

OFFICE SPACE — FOR LEASE

# 4578 Feather River Drive

Suite C1

Stockton, California 95219

Brookside / March Lane Corridor

**±1,500**  
SQUARE FEET

**Suite C1**  
SUITE REFERENCE

**First Floor**  
LEVEL

**Professional**  
OFFICE PARK

PROPERTY SUMMARY

## Key Facts

AVAILABLE SPACE	SUITE
<b>±1,500 SF</b>	<b>C1</b>
USE TYPE	FLOOR
<b>Professional Office</b>	<b>First Floor</b>
LEASE TYPE	PARKING
<b>For Lease</b>	<b>Surface Lot</b>

MARKET	<b>Stockton, CA</b>
SUBMARKET	<b>Brookside / March Lane</b>
ZONING	<b>Commercial Office</b>
ACCESSIBILITY	<b>Ground Floor Entry</b>

PROPERTY OVERVIEW

## Suite C1

Suite C1 at 4578 Feather River Drive offers approximately 1,500 square feet of functional professional office space within an established multi-tenant office park in Stockton's Brookside corridor. The suite occupies the first floor, providing direct, accessible entry without elevator dependency — a practical feature for professional services, medical support, and administrative office users alike.

The Feather River Drive location benefits from strong surface street connectivity along the March Lane and I-5 interchange, placing it within easy reach of Stockton's professional and retail amenities. The surrounding office park environment maintains a professional, low-traffic setting appropriate for client-facing operations.

The interior is configured to support open-plan operations, private office divisions, or a combination of both — accommodating team environments, call center workflows, or traditional professional office use. Surface parking is available on-site.

- First-floor suite with direct exterior entry
- Flexible layout supports open and private office configurations
- Established multi-tenant professional office park
- Convenient access to March Lane retail and dining amenities
- Surface lot parking available
- Brookside / March Lane submarket — well-connected to I-5 and Highway 99

**PROPERTY HIGHLIGHTS**

## Why This Space

- 01 First-Floor Accessibility.** Suite C1 is located on the ground floor, offering direct entry from the parking lot — no elevator or interior stairwell required. Practical for high-foot-traffic operations and clients with accessibility needs.
- 02 Established Professional Office Park.** Feather River Drive is a well-maintained, multi-tenant office park environment — not a converted retail strip or mixed-use building. The setting supports professional credibility from the first impression.
- 03 Functional Layout.** The interior supports open-plan team environments or private office configurations. The floor plate is conducive to call center operations, administrative functions, financial services, and similar uses.
- 04 Brookside / March Lane Location.** One of Stockton's most active commercial corridors — with access to major retail, dining, banking, and professional services within a short radius. I-5 freeway access and Highway 99 connectivity within minutes.
- 05 Surface Parking.** On-site surface parking is available — a tangible operational advantage over downtown or urban infill alternatives.

**LOCATION CONTEXT**

The Brookside district occupies the northwest quadrant of Stockton, centered on the March Lane commercial spine. The corridor is home to a concentration of financial institutions, medical offices, restaurants, and service retail — the type of tenant mix that supports professional office operations and reflects a stable, established trade area. Feather River Drive runs parallel to the March Lane activity core, providing proximity to amenities without the traffic volume of the main corridor.



**LOCATION**

**Brookside / March Lane**

**I-5 ACCESS**

**~2 Miles**

**FLOOR**

**Ground Level**

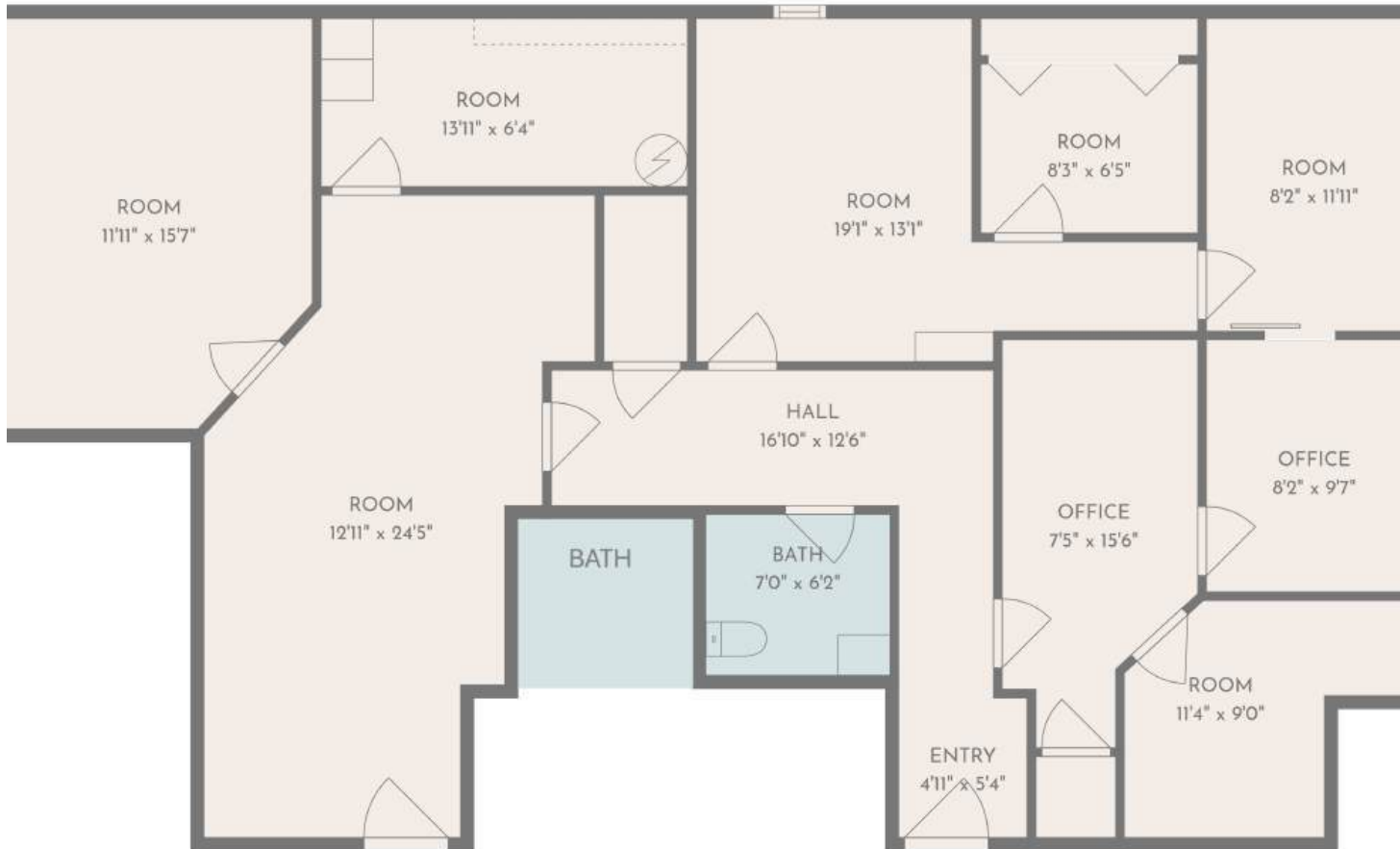
**HWY 99**

**~3 Miles**

**FLOOR PLAN**

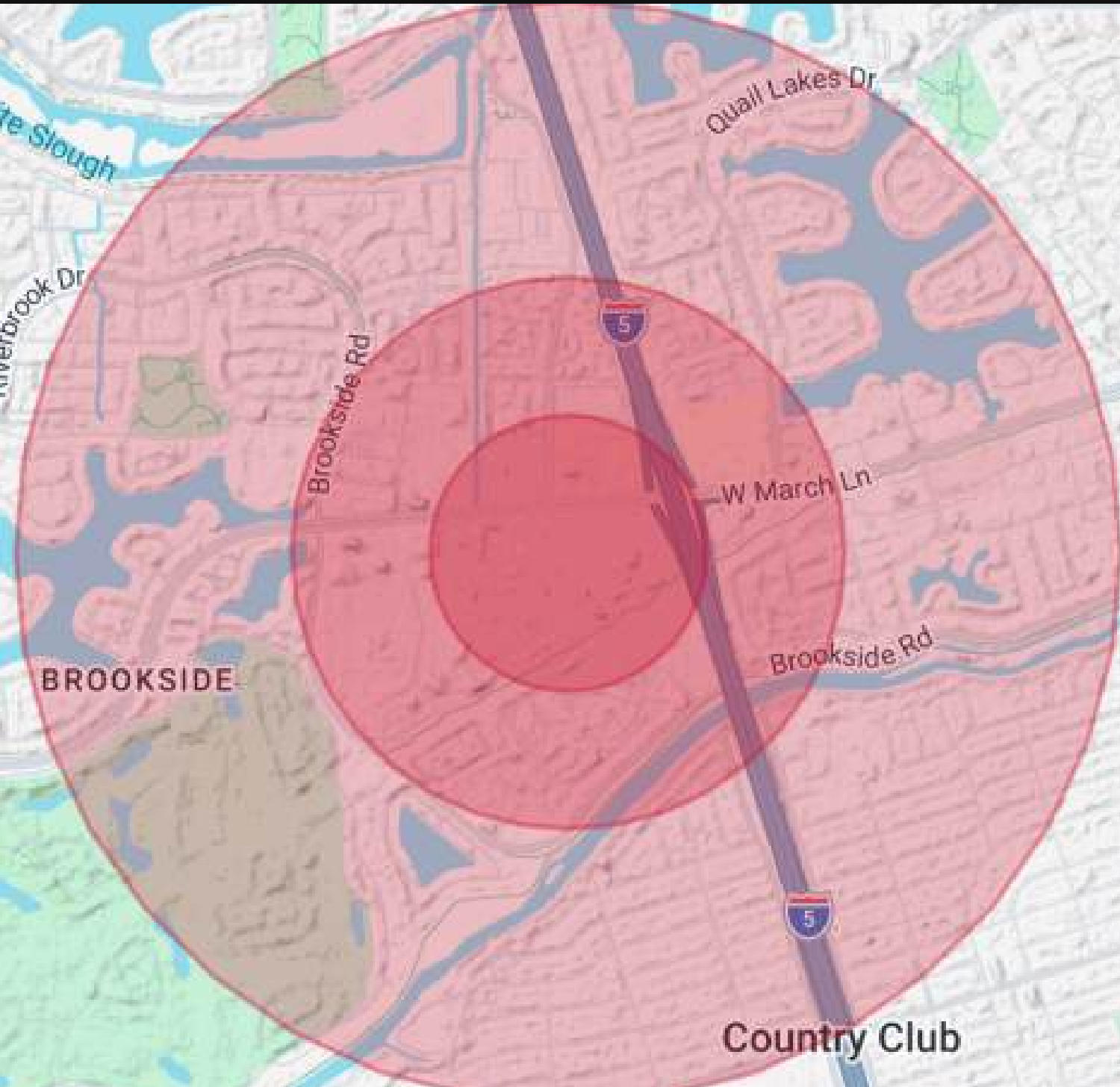
**Suite C1**

The floor plan depicted represents Suite C1 as currently configured. Tenant improvements and layout modifications are subject to landlord approval and lease terms. Dimensions are approximate.



TOTAL AREA	<b>±1,500 SF</b>
SUITE	<b>C1</b>
FLOOR	<b>First Floor</b>
ENTRY	<b>Direct Exterior</b>
RESTROOMS	<b>On-Site</b>

Floor plan is illustrative. All measurements are approximate (±). Tenant to verify square footage and dimensions independently. Layout subject to change.



**LOCATION**

## Brookside Corridor

**NEARBY**

- **March Lane Retail Corridor**  
Restaurants, banking, and retail within ~1 mile
- **Interstate 5**  
Direct freeway access ~2 miles from property
- **Highway 99**  
Regional connectivity ~3 miles via March Lane
- **Home Depot**  
Major retail / services hub in close proximity
- **Brookside Professional District**  
Established medical, financial & professional tenants

TRADE AREA DEMOGRAPHICS

# Market Overview

The following data reflects estimated demographic and economic characteristics within 0.25, 1, and 3-mile radii of 4578 Feather River Drive. Data is provided for general market context. Tenants should independently verify all figures from primary sources prior to executing a lease.

0.25- MILE RADIUS	
Est. Population	<b>828</b>
Households	<b>305</b>
Avg. HH Income	<b>\$197,046</b>
Median Age	<b>41.1</b>

1- MILE RADIUS	
Est. Population	<b>3,713</b>
Households	<b>1,399</b>
Avg. HH Income	<b>\$157,884</b>
Median Age	<b>39.6</b>

3-MILE RADIUS	
Est. Population	<b>15,977</b>
Households	<b>5,770</b>
Avg. HH Income	<b>\$141,360</b>
Median Age	<b>38.4</b>

Source: 2023 American Community Survey (ACS) All figures are estimates. Verify independently before reliance.



**Office Address**

2920 Pacific Avenue  
Stockton, CA 95204

**Website**

[www.fcrai.com](http://www.fcrai.com)

**Property**

4578 Feather River Drive, Suite C1  
Stockton, CA 95219  
±1,500 SF — For Lease

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SPACE **±1,500 SF — Suite C1**

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