

FOR LEASE



1625 W MARCH LN

Stockton, CA 95207

ANDY LE, CCIM, MBA
209.471.6358 | andy@fcrci.com
CA DRE #02110117

BEN RISHWAIN
209.461.6400 | ben@fcrci.com
CalDRE #01729449

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Class B Office Building located near the intersection of March Lane and Venetian Drive. In the heart of Stockton's Central Business Corridor and only a few minutes drive from the bustling retail corridor of Pacific Ave. This property offers shared restrooms and the opportunity for your business to have signage. Tenants will find ample available parking on the premises.

PROPERTY HIGHLIGHTS

- **Space 101/102:** (+/- 1,500 SF) with built-out offices.
- **Space 201:** (+/-1,200 SF) with 2 private offices and a large open ground floor area.
- Common Area Restrooms
- Signage Opportunity Available
- Modified Gross (Tenant pays for their own utilities & janitorial, and common area janitorial)
- Office Commercial Zoning
- Retail and Restaurant Amenities Nearby
- San Joaquin Delta College (4 mins - driving distance)

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OFFERING SUMMARY

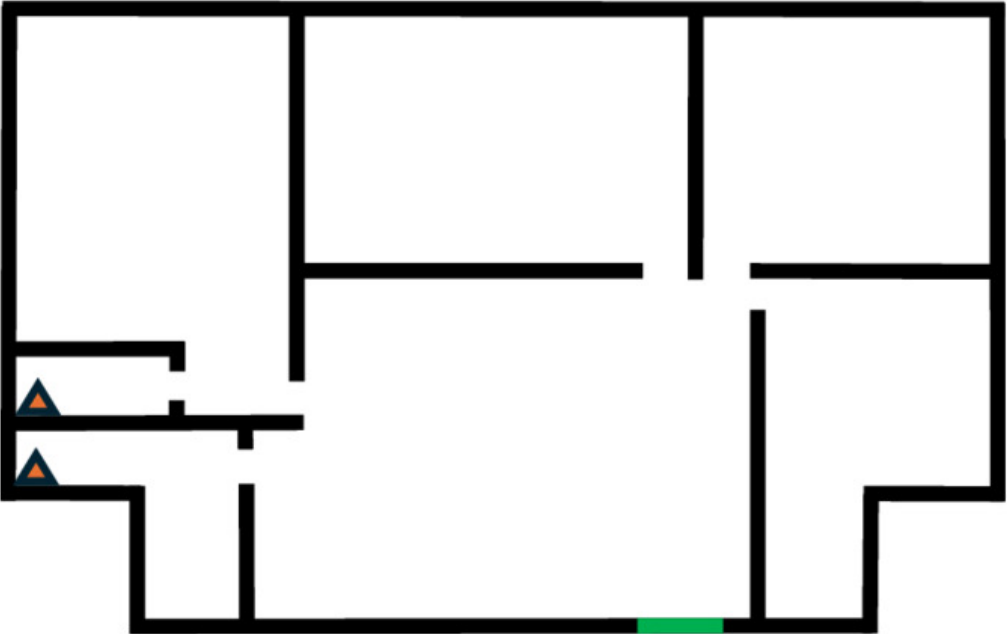
Lease Rate:	\$1.25 to \$1.60 SF/month (Modified Gross)
Available SF:	1,200 - 1,500 SF
Lease Type:	Modified Gross
Available SF:	1,200 – 1,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,975	99,836	137,437
Total Population	20,761	294,437	417,941
Average HH Income	\$70,557	\$71,799	\$75,209

SUITE 101/102 FLOOR PLAN

Entrance/Exit Door

▲ - Sink



Front

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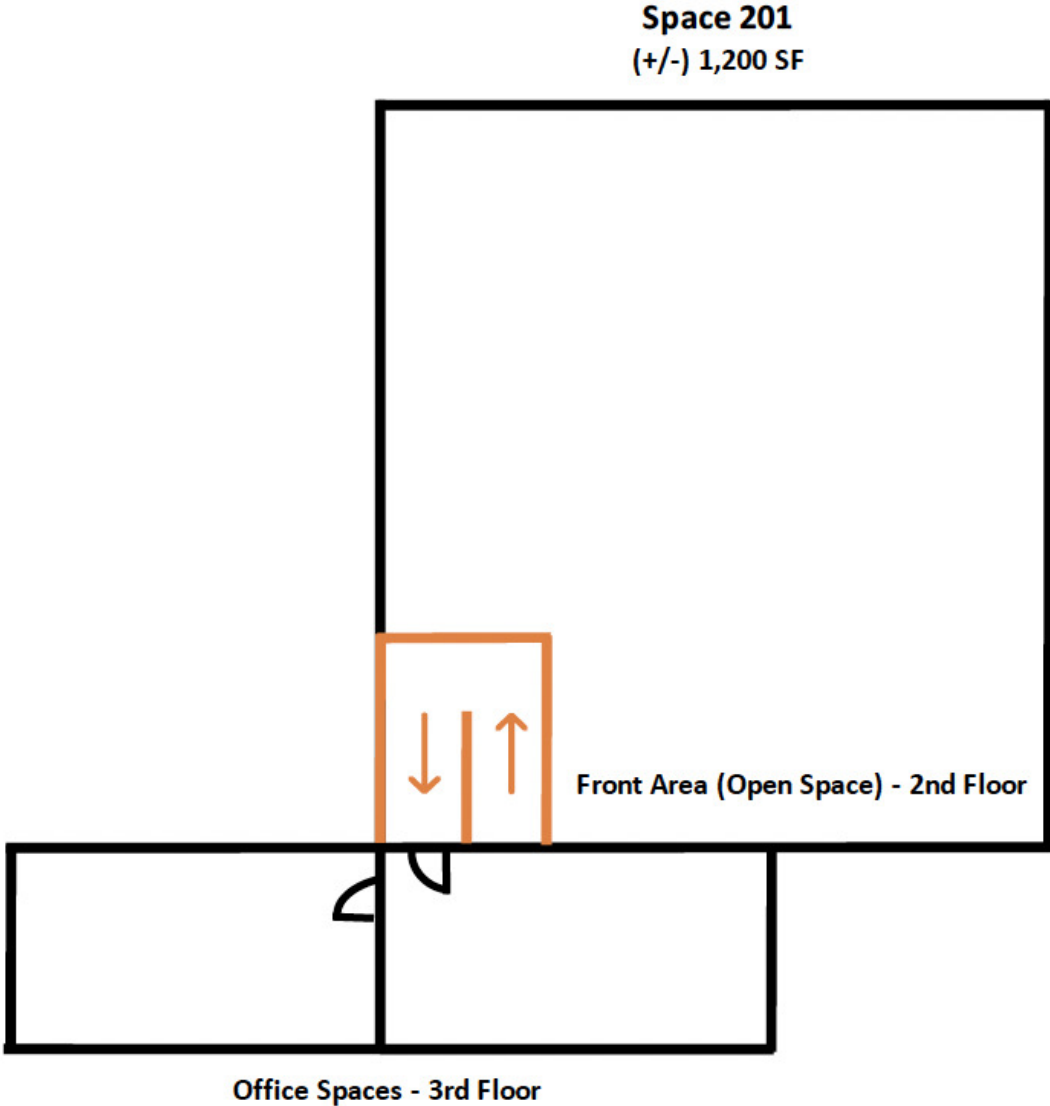
SUITE 101/102 ADDITIONAL PHOTOS



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SUITE 201 FLOOR PLAN



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SUITE 201 ADDITIONAL PHOTOS



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EXCLUSIVELY LISTED BY:



ANDY LE, CCIM, MBA
Junior Vice President
209.471.6358
andy@fcrei.com
CA DRE #02110117

BEN RISHWAIN
Managing Partner
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CalDRE #01729449