



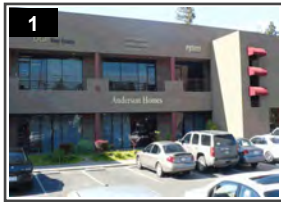
Exclusive Property Summary

COLLIERS INTERNATIONAL > STOCKTON, CA > OFFICE

Tim Mustin > Research Analyst

3439 Brookside Road, Suite 108 > Stockton, CA > 95219 > +1 209 475 5100 > colliersparrish.com





1
1420 S MILLS AVE, SUITE A-C
LODI, CA 95242-4291

Improved SF: ± 28,000
Type: Office
Status: Existing
Class: B
Zoning:

Available SF: ± 3,985
Min/Max: ± 1,301 / 3,985
Avail Date: Immediate
Acres: ±

Sale Comments:
 Located along Lodi's premier office corridor. First floor space. Spacious patio with water view. Numerous large private offices, cube area, conference room. Ample parking.

For Sale

Exclusive Brokers
 Ben Rishwain; 209-475-5130

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Sale Price: \$677,450
Sale PSF: \$170.00



Avail ID: 1016110878



2
1509 W YOSEMITE AVE
MANTECA, CA 95337

Improved SF: ± 1,800
Type: Medical
Status: Existing
Class: B
Zoning:

Available SF: ± 900
Min/Max: ± 900 / 900
Avail Date: Immediate
Acres: ± 0.29

Lease Comments:
 Private restroom. Good lighting and lots of window space. Great signage & visibility along Yosemite. Grocery anchored retail nearby. In close proximity to Kaiser.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Lease Rate: \$1.00 MG



Avail ID: 1016118990



3
955 W CENTER ST
MANTECA, CA 95337

Improved SF: ± 9,521
Type: Office
Status: Existing
Class: C
Zoning:

Available SF: ± 4,051
Min/Max: ± 500 / 1,452
Avail Date: Immediate
Acres: ± 0.82

Lease Comments:
 Convenient location. Central Manteca business district. Two units available. Small suites, great rents and short lease terms.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

[View Flyer](#)

[Map](#)

Parking Ratio: TBD
Load Factor:

Lease Rate: \$1.00 MG



Avail ID: 1016099757



**1545 ST. MARK'S PLAZA, SUITE 6
STOCKTON, CA 95207**

Improved SF: ± 15,000
Type: Office
Status: Existing
Class: B
Zoning:

Available SF: ± 800
Min/Max: ± 800 / 800
Avail Date: Immediate
Acres: ± 1.12

Sale Comments:
Investment opportunity. Office is occupied by Posey's Hearing Aid Center. Located directly off of March Lane.

For Sale

Exclusive Brokers
Andy Hodgson; 209-475-5129
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 3.50/1000
Load Factor:

Sale Price: \$80,000
Sale PSF: \$100.00



Avail ID: 1016107818



**2027 W MARCH LN
STOCKTON, CA 95207**

Improved SF: ± 6,432
Type: Office
Status: Existing
Class: B
Zoning: C-2

Available SF: ± 800
Min/Max: ± 800 / 800
Avail Date: Immediate
Acres: ± 0.66

Lease Comments:
March Lane frontage. Incredible signage opprotunities.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 5.10/1000
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016123066



**2105 W MARCH LN
STOCKTON, CA 95207**

Improved SF: ± 6,600
Type: Office
Status: Existing
Class: B
Zoning: C-2, Stockton

Available SF: ± 6,616
Min/Max: ± 4,596 / 6,166
Avail Date: Immediate
Acres: ±

Lease Comments:
Space includes 12 offices, a large conference room, and reception area. Kitchen area.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 5.10/1000
Load Factor:

Lease Rate: Contact Broker



Avail ID: 1016108497



7
2375 W MARCH LN
STOCKTON, CA 95207

Improved SF: ± 2,699
Type: Office
Status: Existing
Class: B
Zoning:

Available SF: ± 550
Min/Max: ± 550 / 550
Avail Date: Immediate
Acres: ± 0.26
Lease Rate: \$1.20 MG

View Flyer

Map

Parking Ratio: 4.00/1000
Load Factor:



Lease Comments:

Co-tenant: NorCal Rental Property Association. Near restaurants, hotels, banks and retail.

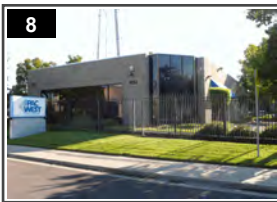
Features:

Highway Access - I-5
Public Transportation

For Lease**Exclusive Brokers**

Ben Rishwain; 209-475-5130

Avail ID: 1016108022



8
4202 CORONADO AVE BLDG A
STOCKTON, CA 95204

Improved SF: ± 6,000
Type: Office
Status: Existing
Class: C
Zoning: CM, County

Available SF: ± 6,000
Min/Max: ± 6,000 / 6,000
Avail Date: Immediate
Acres: ± 2.00

View Flyer

Map

Parking Ratio: 4.00/1000
Load Factor:



Lease Comments:

Former PacWest call center. Fully conditioned office including five (5) private offices, training room/conference room, breakroom/kitchen, two (2) ADA restrooms and large bullpen area. Includes existing office furniture. Up to 30 parking spaces. Centrally located.

For Lease**Exclusive Brokers**

Ben Rishwain; 209-475-5130
Wes Widmer; 209-475-5109
Michael Goldstein, SIOR; 209-475-5106

Avail ID: 1016062579



9
6135 TAM O' SHANTER DR
STOCKTON, CA 95210

Improved SF: ± 7,000
Type: Office
Status: Existing
Class: B
Zoning: I-G (City of Stockton)

Available SF: ± 3,600
Min/Max: ± 3,600 / 3,600
Avail Date: Immediate
Acres: ± 0.50

View Flyer

Map

Parking Ratio: TBD
Load Factor:



Lease Comments:

Located directly off of Swain Road and West Lane. Co-tenants include Image Consulting, Realty Firm, and State Farm Insurance. Space includes exclusive restrooms.

For Lease**Exclusive Brokers**

Andy Hodgson; 209-475-5129
Lisa Hodgson; 209-475-5111

Avail ID: 1016118142



10

AIRPARK 599
ARCH AIRPORT RD
STOCKTON, CA 95206
 Improved SF: ± 52,000
 Type: Office
 Status: Potential Development
 Class: A
 Zoning: Mixed Use

Available SF: ± 52,000
 Min/Max: ± 52,000 / 52,000
 Avail Date: Immediate
 Acres: ± 4.10
 Lease Rate: Contact Broker

View Flyer

Map

Parking Ratio: TBD
 Load Factor:



Lease Comments:

Airpark 599 is a full-service business park with many land uses. Office development will neighbor manufacturing/warehousing, flex industrial, research and development and airport related facilities. The site is adjacent to the Stockton Metropolitan Airport, with regional service, air cargo capabilities and private jet facilities.

For Lease

Exclusive Brokers

Gregory O'Leary, SIOR; 209-475-5108
 Michael Goldstein, SIOR; 209-475-5106

Avail ID: 1016073056



11

BROOKSIDE BUSINESS PARK
3244 BROOKSIDE RD
STOCKTON, CA 95219
 Improved SF: ± 44,000
 Type: Office
 Status: Existing
 Class: A
 Zoning: CO (City of Stockton)

Available SF: ± 2,844
 Min/Max: ± 2,844 / 2,844
 Avail Date: Immediate
 Acres: ± 3.00
 Lease Rate: Contact Broker

View Flyer

Map

Parking Ratio: 5.00/1000
 Load Factor: 20.00



Lease Comments:

Class A two story professional office building. Prominently located on Brookside Road. Near both retail amenities and local residential neighborhoods. Proximity to Interstate 5. Tenant Improvements available.

Features:

Sprinklers

For Sublease

Exclusive Brokers

Ben Rishwain; 209-475-5130

Avail ID: 1016104499



13

HOTEL STOCKTON PROFESSIONAL SUITES
137-141 WEBER AVE
STOCKTON, CA 95202
 Improved SF: ± 2,500
 Type: Office
 Status: Existing
 Class:
 Zoning:

Available SF: ± 2,423
 Min/Max: ± 1,100 / 2,423
 Avail Date: Immediate
 Acres: ±

View Flyer

Map

Parking Ratio: TBD
 Load Factor:



Lease Comments:

Ready to Occupy Now. New construction, office build out. Across from Superior Courthouse with Weber Avenue frontage. 137 Weber Ave is 1,100 SF and 141 Weber Ave is 1,323 SF. Suites can be combined to total 2,423 SF.

For Lease

Exclusive Brokers

Lisa Hodgson; 209-475-5111
 Andy Hodgson; 209-475-5129

Avail ID: 1016098528



14

MARCH TOWER
2800 W MARCH LN, SUITE 430
STOCKTON, CA 95219
Improved SF: ± 60,000
Type: Office
Status: Existing
Class: A
Zoning:

Available SF: ± 1,932
Min/Max: ± 1,932 / 1,932
Avail Date: Immediate
Acres: ± 2.29
Lease Rate: Contact Broker

Lease Comments:
Four-story Class A office building. On site security and management. Covered parking spaces. Retail, restaurants, banks and hotels in immediate vicinity. Monument signage available.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 3.80/1000
Load Factor: 12.00



Avail ID: 1016116414



15

QUAIL LAKES OFFICE PARK
4529 QUAIL LAKES DR
STOCKTON, CA 95207
Improved SF: ± 3,850
Type: Office
Status: Existing
Class: B
Zoning:

Available SF: ± 903
Min/Max: ± 903 / 903
Avail Date: Immediate
Acres: ± 0.29

Lease Comments:
Turn-key office space with 3 private offices, and restroom with in the unit. Space includes skylights for natural light.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 1.60/1000
Load Factor:

Lease Rate: \$1.20 MG



Avail ID: 1016115288



16

QUAIL LAKES OFFICE PARK
4565 QUAIL LAKES DR
STOCKTON, CA 95207
Improved SF: ± 11,325
Type: Office
Status: Existing
Class: B
Zoning: C2

Available SF: ± 880
Min/Max: ± 880 / 880
Avail Date: Immediate
Acres: ± 0.27

Lease Comments:
Single story office building. Near I-5 and many retail amenities.

For Lease

Exclusive Brokers
Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 1.00/1000
Load Factor:

Lease Rate: \$1.20 MG



Avail ID: 1016112254



17

QUAIL LAKES OFFICE PARK
 4629 QUAIL LAKES DR
 STOCKTON, CA 95207
 Improved SF: ± 2,886
 Type: Office
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 2,886
 Min/Max: ± 2,886 / 2,886
 Avail Date: Immediate
 Acres: ± 0.25
 Lease Rate: \$1.20 MG

Lease Comments:
 One story office building. Located immediately off the premier business corridor of March Lane.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 4.00/1000
 Load Factor:



Avail ID: 1016075049



18

THE FOUNTAINS
 3031 W MARCH LN, SUITE 103&104
 STOCKTON, CA 95219
 Improved SF: ± 90,000
 Type: Office
 Status: Existing
 Class: B
 Zoning:

Available SF: ± 1,760
 Min/Max: ± 760 / 1,000
 Avail Date: Immediate
 Acres: ± 4.48

Lease Comments:
 Well located Class "A" office in the Brookside Area. Suite 103 is 760± SF and includes 2 private offices with tile floors, reception area and space for additional work stations. Suite 104 is 1,000± SF and includes 3 private offices, reception area kitchenette and space for additional work stations.

For Lease

Exclusive Brokers
 Ben Rishwain; 209-475-5130

View Flyer

Map

Parking Ratio: 4.00/1000
 Load Factor:

Lease Rate: \$1.35 NNN
 Expenses: \$0.24



Avail ID: 1016120427