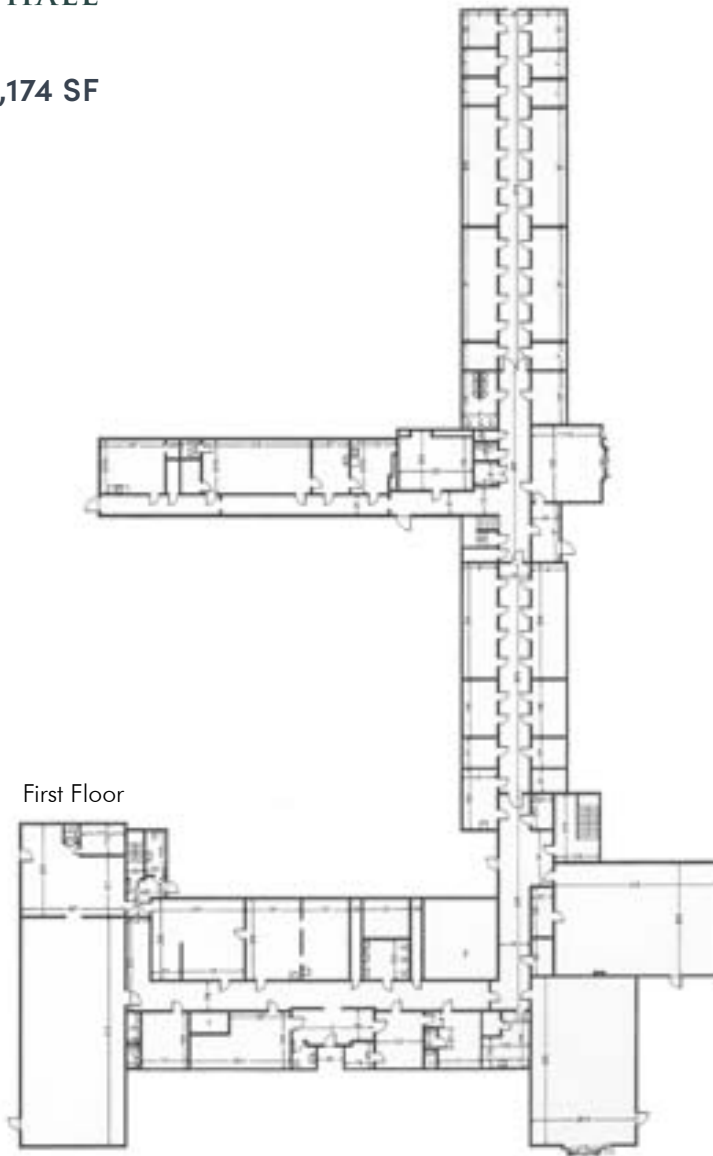
- Total Square Feet: ±20,000 SF
- Available Square Feet: ±20,000 SF
- Minimum Square Feet: ±3,000 SF



SEQUOIA HALL

FOR LEASE

±3,000 - 28,174 SF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



1204 N. GRANT STREET
STOCKTON, CA

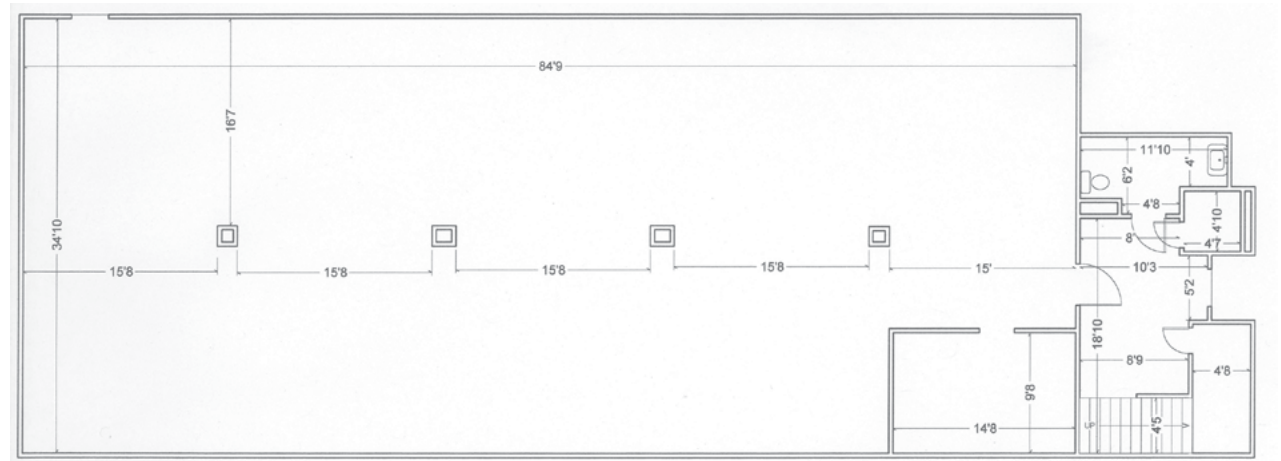


- Total Square Feet: ±6,744 SF
- Available Square Feet: ±6,744 SF
- Minimum Square Feet: ±1,500 SF

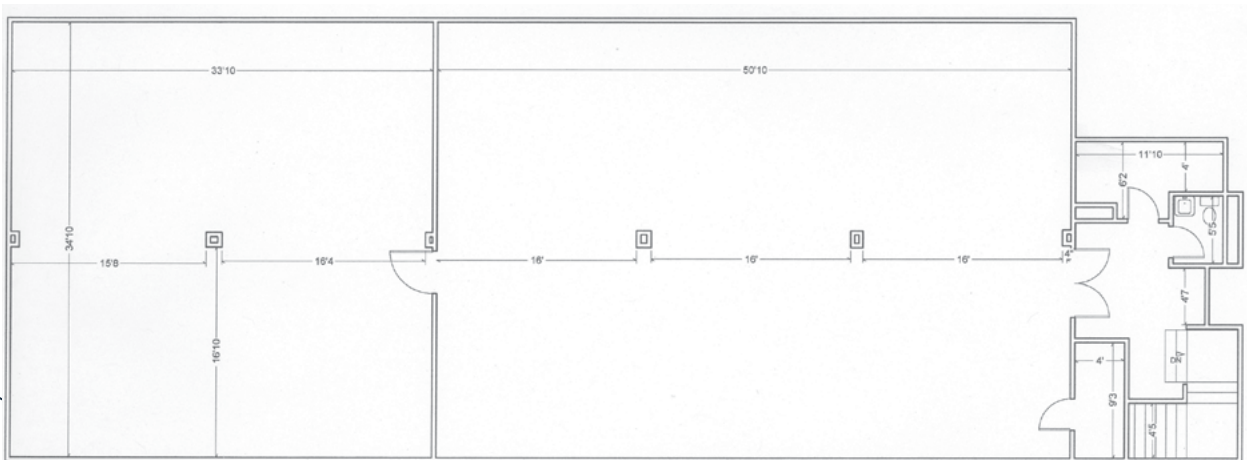
PINE CENTER
FOR LEASE
±3,000 - 6,744 SF



First Floor



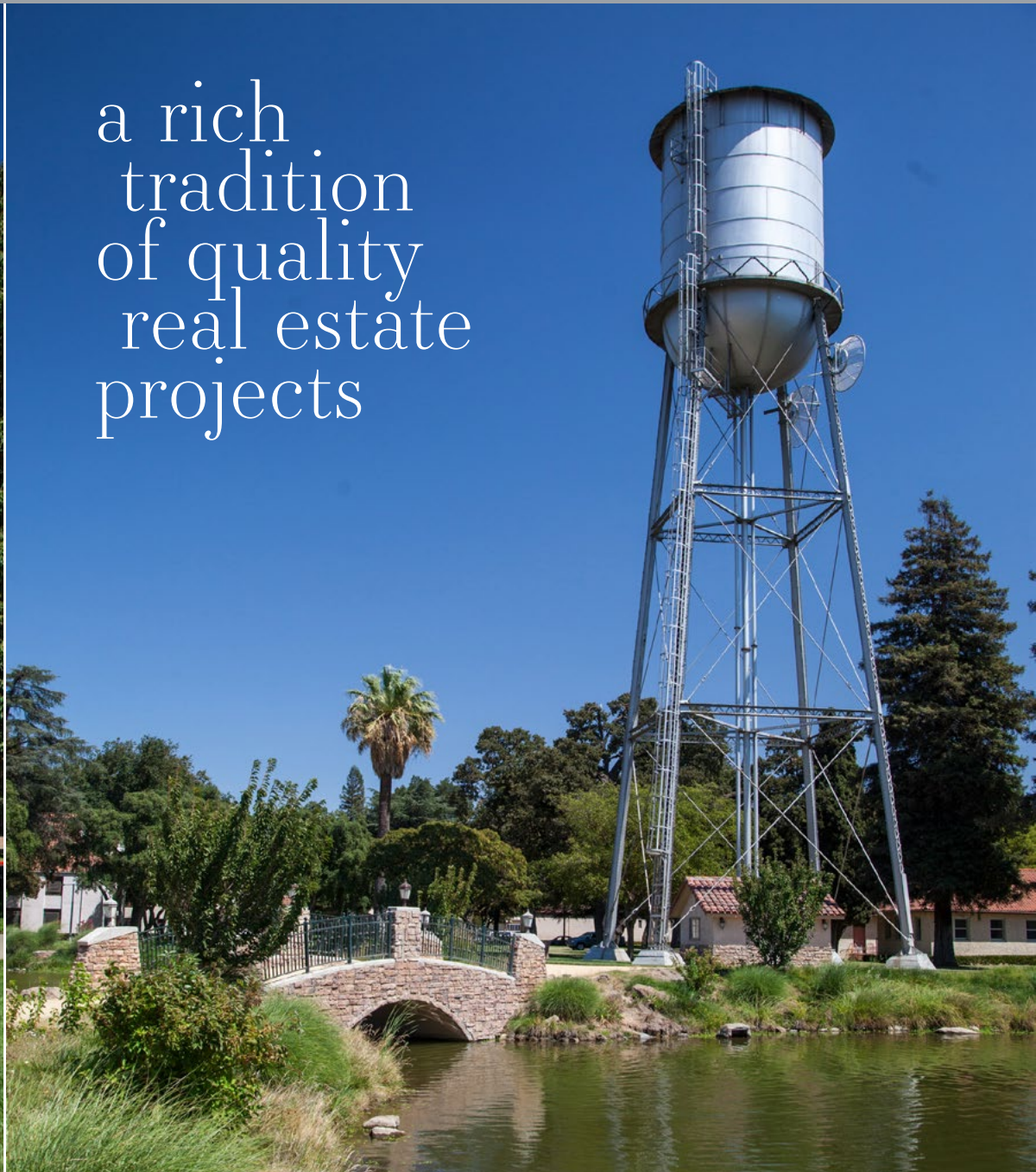
Second Floor



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



a rich
tradition
of quality
real estate
projects



where business and
community thrive.

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 **GRUPE
HUBER**

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