

FOR LEASE

LEASE RATE: \$8,500.00 PER MONTH MG

3780 MOURFIELD AVE.

STOCKTON, CALIFORNIA

± 3,934 SF – SOBER LIVING / GROUP HOME FACILITY | SPRINKLERS THROUGHOUT



FOR MORE INFORMATION
CONTACT:

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All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

PROPERTY FEATURES:

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- ±3,934 SF Group Living Facility
- Acres: ±0.94 AC
- Zoned: R-H Residential Low Density(SJC)
- Sprinklers Throughout
- Two HVAC Units
- 12 Bedrooms
- 5 Bathrooms w/ Showers
- Kitchen
- Pantry
- Large Living Area
- Group common area
- Separate Building for Laundry Hook-Ups
- Landlord in the process of making improvements to the premises.

Situated on ±0.94 acres in a rural residential setting, this ±3,934 SF property offer a unique opportunity for a Variety of residential care and housing uses. The home features 12 bedrooms, 5 bathrooms, a spacious common living area, a full kitchen, and a separate laundry building designed to support larger occupancy. The expansive lot includes a paved parking area with additional space that may accommodate gardens, expanded parking, or potential ADU development, subject to tenant verification and applicable approvals. Conveniently located with easy access to interstate 5, the property is well suited for group homes, transitional housing, or sober living facility (previous use). Contact the listing agents for additional information or to schedule a private tour.



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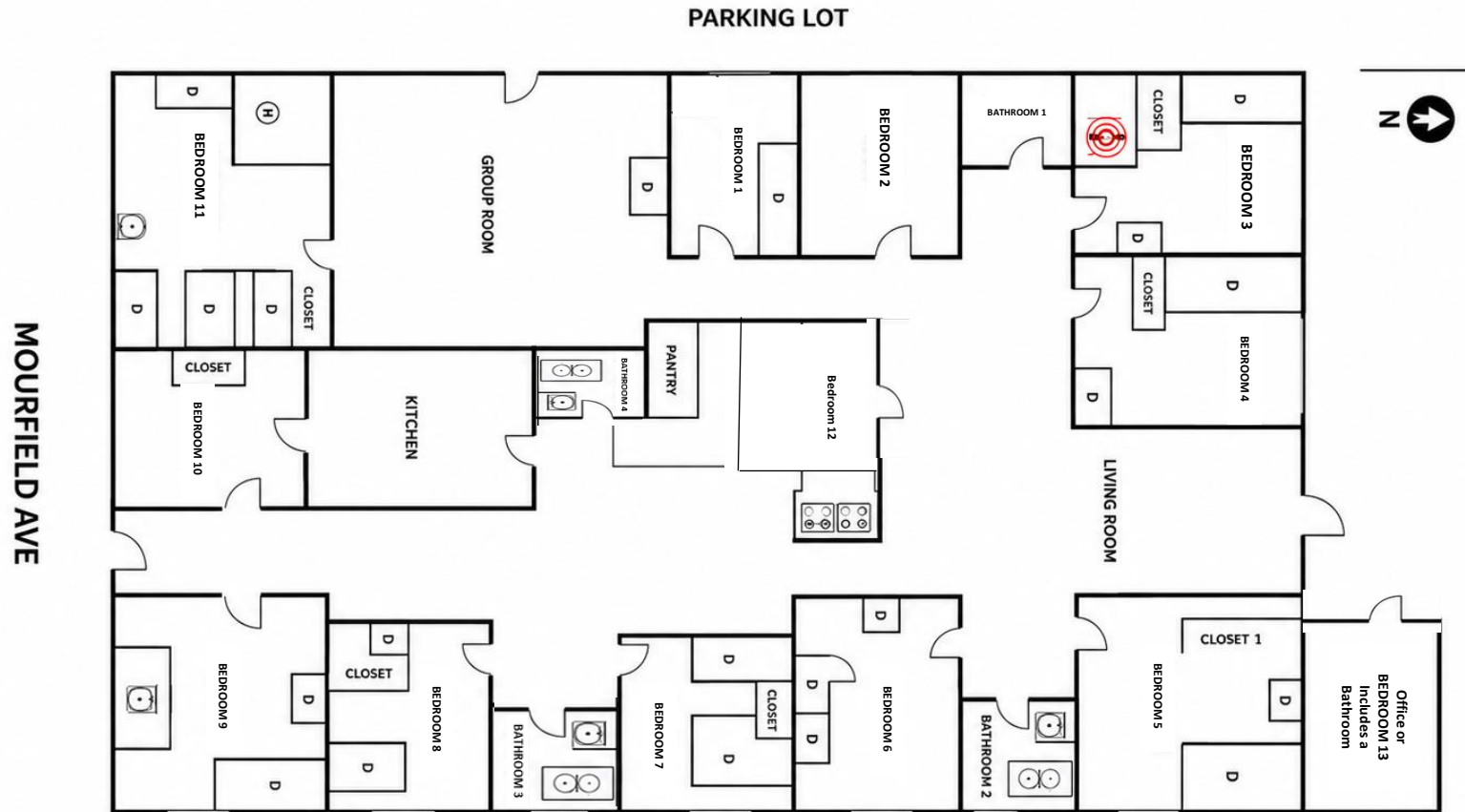
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3780 MOURFIELD— FLOOR PLAN



*Floor plan is provided for illustrative purposes only to depict the general layout of the premises. Interested parties are encouraged to tour the property in person and independently verify the layout and suitability of the premises for their intended use.

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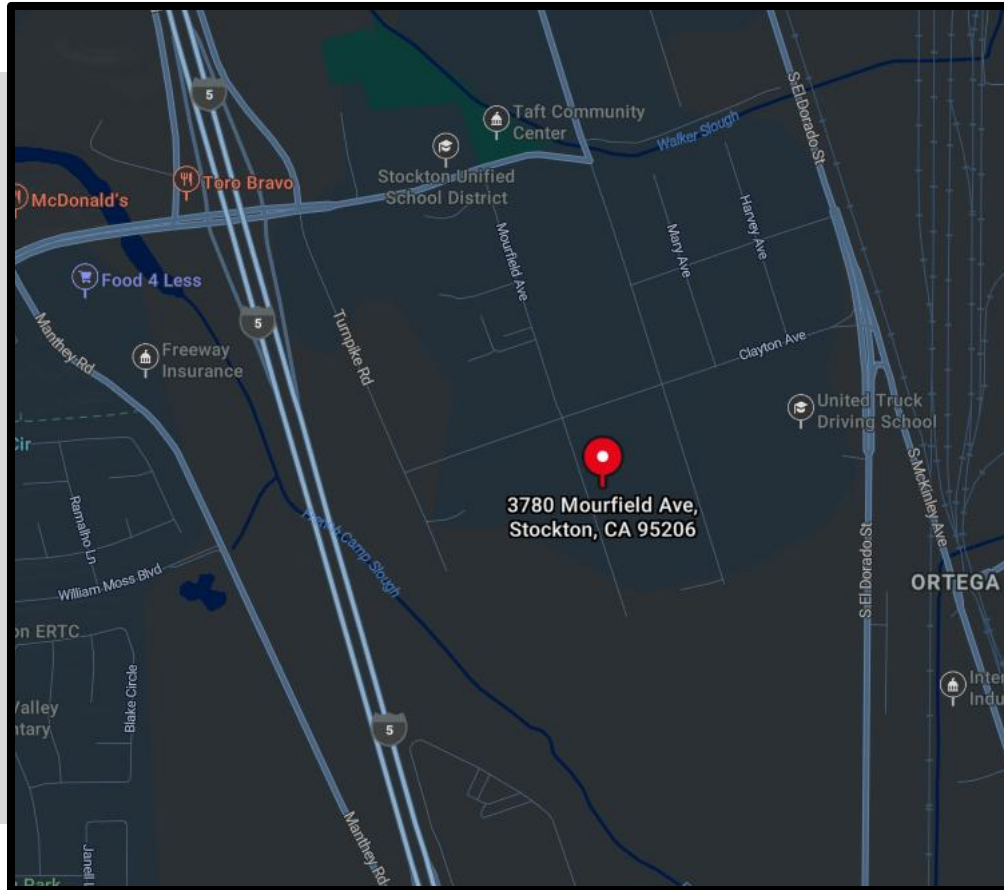
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3780 MOURFIELD AVE.- LOCATION



From Interstate 5, take the Downing Avenue exit and travel east. Turn left onto S. Airport Way and continue north before turning right onto Mourfield Avenue.

The property is located just east of Interstate 5, providing convenient regional access for visitors and commuters alike.

Contact Listing Agent(s) to tour, do not disturb Tenant.

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