

For Sale

1350 W. Robinhood Dr • Stockton • CA • 95207



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Property Summary

Address: 1350 W. Robinhood Dr • Stockton
Sales Price: \$2,250,000
Building SF: ± 15,846 SF
Lot Size: ± 50,181 SF • ± 1.15 AC
Parking: 57 Spaces

Year Built: 1981
County: San Joaquin County
Property Type: Commercial Office
Parcel Number: 108-150-080
Procuring Broker Fee: 2.5%

Property Description:

This commercial office property offers a unique blend of functionality and convenience, perfect for diverse business needs. Situated in a suburban location, the single-story building encompasses 15,846 SF with a typical floor size matching the total RBA. Constructed in 1981, this Class B property stands 25 feet tall and features multi-tenant occupancy, providing ample space for a variety of businesses. Notably, the building is located in the highly accessible Robinhood Drive Office District. The property includes 57 surface parking spaces. Tenants benefit from prominent signage opportunities, and the surrounding area supports robust market conditions with low vacancy rates and competitive rental prices.



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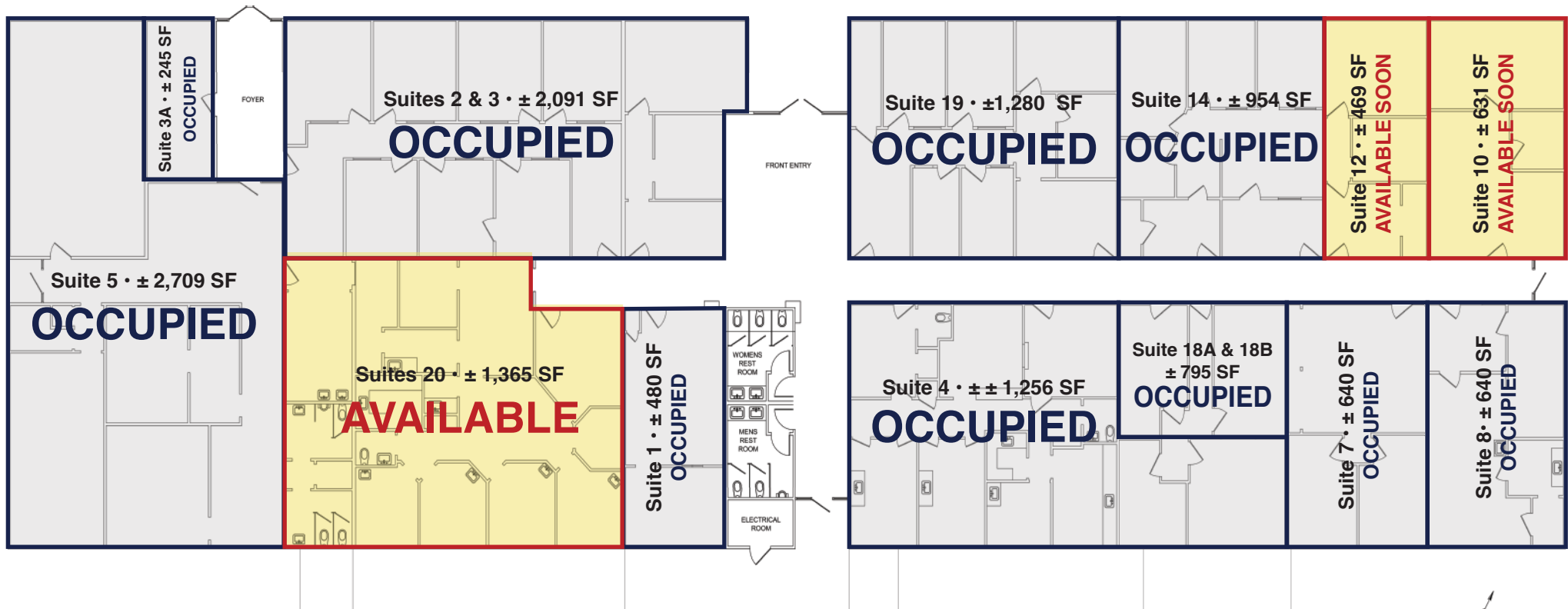
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Site Map



BUILDING = 15,478 SQ. FT.

FOYER = 209 SQ. FT.
 FRONT ENTRY & CORRIDOR = 1,405 SQ. FT.
 MAIN RESTROOM = 248 SQ. FT.



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Rent Roll

Suite No.	Square Feet	Start Date	Expiration Date	Term	Monthly Rent	PSF	Total	Annual Rent
1	± 480	September 1, 2012	July 31, 2027	179	\$ 695.50	\$ 1.45	\$ 695.50	\$ 8,346.00
2 & 3	± 2,091	August 1, 2023	July 31, 2028	60	\$ 2,856.47	\$ 1.37	\$ 2,856.47	\$ 34,277.64
3A	± 227	August 1, 2022	July 31, 2027	60	\$ 327.82	\$ 1.44	\$ 327.82	\$ 3,933.84
4	± 1256	September 15, 2022	September 14, 2027	60	\$ 2,174.85	\$ 1.73	\$ 2,174.85	\$ 26,098.20
5	± 2709	June 19, 2023	June 18, 2028	60	\$ 3,411.85	\$ 1.26	\$ 3,411.85	\$ 40,942.20
7	± 640	June 15, 2026	June 30, 2028	2	\$ 981.33	\$ 1.53	\$ 981.33	\$ 11,775.96
8	± 640	September 1, 1989	Month-to-Month		\$ 911.55	\$ 1.42	\$ 911.55	\$ 10,938.60
10	± 631					\$ -	\$ -	\$ -
12	± 469					\$ -	\$ -	\$ -
14	± 954	May 1, 2024	April 30, 2027	36	\$ 1,313.25	\$ 1.38	\$ 1,313.25	\$ 15,759.00
18A & 18B	± 795	January 1, 2024	January 31, 2027	37	\$ 824.00	\$ 1.04	\$ 824.00	\$ 9,888.00
19	± 1280	June 1, 2026	May 31, 2029	36	\$ 2,329.60	\$ 1.82	\$ 2,329.60	\$ 27,955.20
20	± 1365					\$ -	\$ -	\$ -
LOT	±	January 1, 2019	Month-to-Month		\$ 350.00	\$ -	\$ 350.00	\$ 4,200.00
Occupied Total:					\$ 16,176.22	\$ 14.44	\$ 16,176.22	\$ 194,114.64

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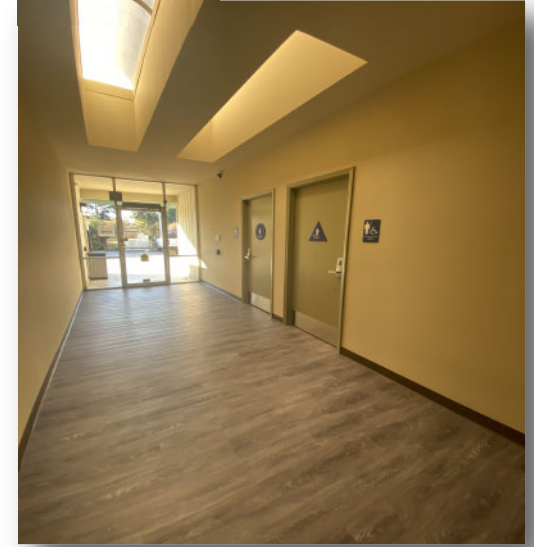
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Interior Common Area



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Exterior



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Location Map



SAN JOAQUIN
DELTA
COLLEGE



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Aerial View



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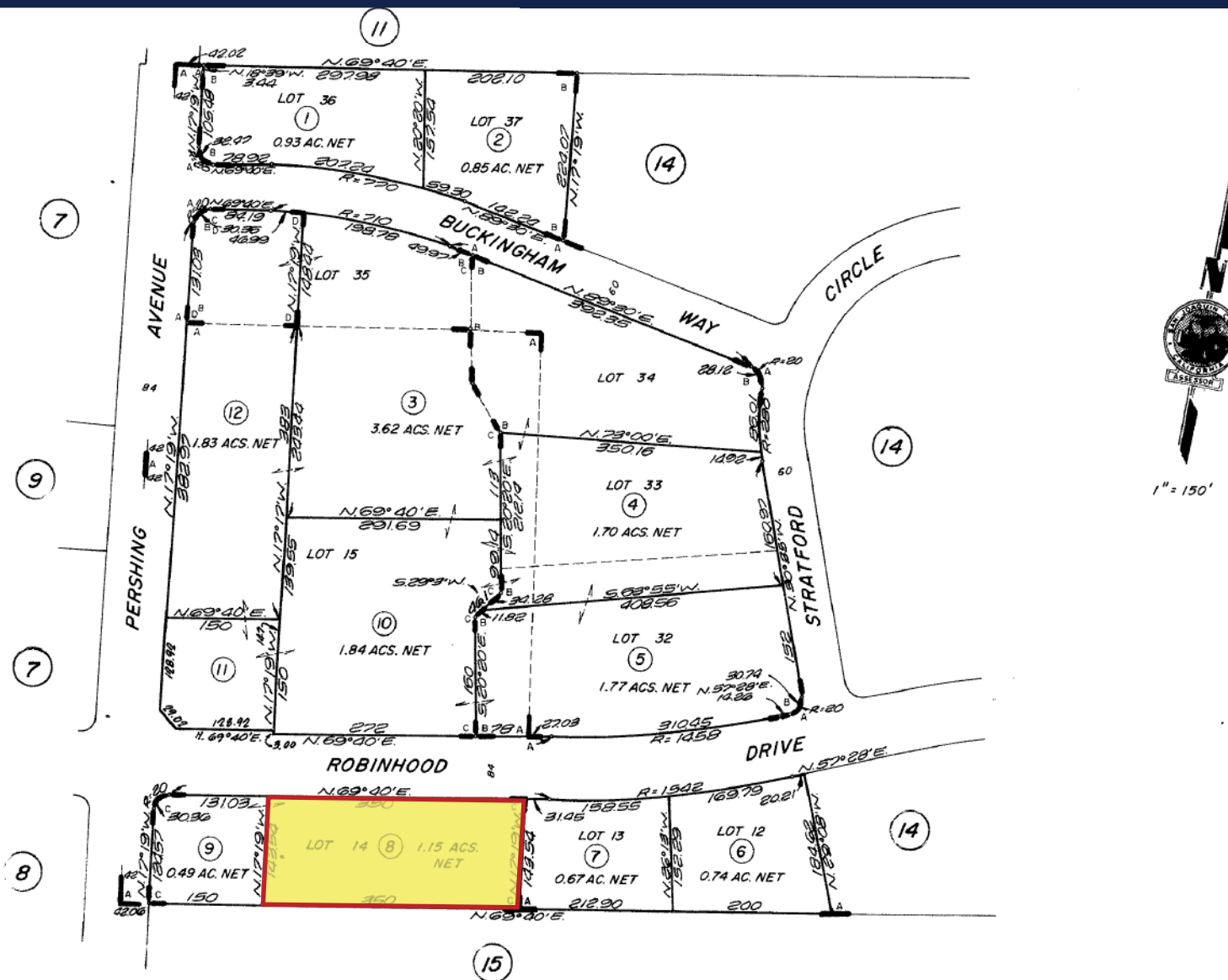
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Parcel Map



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