

BROOKSIDE BUSINESS PARK

FOR SALE OR LEASE

3404 SHADOWBROOK DRIVE

*SELLER FINANCING AVAILABLE

STOCKTON, CALIFORNIA

±3,200 SF Existing Building | ±1.2 AC Lot – Fantastic Redevelopment Site

***STARTING LEASE RATE: \$5,000 per month MG**

*Contact listing agent for details



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

LORIE LIDDICOAT

209.915.9913

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Lorie@LiddicoatCRE.com

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.

3404 SHADOWBROOK DRIVE:

PROPERTY FEATURES:

Lot Size: ± 1.2 AC
APN: 116-280-020
Zoned: CG- Commercial General (City of Stockton)
Fenced w/ routine security patrols via HOA
Seller Financing is available, contact listing agent for more information.

Building Size: $\pm 3,200$ SF

- Two ADA Accessible Restrooms
- Office
- Large open Space
- Insulated Ceilings
- Concrete Flooring
- Windows Throughout
- Parking: 12 onsite parking stalls w/additional 4/1,000 SF within Common Areas

Rare ± 1.2 Acre owner-user opportunity or ground lease opportunity within the highly regarded Brookside Business Park. One of the last remaining development sites in the area, offering flexibility for a custom facility up to $\pm 13,000$ SF. Existing $\pm 3,200$ SF building provides immediate use, with room for expansion or redevelopment. Excellent visibility, access, and a well-maintained business park environment. The property is in walking distance to Financial institutions and restaurants.



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LOCATION & DEMOGRAPHIC PROFILE

3404 Shadowbrook Drive, Stockton, California is located within the highly desirable Brookside neighborhood in northwest Stockton, a premier residential submarket known for its master-planned communities, within proximity to interstate 5, and access to Brookside Business Park. The median household income within the Brookside Master-Planned neighborhood is approximately \$93,600 and the average household income exceeding \$132,000 supporting higher discretionary spending and strong retail demand (ref:point2homes,statisticalatlas).

The area is further supported by key financial institutions, hospitality and recreational amenities which include the Courtyard Marriot Stockton, which supports business and visitor traffic, and the highly regarded Brookside Golf & Country Club. This premier private club features an 18-hole championship golf course spanning approximately 6,720 yards with a par 72, a course rating of 72.6.

These surrounding amenities reinforce Brookside's position as one of Stockton's most desirable sub-markets.



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3404 SHADOWBROOK DRIVE- INTERIOR PHOTOS



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3404 SHADOWBROOK DRIVE- EXTERIOR PHOTOS



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3404 SHADOWBROOK DRIVE- FLOOR PLAN



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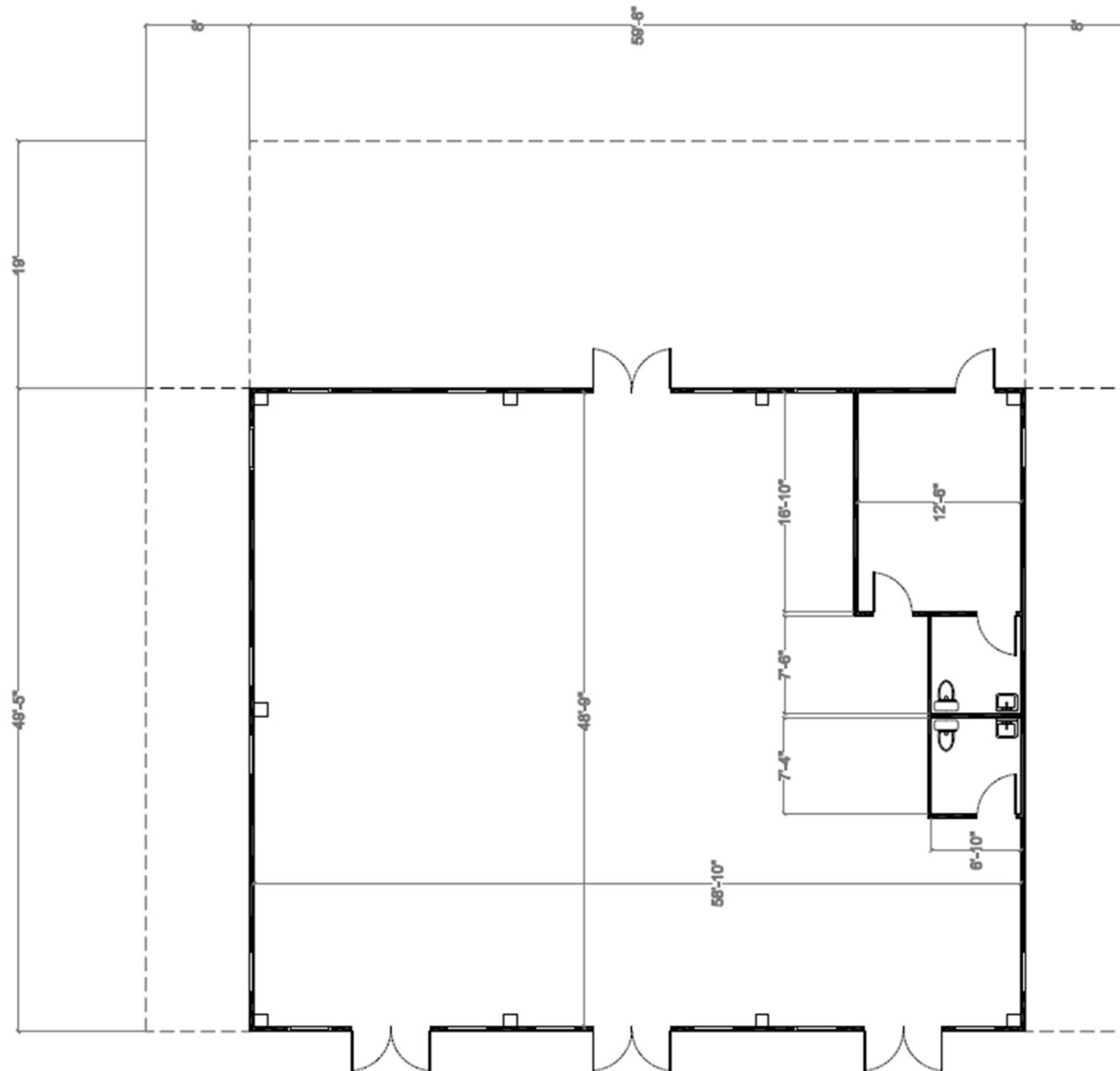
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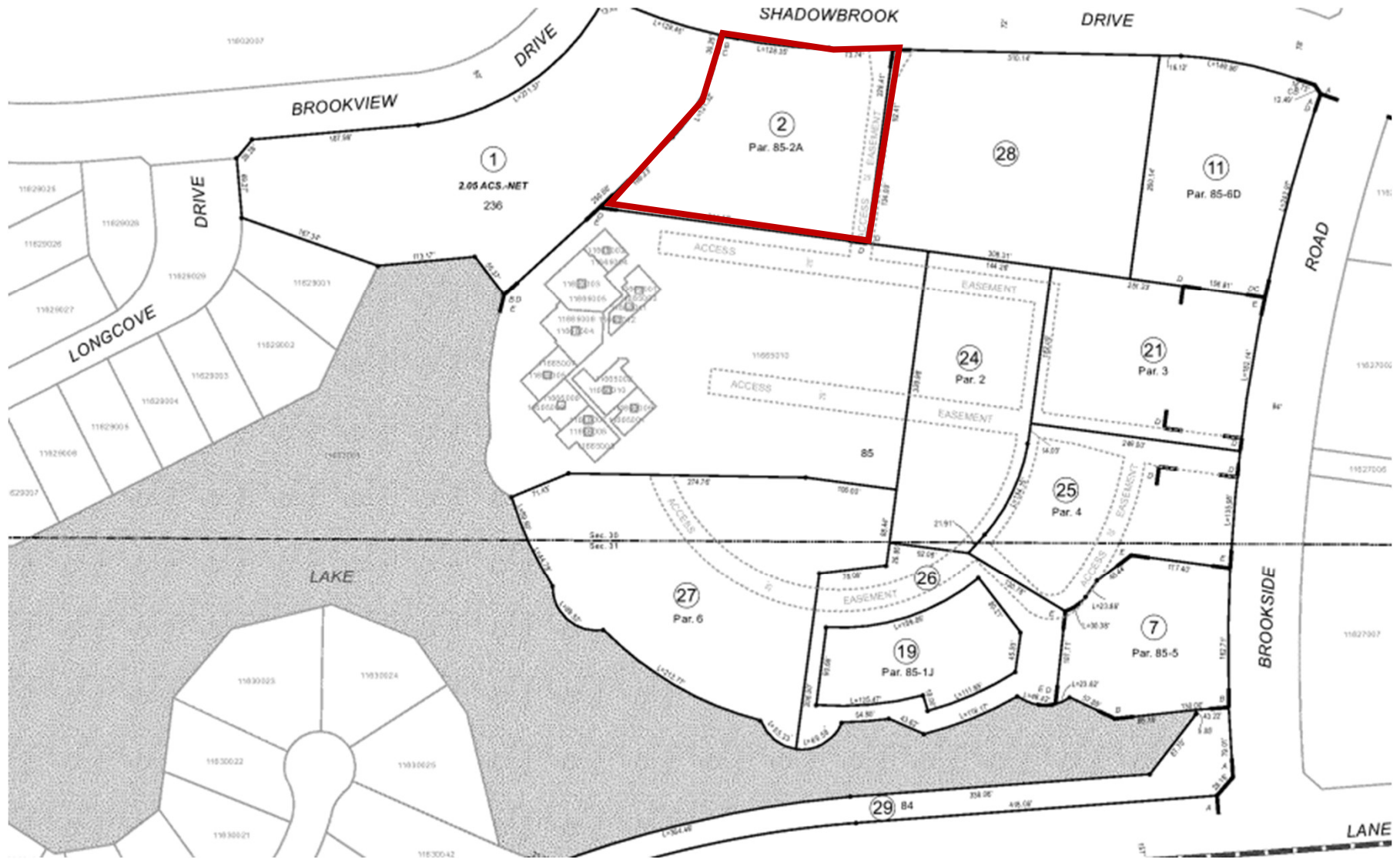
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3404 SHADOWBROOK DRIVE- PLOT MAP



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3404 SHADOWBROOK DRIVE- NEIGHBORING TENANTS

DOWNEY BRAND
ATTORNEYS LLP

BMO



OLD REPUBLIC TITLE

MEZZO



CHICAGO TITLE
BEST PEOPLE. BEST SERVICE. BEST EXPERIENCE.



PLASTIC SURGERY CENTER
OF STOCKTON | NATHAN A. KLUDT, MD



SIEGFRIED

COURTYARD[®]
BY MARRIOTT

Morgan Stanley



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