

OFFICE CONDOMINIUM FOR SALE

1820 W KETTLEMAN LN STE C

Stockton, CA 95242



PROPERTY DESCRIPTION

KW Commercial is pleased to present this premium office condominium in the prestigious Lakeshore Office Plaza. This 1,055 square foot first floor unit offers a premium professional setting with stunning views of Lake Mallard. The property is professionally managed by a local Owner's Association, ensuring seamless upkeep of common areas and exteriors. Ideal for small businesses, this space offers a functional layout with several private offices & a welcoming reception area. The downstairs location provides easy access to the shared restrooms just outside. The back office overlooks the serene lake, enhancing the work environment with natural light and picturesque scenery. The property is conveniently located within walking distance of banks, restaurants, and essential business services. Don't miss this rare opportunity to own one of the only lake view office condominiums in Lodi. Schedule your private tour today!

OFFERING SUMMARY

Sale Price:	\$342,900
Price PSF:	\$325
Condominium Size:	1,055 SF
APN:	058-350-03

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	659	2,099	6,035
Total Population	1,632	5,273	16,636
Average HH Income	\$128,803	\$129,102	\$124,604

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BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

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bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE

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LOCATION INFORMATION

Street Address	1820 W Kettleman Ln Ste C
City, State, Zip	Stockton, CA 95242
County	San Joaquin

BUILDING INFORMATION

Building Size	1,055 SF
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Year Built	1987
Construction Status	Existing
Condition	Good
Free Standing	No

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Planned Development
APN #	058-350-03
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.0

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Restrooms	1

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PROPERTY HIGHLIGHTS

- Features 4 Private Offices & Reception Area
- Back office view of Lake Mallard
- COA maintains the common area, parking lot, insurance, roof, exterior walls, paint, landscaping, trash, etc.
- HOA monthly dues: Approximately \$369.71
- Convenient location near various restaurants, professional service providers, hotels, retail, and financial institutions
- Suite A & B can be purchased as well to make a total of 2,839 sq ft



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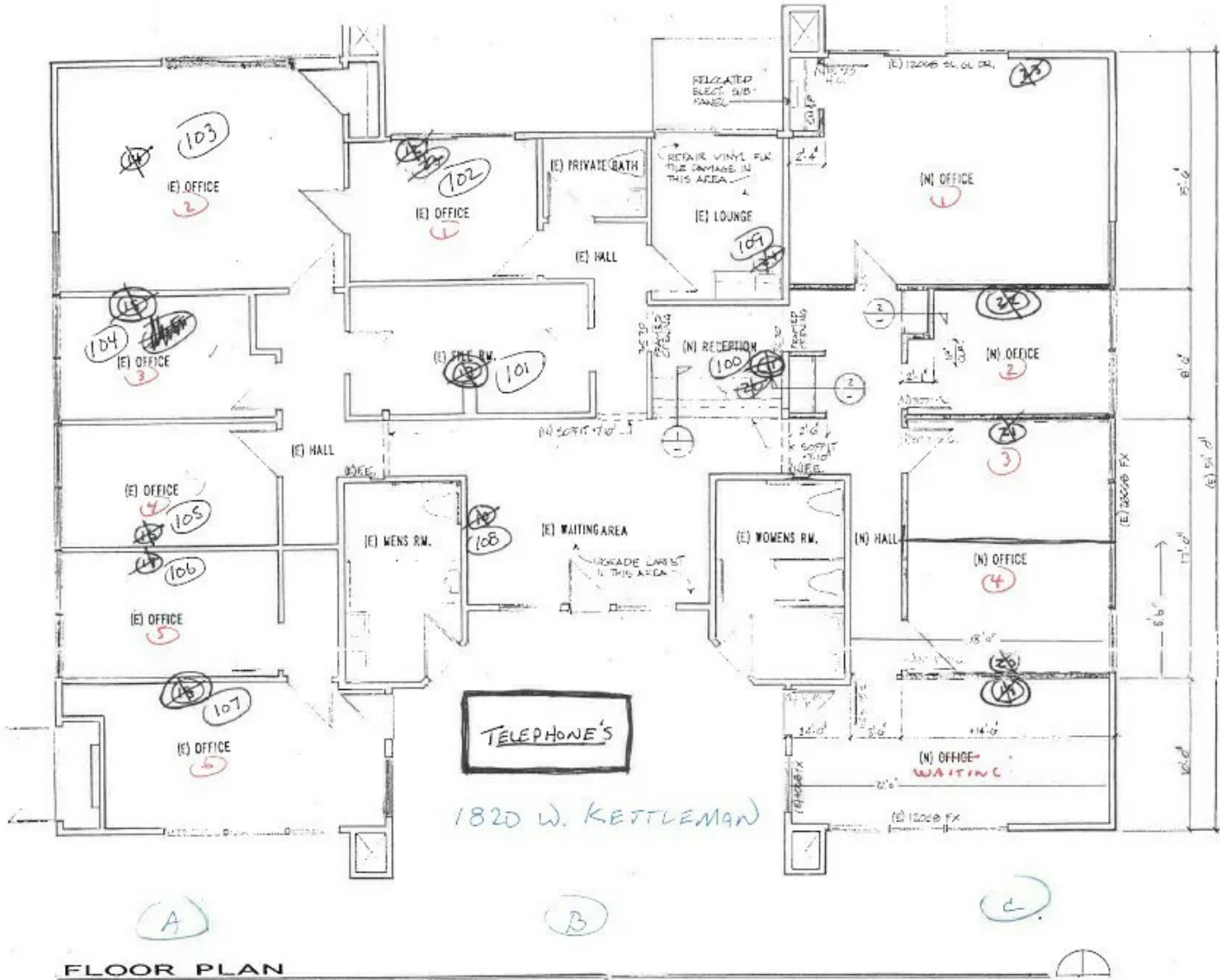
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FIRST FLOOR INTERIOR LAYOUT

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OFFICE FOR SALE

EXTERIOR PHOTOS

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AERIAL & EXTERIOR PHOTOS

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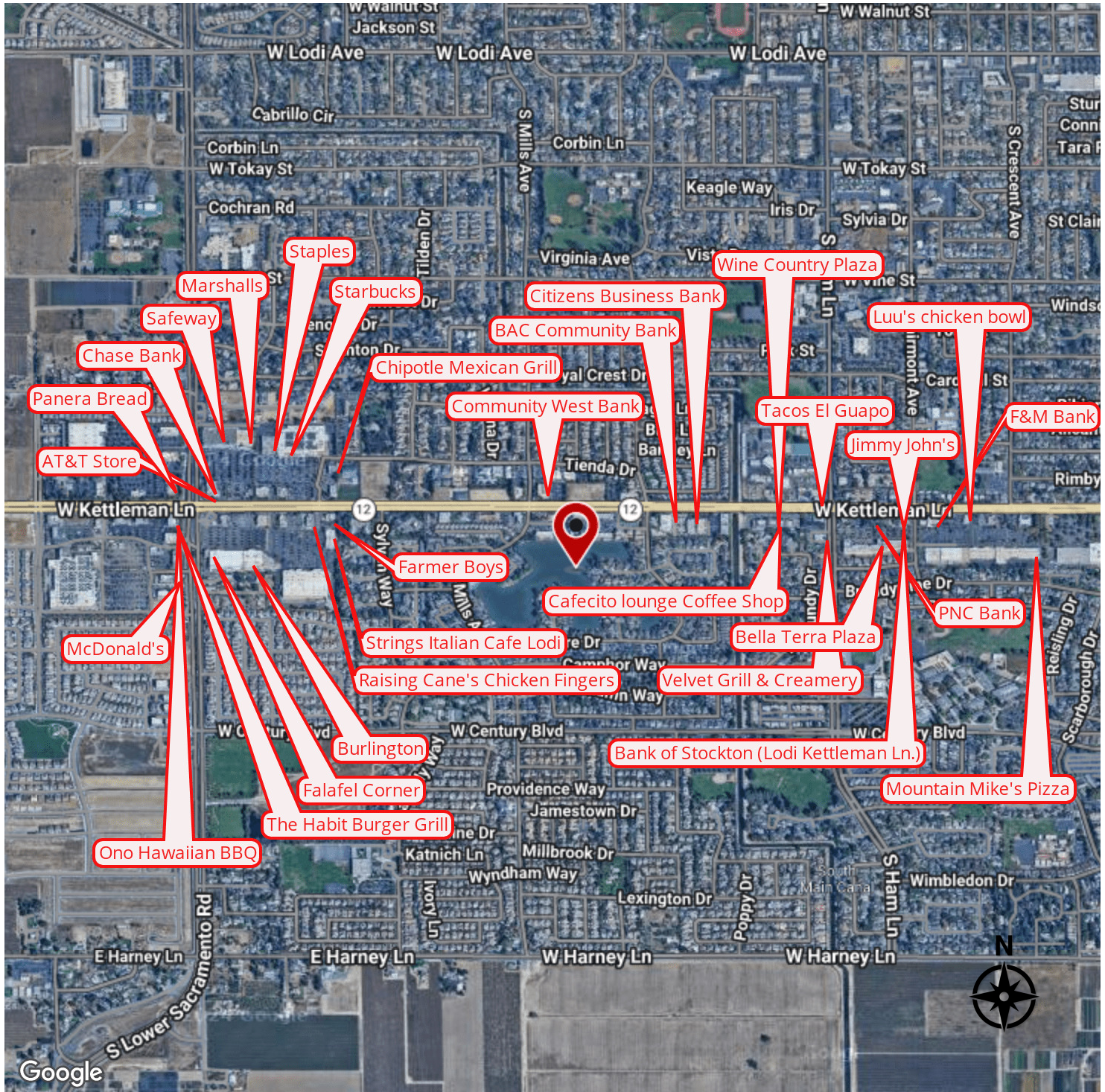
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RETAILER MAP

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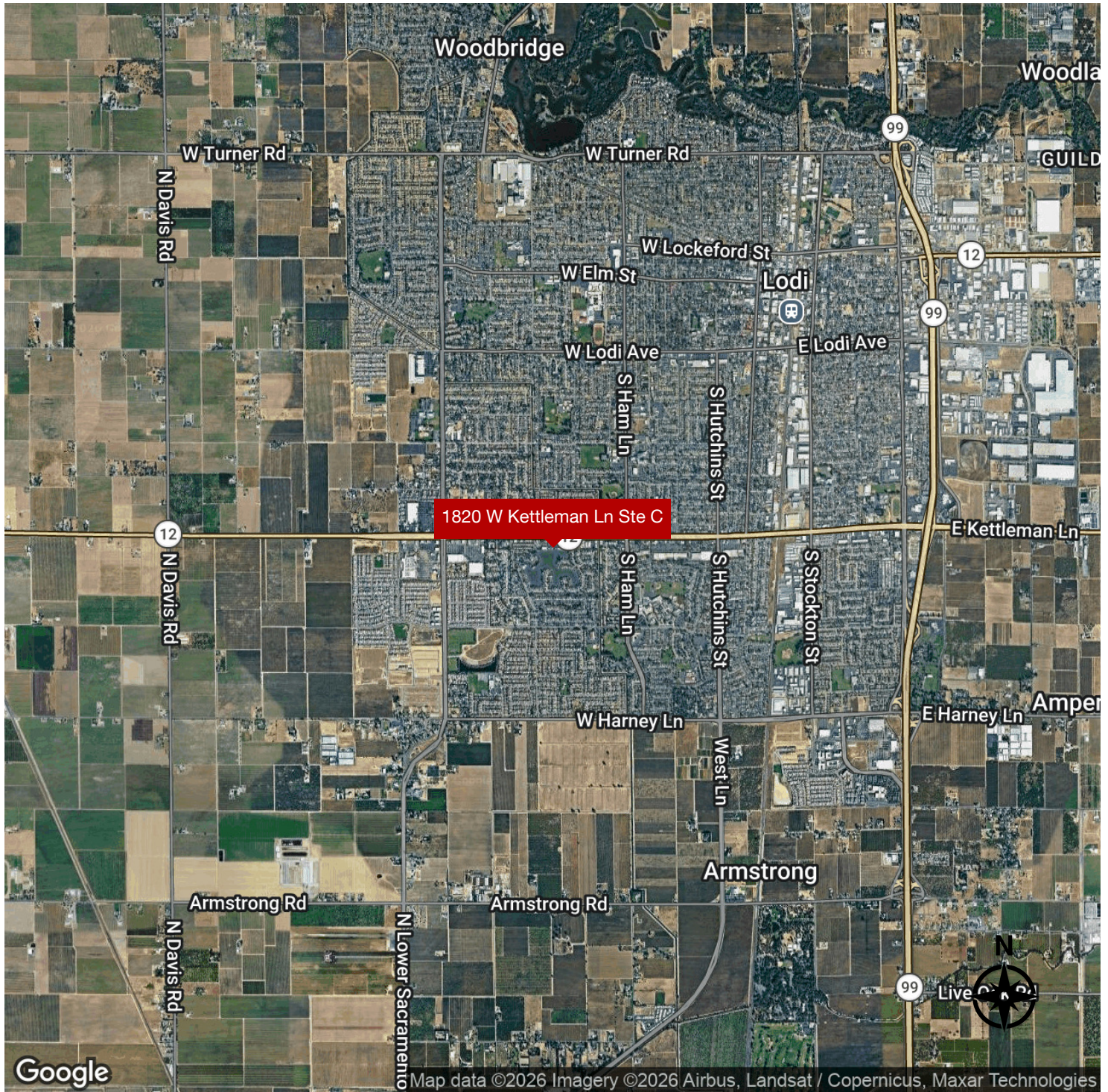
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REGIONAL MAP

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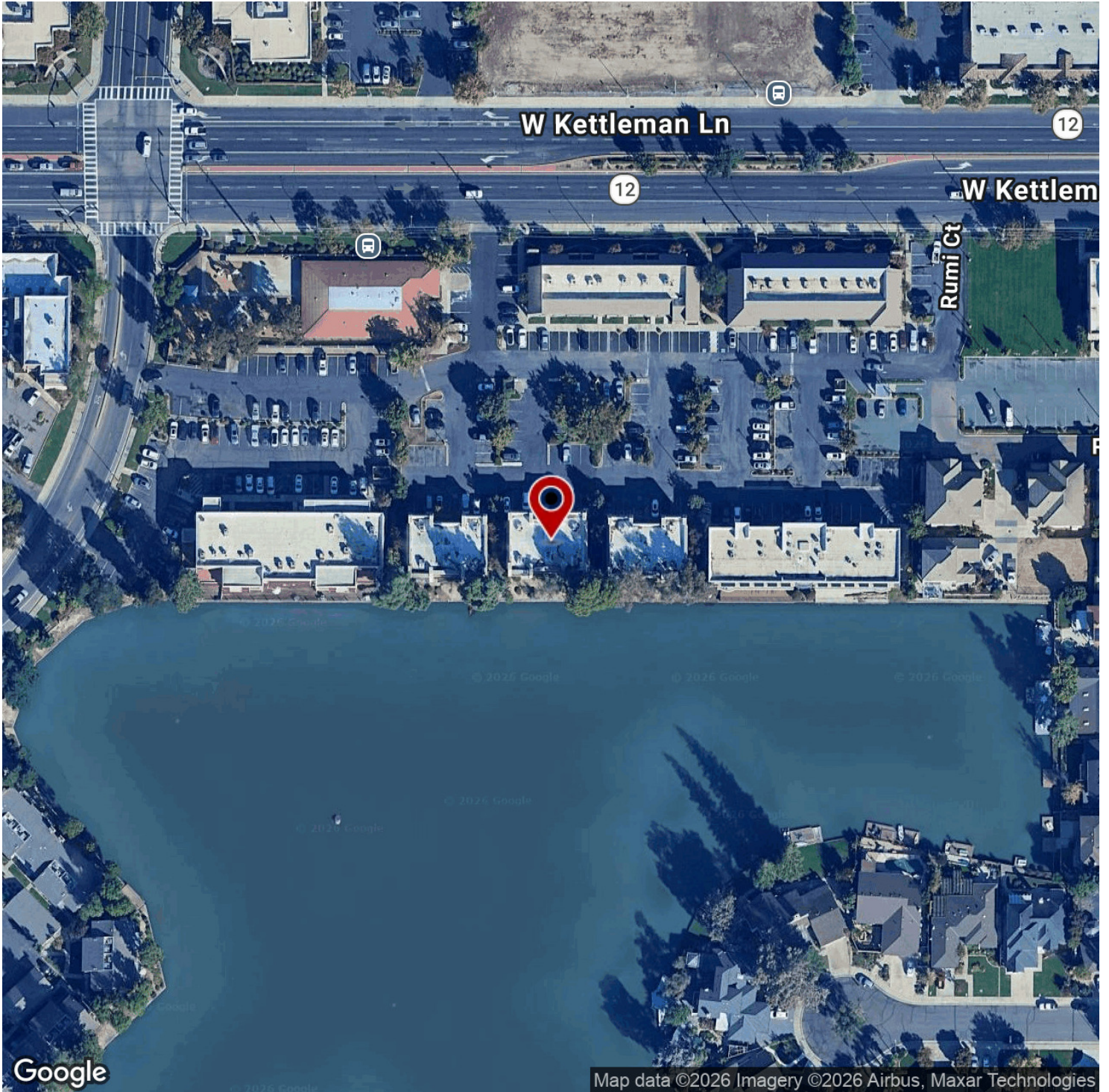
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LOCATION MAP

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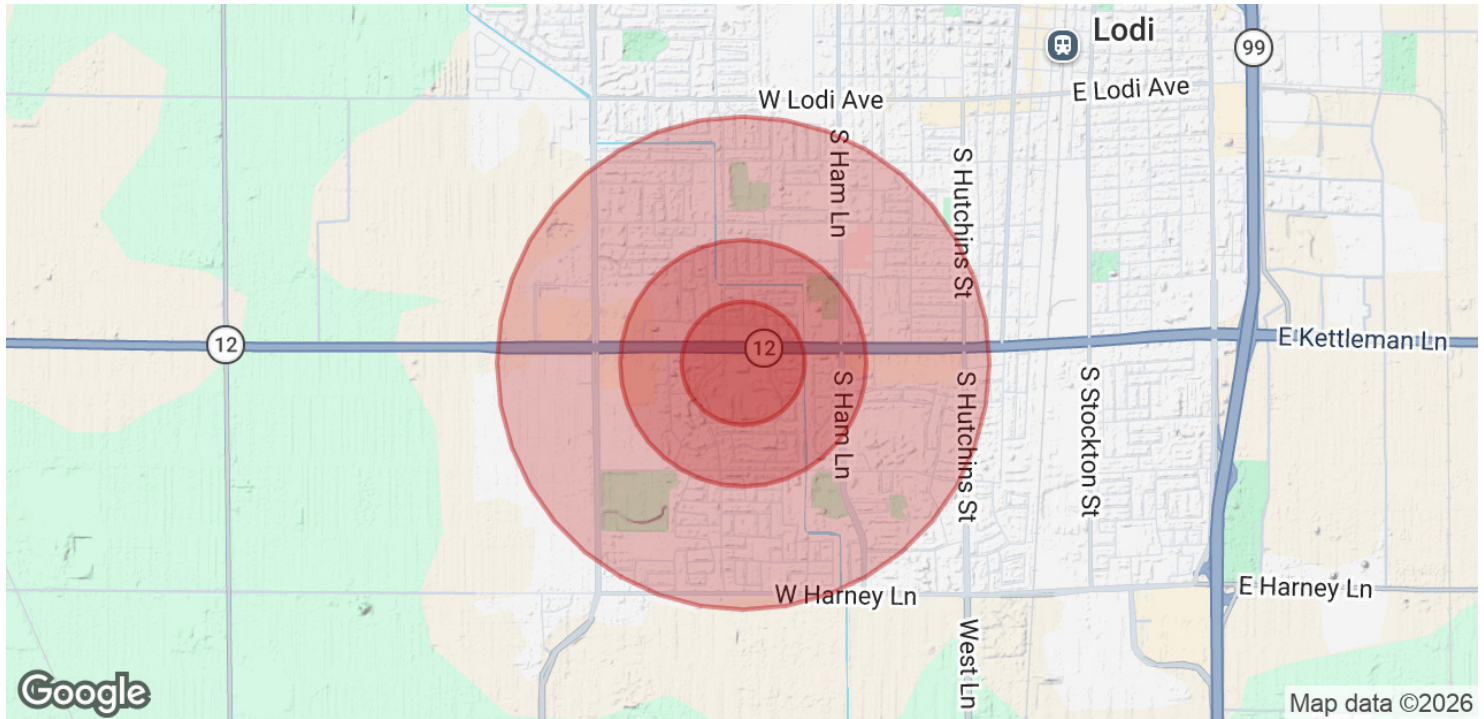
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,632	5,273	16,636
Average Age	41.2	40.9	39.3
Average Age (Male)	42.1	41.4	38.0
Average Age (Female)	38.7	39.5	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	659	2,099	6,035
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$128,803	\$129,102	\$124,604
Average House Value	\$522,409	\$544,443	\$549,576

2023 American Community Survey (ACS)

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