

FULLY LEASED ± 15,306 SF MIXED USE,  
MEDICAL/OFFICE BUILDING

# 3461 BROOKSIDE RD

STOCKTON, CA



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**CBRE**

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# Executive Summary

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# THE OFFERING

CBRE is pleased to offer for sale 3461 Brookside Road – a modern, multi-tenant, mixed-use medical/office property within the Brookside Business Park, San Joaquin County's premiere business corridor. The subject is located approximately 40 miles south of Sacramento and 50 miles east of the San Francisco Bay Area. 3461 Brookside Road totals 15,306 square feet and is currently 100% leased.

## OFFERING SUMMARY



**Purchase Price:**

\$3,700,000



**Estimated Cap Rate:**

7.25%



**Per SF:**

\$241.74



**Estimated Year 1 NOI:**

\$268,230



**Weighted Average Lease Term Remaining:**

3.52 years as of June 1, 2026

\*\*detailed rent roll and other lease related information is available with completion of NDA



# INVESTMENT HIGHLIGHTS

## FEATURES:



Highly visible building in a prominent location within the San Joaquin County's premier business corridor, the Brookside Business Park.



Modern, well maintained property benefiting from a recent facade and lobby renovation, common corridors, elevators and restrooms.



The purchase price is substantially below replacement cost in a mature sub market with single digit vacancy.



100% leased building with a proven history of high occupancy. Current tenant mix is diverse in the health care and financial services sectors.

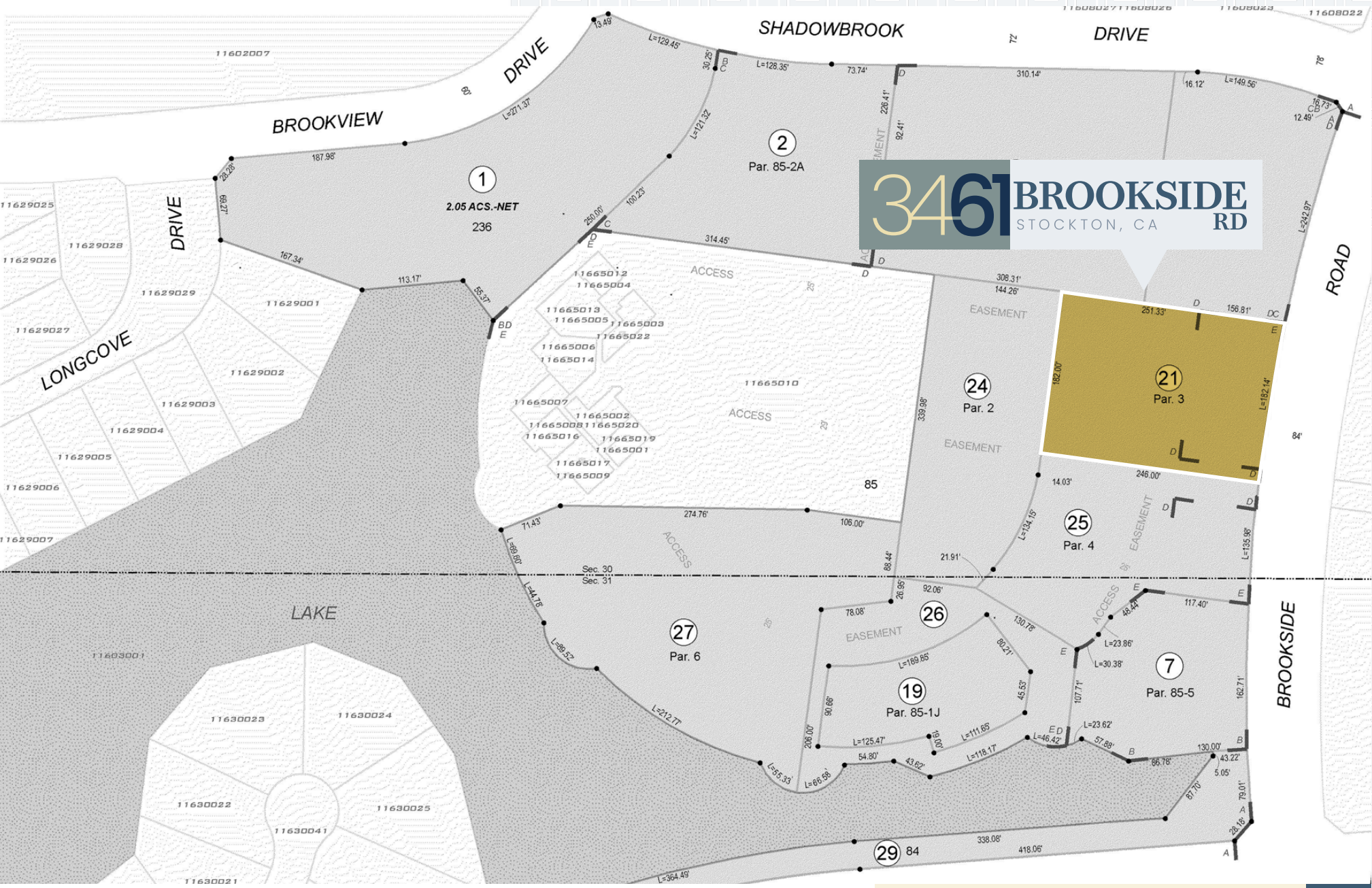


Pedestrian friendly building with multiple well established restaurants located in the adjacent building and other professional services within walking distance.





# PARCEL MAP



# Property Summary

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# PROPERTY SUMMARY

<b>ADDRESS</b>	3461 Brookside Road
<b>COUNTY</b>	San Joaquin
<b>PARCEL #</b>	116-280-21
<b>LAND AREA</b>	±177,972 Square Feet
<b>BUILDING SIZE</b>	±15,306 Square Feet
<b>PARKING RATIO</b>	5:1,000 SF
<b>ZONING</b>	C-2 (General or Community Commercial)
<b>YEAR BUILT</b>	2000
<b>FLOORS</b>	2
<b>ELEVATOR</b>	One - Otis
<b>CONSTRUCTION TYPE</b>	Wood framing with stucco and brick facade
<b>FOUNDATION</b>	Post tension slab
<b>ROOF</b>	Sloped roof: comp flat roof: PVC
<b>HVAC</b>	Nine package units, each suite served independently
<b>FIRE SAFETY</b>	Fully sprinkled
<b>SECURITY</b>	Roving patrol provided by Brookside Business Park association
<b>ELECTRICAL</b>	Tenant spaces separately metered for utilities
<b>CA &amp; DUE DILIGENCE ACCESS</b>	A website containing documents and additional information about the property has been set up. Please contact us if you would like to receive a link to the Confidentiality Agreement and access to the Due Diligence site.



# Tenant Profiles

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# TENANT PROFILES



## **SGLA Accounting | [sglacpas.com](http://sglacpas.com)**

Schwartz, Giannini, Lantsberger & Adamson Accountancy Corporation is a California licensed firm specializing in accounting services for business owners and professionals including tax planning and preparation, attestation, client accounting services and fraud examinations.



## **Lakeside Optometry | [lakesideoptometry.com](http://lakesideoptometry.com)**

Experienced Optometrist providing dedicated and friendly eye care service. Lakeside Optometry will cater to all of your vision needs, answer any eyecare questions you might have and supply you with the most up-to-date optometric information and fashion eye wear and frames in order to keep your eyes clear and healthy.



## **Dr. Carl Shin DBA CIA | [cispine.com](http://cispine.com)**

Center for Interdisciplinary Care provides pain management blended with modern holistic treatments empowering patients to move beyond pain and embrace life.

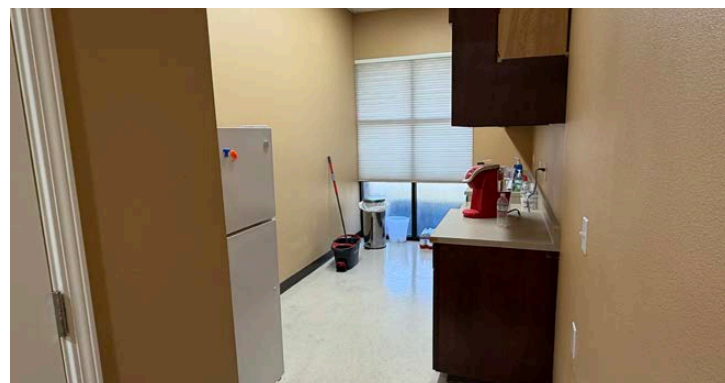
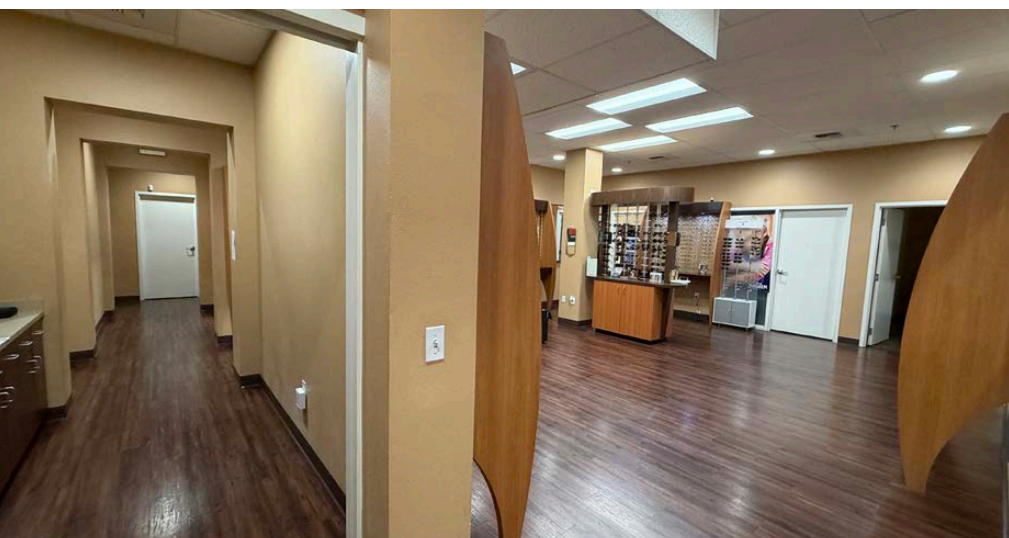
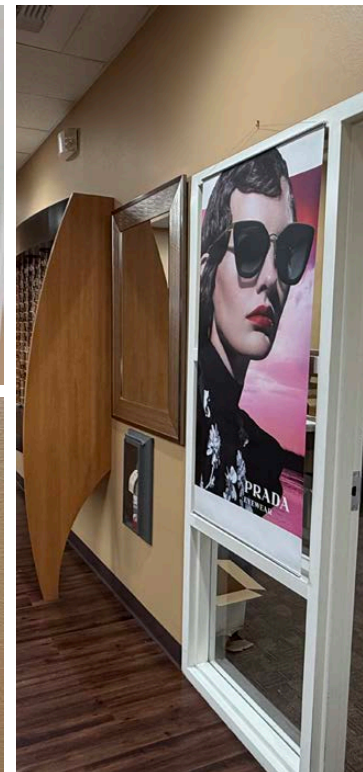
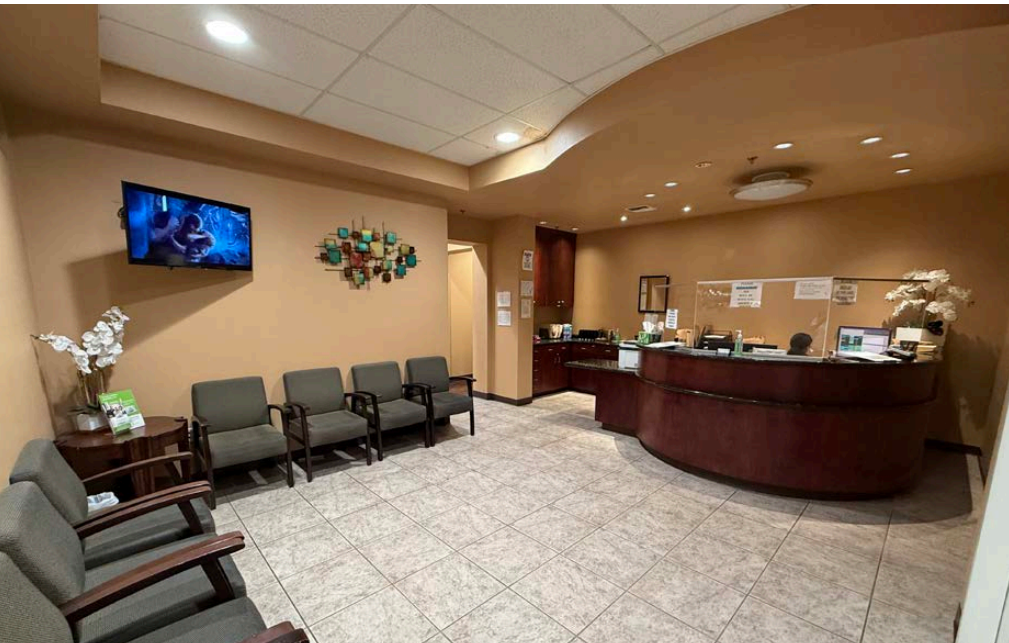


## **Gameday Men's Health | [gamedaymenshealth.com](http://gamedaymenshealth.com)**

Whether you're a working professional in downtown Stockton or an active dad living in the suburbs, Gameday Men's Health Stockton, CA offers convenient, expert-backed care for all men looking to feel and perform their best.

# LAKE SIDE OPTOMETRY

(SUITES A)



# DR. CARL SHIN (SUITE B)



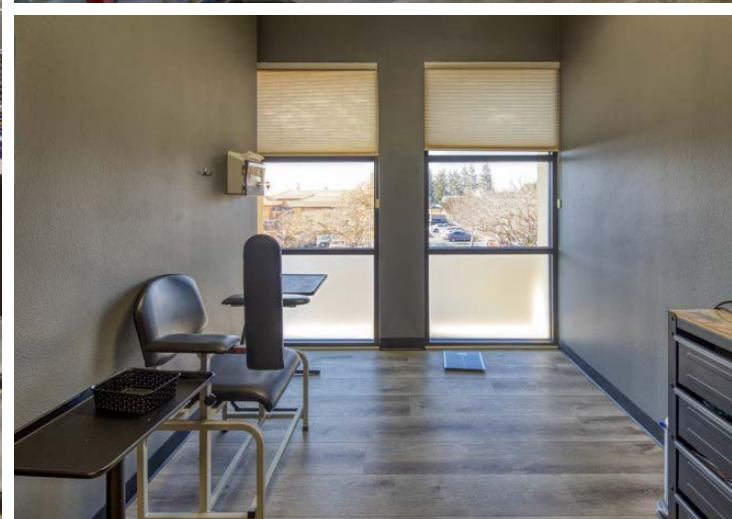
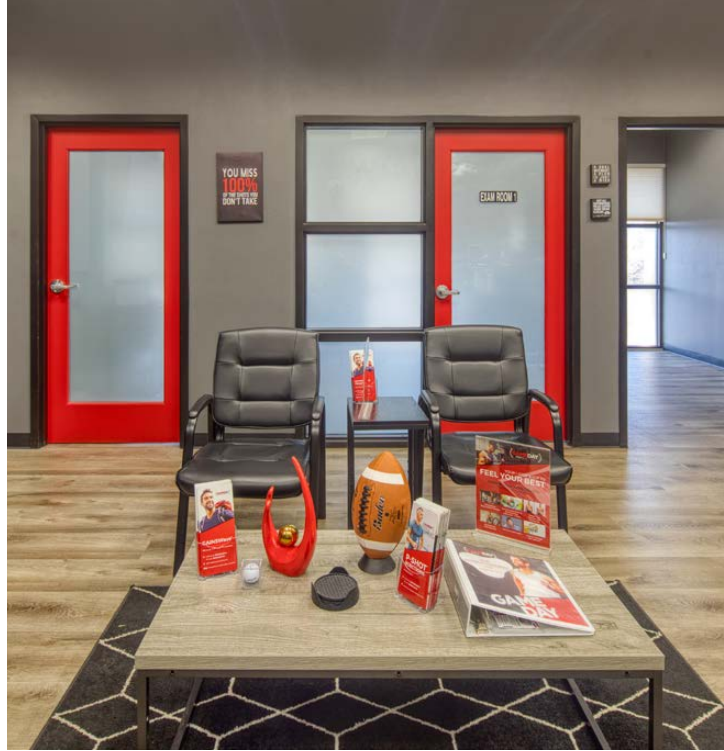
# SGLA ACCOUNTING

(SUITES C AND E)



# GAMEDAY

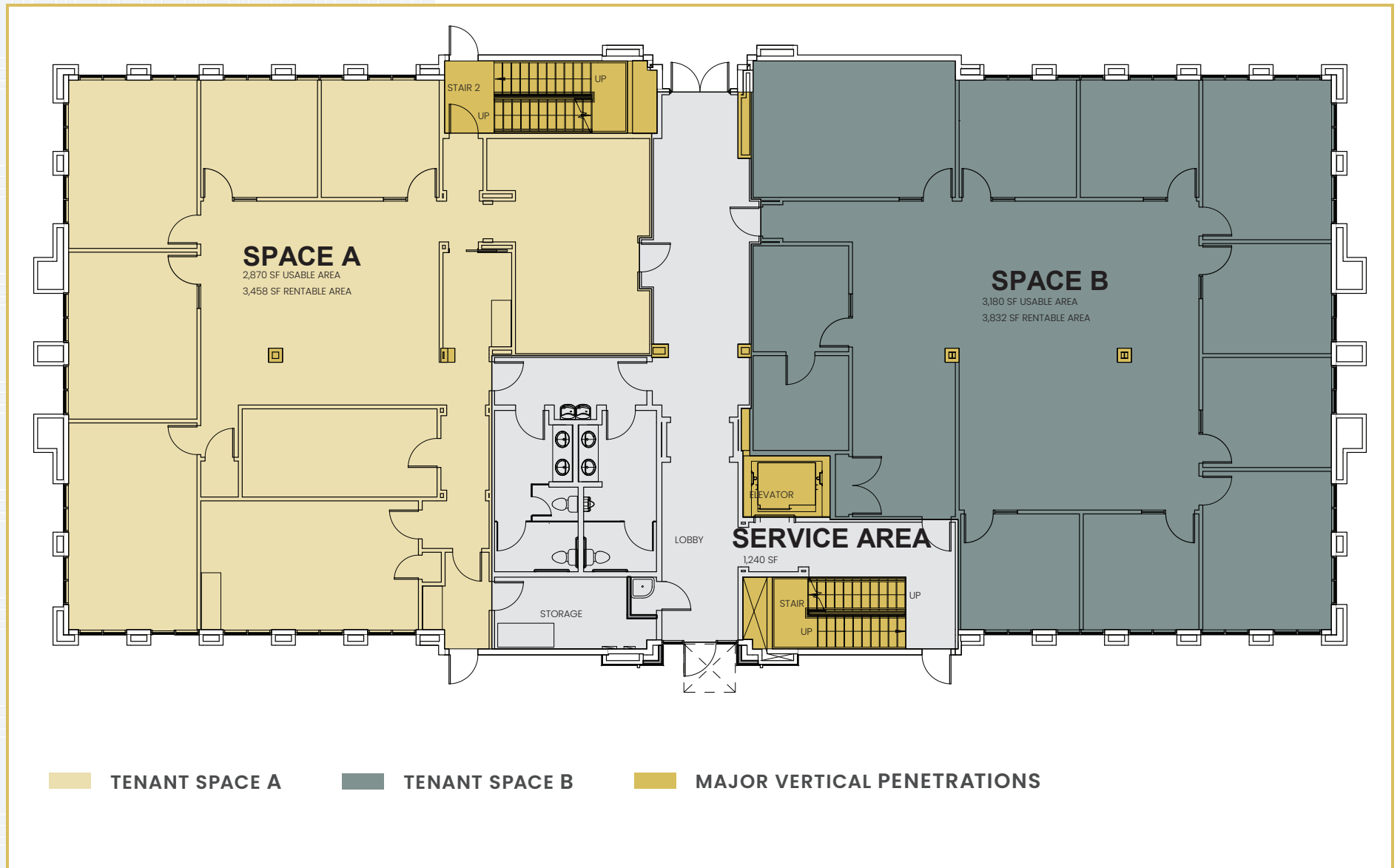
(SUITES D)





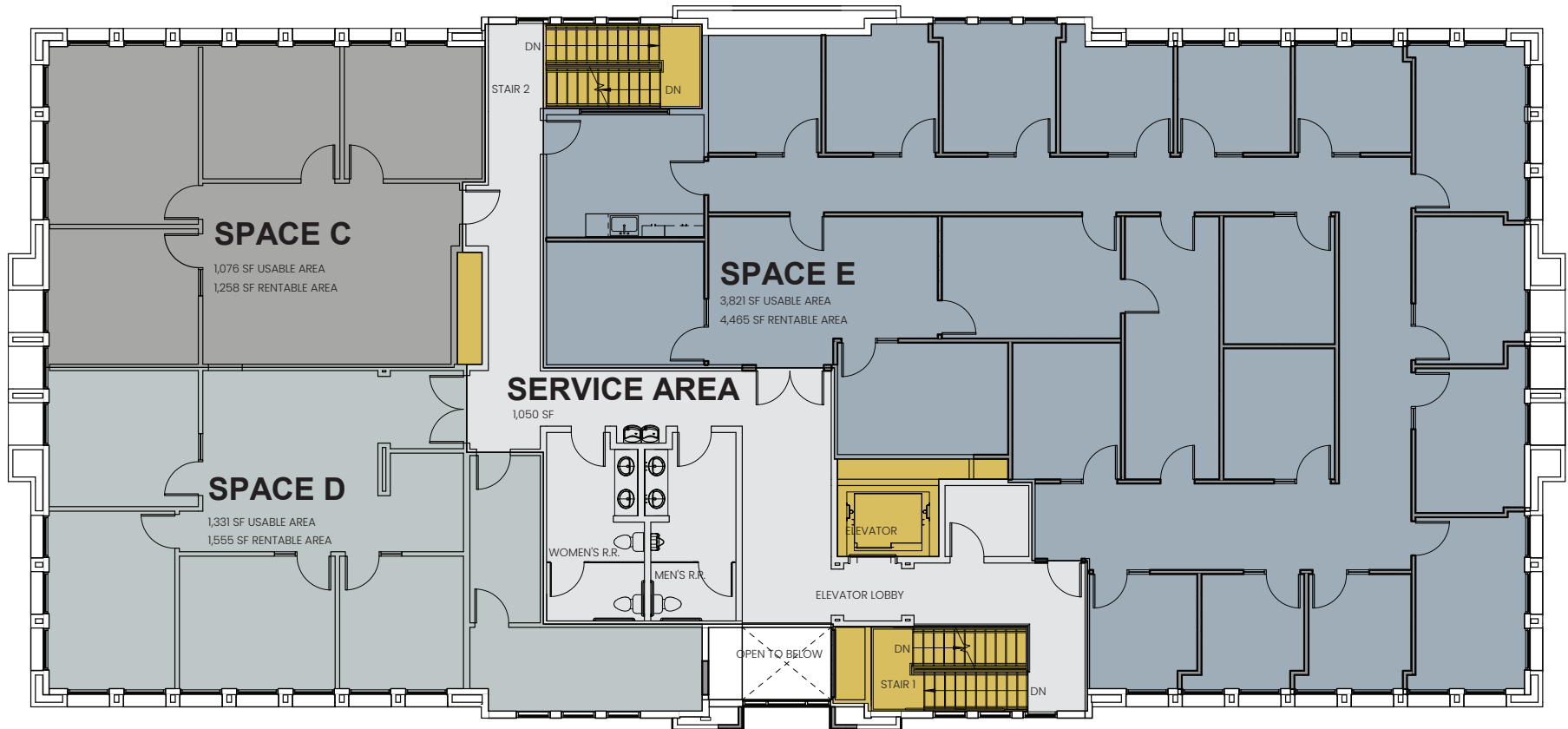
# FLOOR PLAN

## FIRST FLOOR



# FLOOR PLAN

## SECOND FLOOR



TENANT SPACE C    TENANT SPACE D    TENANT SPACE E    MAJOR VERTICAL PENETRATIONS

# Location & Market Overview

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# BROOKSIDE – STOCKTON, CA

Brookside is a master planned community that includes over 2,000 homes, a private championship golf course and country club, yacht club with direct waterway access, over 800,000 square feet of commercial office space as well as restaurants and other retail services. Located just west of I-5 and bordered by the San Joaquin Delta, the Brookside community is one of the region's most sought-after destinations for residents and businesses alike. Part of the Northwest Stockton submarket, Brookside Business Park is widely recognized as the central business district of Stockton and, includes 30 office buildings with an aggregate vacancy of only 5.3% in the immediate supermarket as of the 4th quarter, 2025. Brookside contains the highest concentration of Class A & B office space in the region and has proven to be a resilient location regardless of market cycle, offering the Central Valley's best combination of high-quality space, safety, services and strategic freeway access.



# DRIVE TIME MAP



# AERIAL VIEW OF SURROUNDING AMENITIES



Downtown  
Stockton

Port of  
Stockton



W MARCH LN

3461 BROOKSIDE RD  
STOCKTON, CA



# 3461 BROOKSIDE STOCKTON, CA RD

EXCLUSIVELY LISTED BY

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