

# DENTAL SPACE FOR LEASE

**5904 N EL DORADO ST**

Stockton, CA 95207

**ANDY LE**  
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**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Suite C is available for lease, offering approximately 1,500 SF of built-out dental space. The suite features extensive plumbing and potential power capacity to support up to five dental operator stations. The layout includes a spacious waiting area, reception desk, private restrooms, and a break room. Some dental fixtures shown in the photos may remain. The lease is structured as modified gross, with the tenant responsible for utilities and interior maintenance, while the landlord covers most other building expenses. A minimum five-year lease term is required, providing long-term stability for both parties.

LOCATION DESCRIPTION

5904 N El Dorado St is strategically positioned in Stockton, CA, within a zone designated for office commercial use. This zoning allows for a variety of professional and business services, making it an ideal location for entities in healthcare, legal, financial services, and other sectors seeking quality office space in a dynamic location. The area is characterized by its accessibility and proximity to essential services, amenities, and major roads, facilitating easy access for both employees and clients. The surrounding community is vibrant, with a mix of commercial activities that contribute to the location's attractiveness. This site's strategic location combined with its commercial zoning underscores its potential as a highly desirable leasing opportunity for businesses aiming to establish or enhance their presence in Stockton.

PROPERTY HIGHLIGHTS

- Minimum 5 year lease
- Modified Gross (Tenant pays for utilities & interior janitorial and maintenance)
- Office Commercial Zoning
- Retail and restaurant amenities nearby
- San Joaquin Delta College (5 mins - driving distance)
- University of the Pacific (8 mins - driving distance)

OFFERING SUMMARY OF STE. C	
Monthly Lease Amount:	\$2,500
Available SF:	(+/-) 1,500
Lot Size:	28,058 SF
Building Size:	7,214 SF

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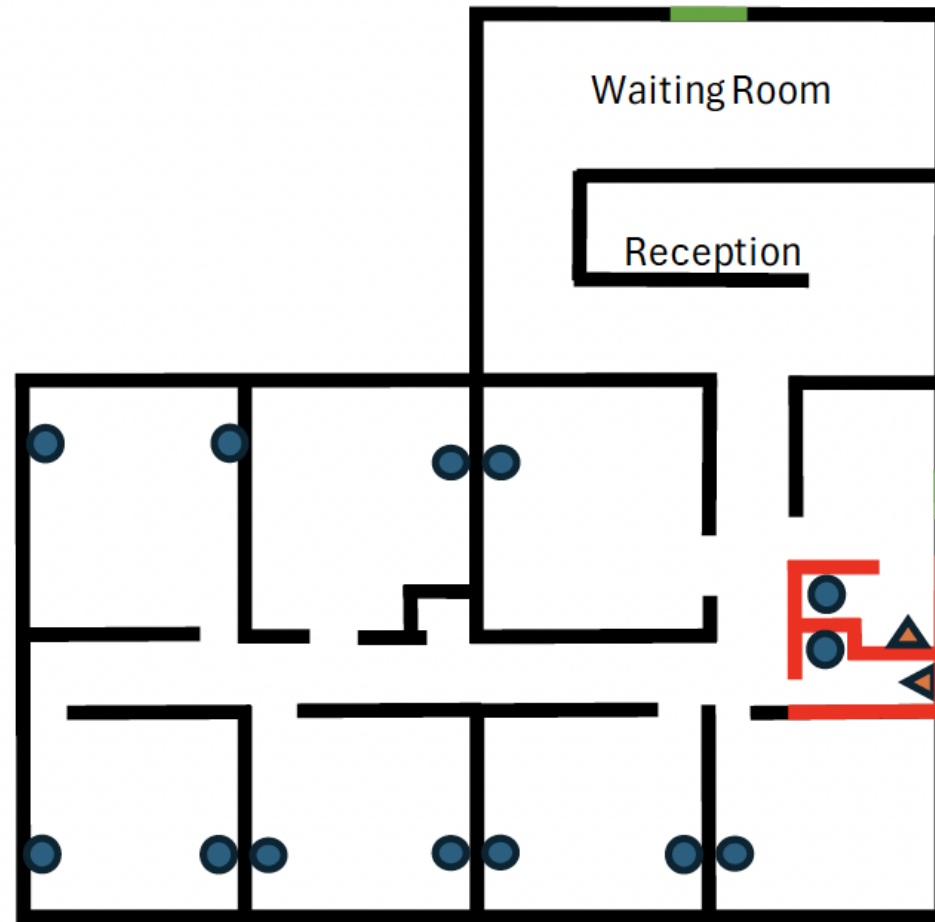
# FLOOR PLAN

▲ - Toilet

● - Sink

Front Door

Bathroom

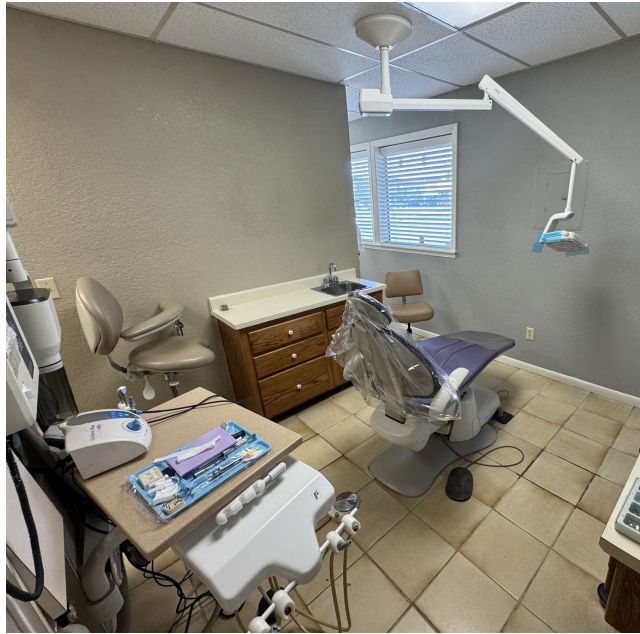


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## ADDITIONAL PHOTOS

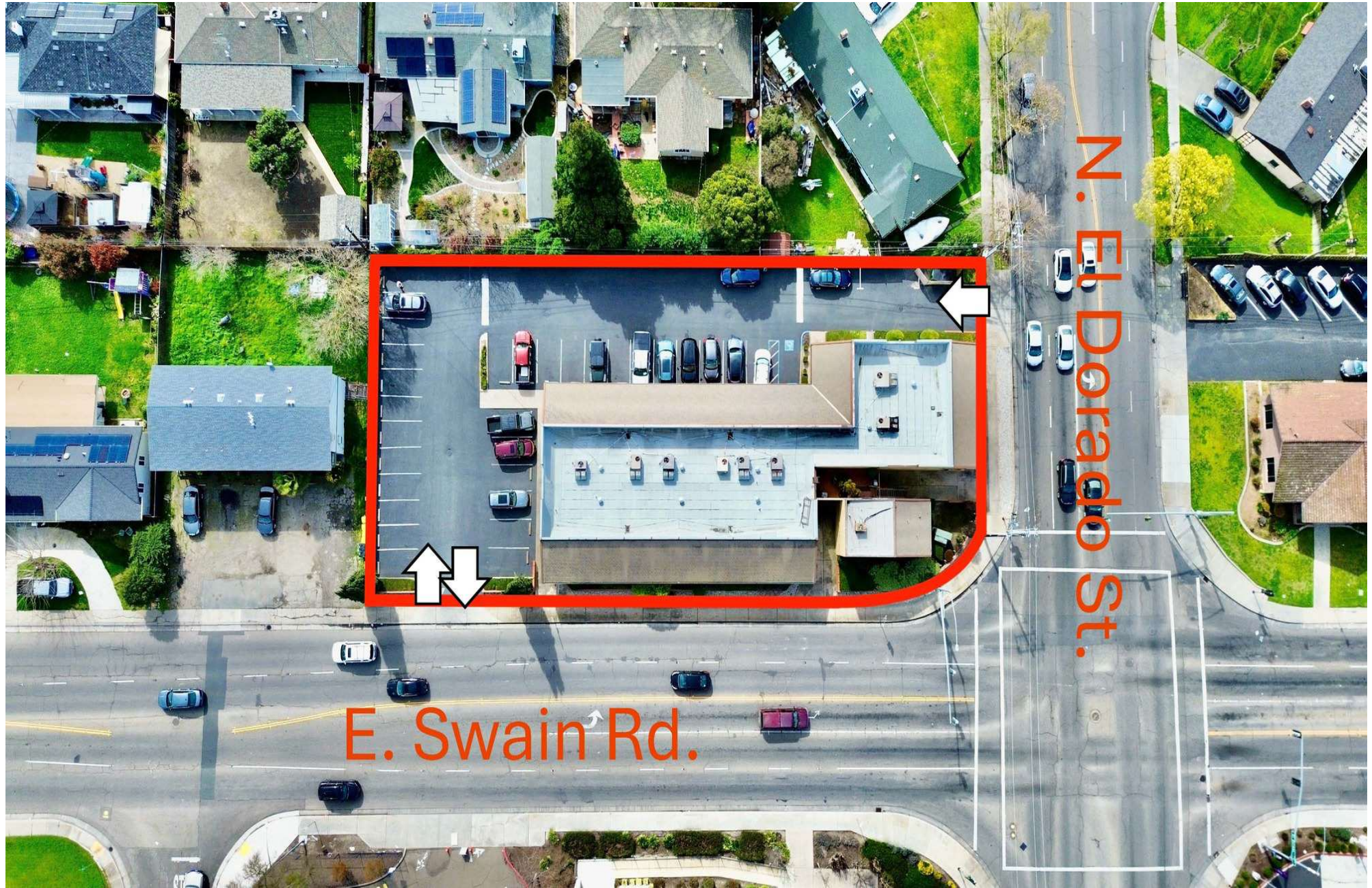


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## AERIAL MAP



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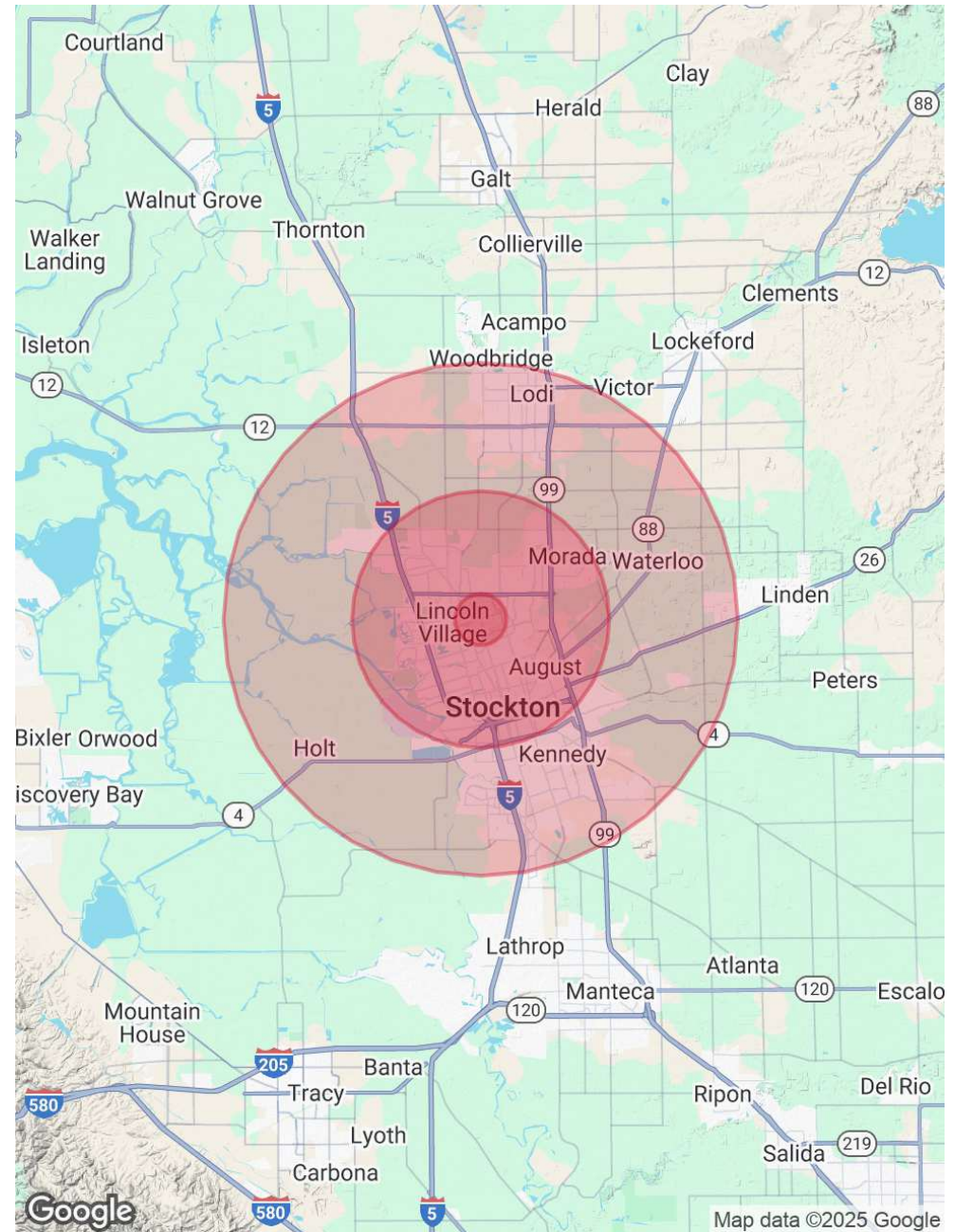
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	24,624	285,523	449,287
Average Age	32.8	34.8	34.5
Average Age (Male)	31.9	33.9	33.5
Average Age (Female)	33.3	35.8	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,652	97,656	149,599
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$59,112	\$75,099	\$74,963
Average House Value	\$224,755	\$275,492	\$287,642

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	8,311	124,014	208,472
Total Population - Black	3,406	28,263	39,084
Total Population - Asian	4,062	56,821	76,233
Total Population - Hawaiian	71	1,558	2,035
Total Population - American Indian	251	1,824	2,997
Total Population - Other	2,539	28,234	50,002

2020 American Community Survey (ACS)



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