



The Central Valley's Premier Office Property

100% leased | Incredible Interstate 5 identity

Surrounded by over 1 million square feet
of Class A Retail Developments

\$28,180,000 (\$198.36 per sq. ft.)

10100
TRINITY
PARKWAY

STOCKTON, CALIFORNIA

CBRE

AFFILIATED BUSINESS DISCLOSURE

© 2026 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

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

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM OM_10100_Trinity_Pkwy 03/31/26

©2026 CBRE, Inc. All Rights Reserved.

[10100
TRINITY
PARKWAY]

CONTENTS



01
EXECUTIVE
SUMMARY



THE OFFERING

CBRE, as exclusive advisor, is pleased to present an outstanding opportunity to acquire the fee simple absolute interest in 10100 Trinity Parkway, Stockton, the California Central Valley’s premier Class A office complex.

This magnificent building is 100% leased with a roster of prestigious, high-credit tenants which have demonstrated long-term commitments given the Subject’s triple mint condition, suite of amenities and the convenience and benefits of being appurtenant to over one million square feet of top shelf retail developments.



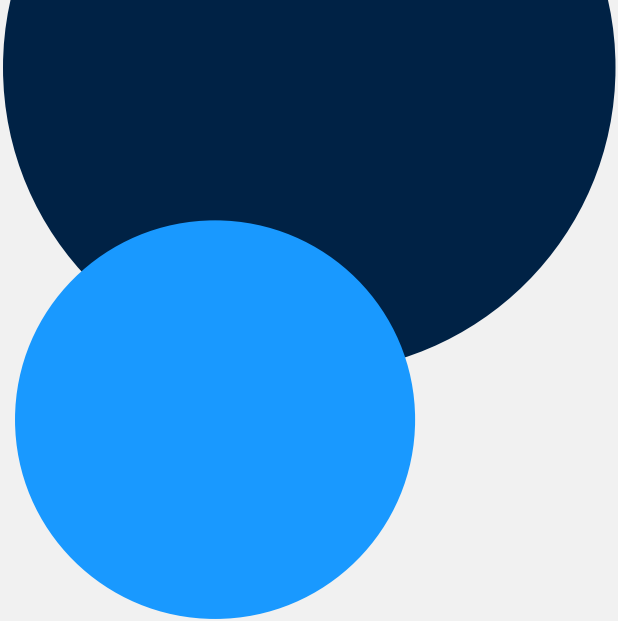
OFFERING SUMMARY

Address	10100 Trinity Parkway Stockton, California 95219	
Year Built	2004	
Net Rentable Area	±142,066 square feet	
Occupancy	100%	
Offering Price	\$28,180,000 (\$198.36 per square foot)	
Cap Rate	8.00% Year 1	
Major Tenants	A.G. Spanos	±30,554 SF
	State of California	±39,936 SF
	Bowman & Company	±16,874 SF
	Schuff Steel	±12,941 SF
	Stifel	±6,264 SF

INVESTMENT HIGHLIGHTS

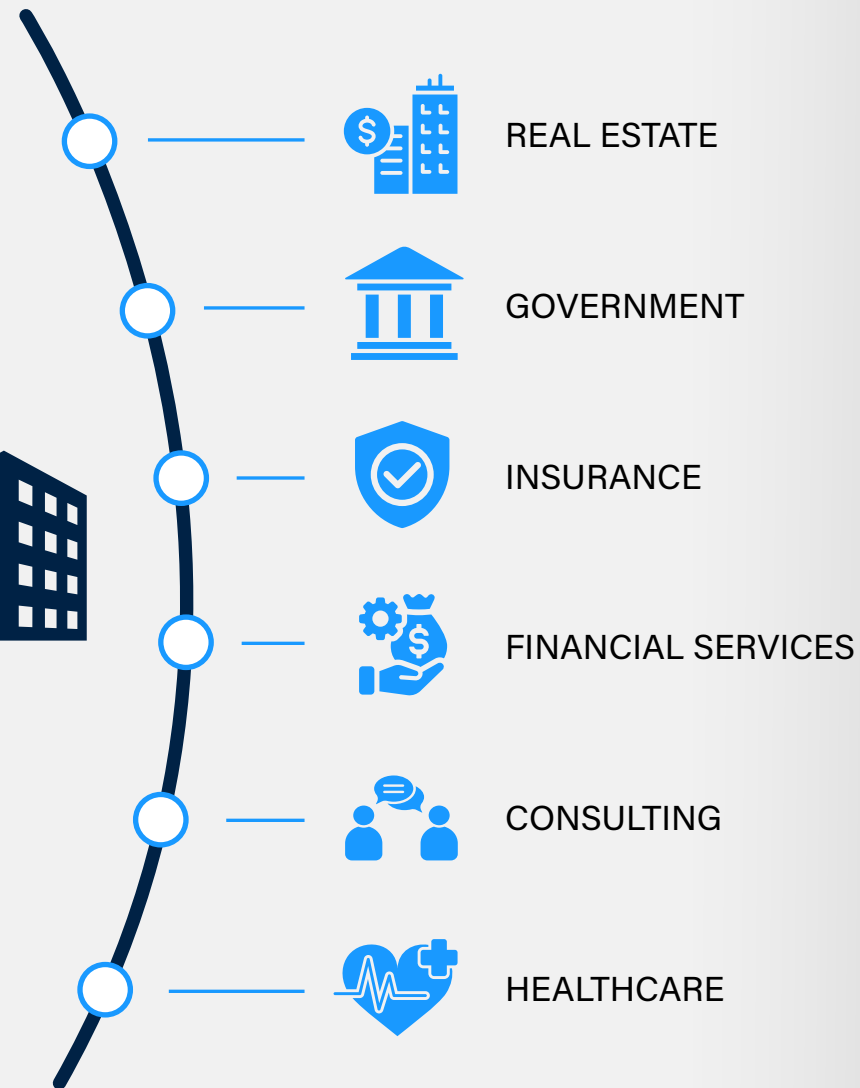
HIGHEST QUALITY MULTI-TENANT OFFICE BUILDING IN THE CENTRAL VALLEY

10100 Trinity Parkway is simply the finest opportunity of its type in California's Central Valley and one of the best office buildings offered for sale today in the Golden State. Whether one's qualifying metrics include initial yield, long-term returns or acquisition price per square foot the Subject is a best-in-class asset from beginning to end. It boasts above-standard interior finishes, flexible floor plates that readily accommodate single and multi-tenant configurations due to its remarkably efficient 9.4% load factor and an abundance of parking with a ratio of 4 spaces per 1,000 square feet. The Property has on-site food and beverage amenities, covered parking, a freight elevator, a gym, a security desk and a helipad. Directly adjacent to the Complex is Park West Place, a one million square foot retail development anchored by Lowe's, Target, Kohl's, Ross, Bed Bath & Beyond and PetSmart.



HIGH-CREDIT RENT ROLL WITH STRONG IN-PLACE INCOME

The Property is 100% leased to a diverse, high-credit tenant roster, representing a variety of industries, including:



61.4% of the rent roll is high net worth credit with the balance comprised of strong regional credit companies and high-quality local businesses serving the needs of Central Valley consumers.










Park West Place Retail

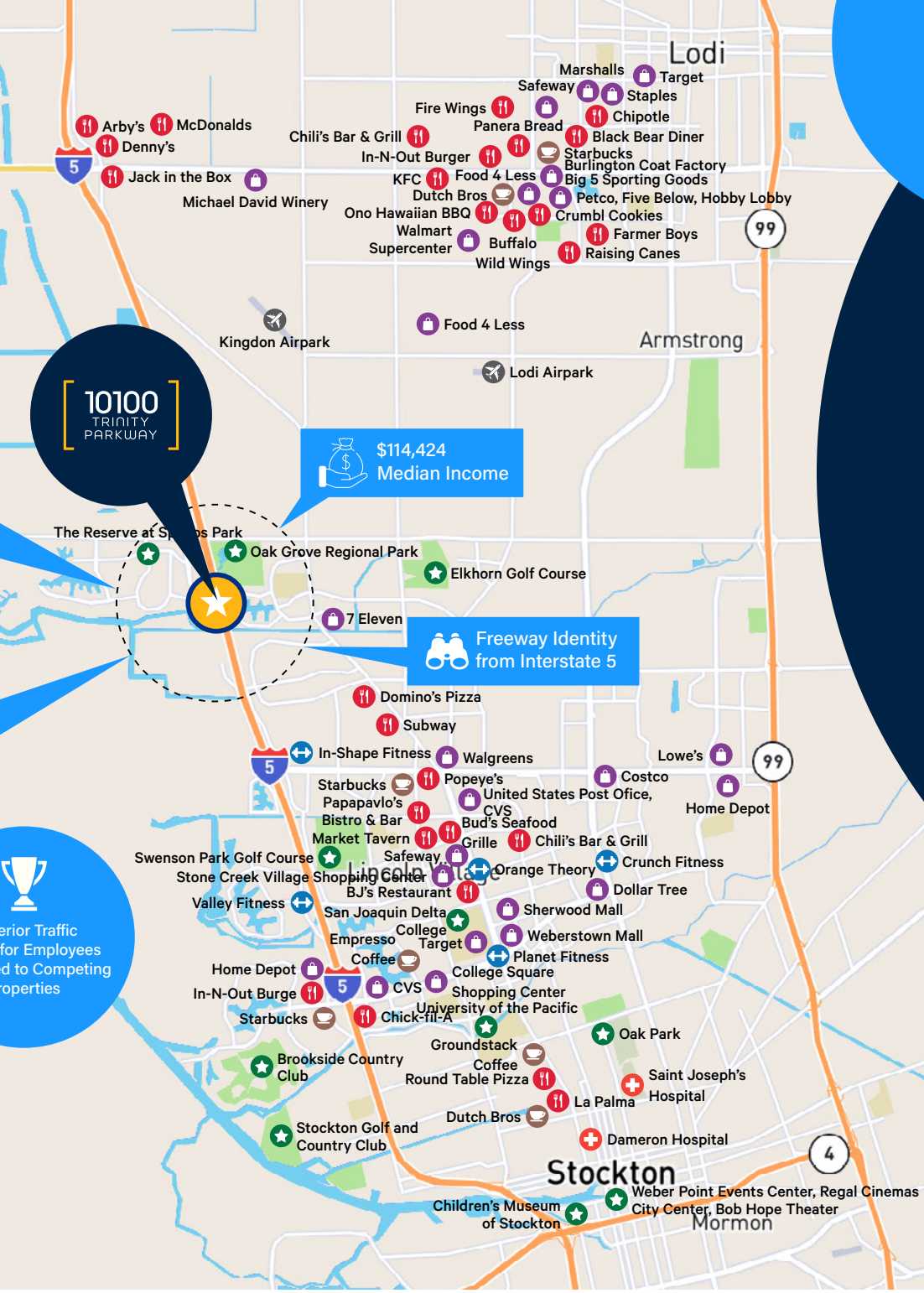
- | | |
|----------------------------|-----------------------------------------|
| 88 BaoBao Dumpling & Ramen | Moo Moo's Burger Barn |
| Ashley Homestore | My Kid's Dentist & Orthodontics |
| AT&T | Old Navy |
| AutoZone | Ono Hawaiian BBQ |
| Baskin Robbins | Panda Express |
| Bath & Body Works | Park West Dental Group and Orthodontics |
| Bob's Discount Furniture | PetSmart |
| Brows Arch | Raw Sushi Bistro |
| Chevron | Ross Dress for Less |
| Chipotle | Round Table Pizza |
| Daiso | See's Candies |
| Dollar Tree | Sharetea |
| El Pollo Loco | Sonic |
| European Wax Center | Sourdough & Co. |
| Famous Footwear | Sportsman's Warehouse |
| Five Below | Starbucks |
| GameStop | Subway |
| Great Clips | T.J. Maxx |
| H&R Block | Target |
| Happiness Nails & Spa | The Nails Corner |
| Huckleberry's | Tikka Masala Indian Cuisine |
| Jack in the Box | Tilly's |
| Jamba Juice | Torrid |
| Kohl's | UPS |
| Lowe's | Verizon |
| Mattress Firm | Wells Fargo |
| Maurice's | Wingstop |

ALONG TRINITY PARKWAY

- | | |
|----------------|---------------------------|
| America's Tire | McDonalds |
| ARCO | Mercedes-Benz of Stockton |
| Dutch Bros | Quick Quack Car Wash |
| | Walmart |

 Superior Traffic Routes for Employees Compared to Competing Properties

-  Dining
-  Retail
-  Coffee Shops/Bakeries
-  Fitness
-  Entertainment
-  Hospital
-  Airport



BEST LOCATION IN STOCKTON WITH PROMINENT IDENTITY AND EXCELLENT ACCESS

Strategically located on the west side of Interstate 5, the Property enjoys unobstructed visibility from the north and southbound lanes. The Property is approximately 15 minutes north of downtown Stockton and adjacent to Park West Place Retail, which provides numerous shopping and dining options. As Stockton's residential and retail markets continue to grow north, the A.G. Spanos Building is at the heart of new housing options and amenities. The Property is located in one of the most affluent neighborhoods in the area with an average household income of \$138,624.





Walmart

AutoZone

DOLLAR TREE

SONIC

McDonald's
Quick Quack CAR WASH
DUTCH BROS
Coffee

WELLS FARGO

AT&T

LOWE'S

10100 TRINITY PARKWAY

AMERICA'S TIRE
ARCO

Starbucks

Mercedes-Benz

Bath & Body Works

Starbucks
OLD NAVY
WING STOP
GameStop
ROSS
DRESS FOR LESS
KOHLS
TJ-MAXX
TARGET
FIVE BELOW
PET SMART

Shumway Oak Grove Regional Park

TRINITY PKWY

WEST SIDE FWY

INTERSTATE 5

INTERSTATE 5



02

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Address	10100 Trinity Parkway Stockton, CA 95219
Year Built	2004
Net Rentable Area	±142,066 square feet
Floors	Five main stories with a small 6th floor lobby to helipad
Assessor's Parcel Numbers / Acreage	066-020-27 ±2.62 acres 066-020-35 ±5.92 acres Total ±8.54 acres
Parking Spaces/Ratio	577 total surface parking spaces of which 14 are devoted to walk- ways and/or unloading areas. Some spaces are secured and covered with metal carports
Zoning	4 Spaces per 1,000 Square Feet MX – Mixed Use



SITE DESCRIPTION

The Property consists of two parcels totaling ±8.54 acres and is located on the west side of Interstate 5 in a prominent, unobstructed manner that is highly visible from both north and southbound lanes. The Building is located on Trinity Parkway, adjacent to McAuliffe Road and Consumnes Drive, in the Spanos Park West development.



SITE ACCESS

The Property can be accessed from Trinity Parkway.



SIDEWALKS/PARKING

All exterior walkways and circulation areas consist of concrete and ornamental paving. The Property features 577 parking stalls, providing a parking ratio of 4 spaces per 1,000 square feet. There are two active business park associations, Spanos Park West and Spanos Business Park, which have created a reciprocal parking agreement with neighboring parcels.



SIGNAGE

Exterior building signage is limited to the east and west facades above the first-floor glazing. The building has exterior directory signage at the main entry location and the interior of the main lobby.

CONSTRUCTION / BUILDING SYSTEM DETAIL



CONSTRUCTION

The Building is constructed of steel frame floors and roof structures. First floor construction is concrete slab on grade. Floors 2, 3, 4, and 5 are 6.5" of concrete fill over steel deck floor system. Roof structure is steel frame with insulating concrete fill and single-ply roof coverings.



EXTERIOR WALLS

Exterior wall surfaces are precast concrete panels, accent granite and stone veneer, and aluminum storefront construction. All glazing is solar grey tinted, 1" insulated glazing. All storefront is clear-anodized. Glazing on the south and east facades is 1" insulated glazing and includes a laminated glass component for increased acoustic capability.



WINDOWS

Interior windows are clear anodized with a 1/4" clear glazing. 1" horizontal mini-blinds are provided and are constructed from aluminum.



DOORS AND FRAMES

Door frames are constructed from 20-gauge aluminum/metal door frames and are knock-down type with a clear-anodized finish. All interior doors are 1-3/4" solid core wood stain grade manufactured by Marshfield Door Systems with an African Mahogany finish and a height of 9 feet.



ROOFS

Roof structure is steel frame with insulating concrete fill and single-ply roof coverings.





BUILDING SYSTEMS



HVAC

The Building has three roof-mounted HVAC units with primary distribution through the roof and adjacent floor levels. They are properly sized and zoned to provide heating/cooling to satisfy the design criteria in accordance with the ASHRAE Fundamentals handbook.



ELEVATORS

The Building has four traction-type elevators. Three are passenger elevators located in the main lobby while the fourth is a service elevator located at the south entry corridor. One of the passenger cabs goes directly to the fifth floor and also provides service to the helipad.



ELECTRICAL DISTRIBUTION

The Building shell provides primary electrical service (120/208 3-phase, 4W) to the electrical room located on each floor of the Building. Lighting control meets current Title 24 requirements, and lighting circuits are controlled by the ILC Lighting Control Panel in the Power/Telephone Room in floors 2 through 5, respectively. All 1st floor tenants have individual lighting control panels, Type ILC, from their distribution system, and connect same, via category 5e cable, to the 1st floor Lighting Control Panel. Lighting control panels are manufactured by Intelligent Lighting Controls, Inc.



PLUMBING

All sinks, excluding restrooms, located within tenant suites include a garbage disposal. The primary water lines have 1-inch piping and sewer systems have 4-inch piping.



FIRE/LIFE SAFETY

An automatic fire sprinkler system is provided with a minimum of one head per 150 square feet and a minimum of one head per room. Fire alarm horns/strobes are provided, along with illuminated exit signs.



FLOORS AND CEILINGS

The first-floor lobby has marble and granite flooring, gypsum board and acoustic tile ceilings and painted gypsum board walls. Interior corridors have acoustic tile and gypsum board ceilings, carpet flooring, and painted walls. Floors are finished in either carpeting or vinyl based upon each tenant's preference.



RESTROOMS

Restroom areas are finished with stone and tile flooring, with full height wainscoting on the first floor and four foot high wainscoting on floors two through five. Both the walls and ceilings feature a gypsum board construction. Stone countertops are provided in the first-floor restroom, while solid surface countertops are provided on floors two, three, and four. The fifth floor features restrooms with custom, high-end finishes including showers adjacent to the in-house gym as well as clothing lockers for work-out participants.. There are solid surface toilet partitions on all floors.



UTILITIES

- **Water:** The City of Stockton
- **Sewer:** The City of Stockton
- **Gas:** Pacific Gas & Electricity
- **Electricity:** Pacific Gas & Electricity



SITE PLAN



PARCEL MAP



03

FINANCIAL ANALYSIS



ASSUMPTIONS

BUILDING PROFILE	
Project Name	10100 Trinity Parkway
Street Address	10100 Trinity Parkway
City	Stockton
State	CA
Property Type	Office
Rentable Square Feet	142,066 SF
Absorption Period	-
Projected Occupancy as of 8/1/26	100.00%

GLOBAL UNDERWRITING ASSUMPTIONS	
Commencement Date	August 1, 2026
Hold Period	8 Years
Growth Rates	
Operating Expenses	0.00%
Real Estate Taxes Growth [1]	2.00%
Market Rent	3.00%
CY 2027 + -	3.00%
General Vacancy Loss [2]	0.00%
Management Fee (% of EGR)	0.00%
Capital Reserves (CY 2026 Value)	\$0.20 PSF

LEASING ASSUMPTIONS	
Market Leasing Type	\$2.70 FSG
Retention Ratio	80.00%
Financial Terms	
2026 Monthly Market Rent	\$2.70 PSF
Rent Adjustment	3.00% Annually
Lease Term	5 Years
Expense Recovery Type	New Base Year (100% GU)
Tenanting Costs	
Free Rent	
New	3.0 Month(s)
Renewal	1.0 Month(s)
Weighted Average	1.40 Month(s)
Tenant Improvements (\$/NRSF)	
New	\$30.00 PSF
Renewal	\$15.00 PSF
Weighted Average	\$18.00 PSF
Leasing Commissions [3]	
New	6.00%
Renewal	5.00%
Weighted Average	5.20%
Downtime	
New	6 Month(s)
Weighted Average	1 Month(s)

[1] Real Estate Taxes have been reassessed at the estimated purchase price based on a millage rate of 1.111300% plus special assessments of \$21,114.
 [2] No General Vacancy Loss modeled in this analysis.
 [3] Leasing Commissions are assumed to remain flat throughout the analysis. Retail Leasing Commissions are calculated by applying 100% of the rates shown above for lease years 1-5, and 50% of the above rates for lease years 6 and beyond.

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

PRICING MATRIX

GUIDING METRICS

\$28.18 M	\$198 PSF	\$59 PSF	\$228 PSF	8.00%	8.95%	1.78x	8.99%
Purchase Price	\$/PSF	Contractual NOI	All-In Basis \$/PSF	Year 1 Cap Rate	Unleveraged IRR	Unleveraged Equity Multiple	Year 8 Return on Cost

Purchase Price [1]	All-In Basis		Capitalization Rates		8-Year Unleveraged		Return on Cost
	\$/PSF [2]	Total Price	\$/PSF [2]	Year 1 Yield	IRR	Equity Multiple	Year 8
\$30,059,000	\$212	\$34,290,500	\$241	7.50%	7.88%	1.67x	8.49%
\$29,089,000	\$205	\$33,320,500	\$235	7.75%	8.42%	1.72x	8.74%
\$28,179,900	\$198	\$32,411,400	\$228	8.00%	8.95%	1.78x	8.99%
\$27,326,000	\$192	\$31,557,500	\$222	8.25%	9.47%	1.83x	9.23%
\$26,522,000	\$187	\$30,753,500	\$216	8.50%	9.98%	1.89x	9.47%

Exit Cap 8.50%
Gross Residual PSF \$245

Property Overview		Residual Value		8-Year Capital Costs		
Property	10100 Trinity Parkway	Hold Period	8 Years	Category	Expense	PSF
PSF	142,066 SF	Following Year's NOI	\$2,959,122	Tenant Improvements	\$2,653,321	\$18.68
Hold Period	8 Years	Terminal Cap Rate	8.50%	Leasing Commissions	\$1,328,241	\$9.35
% Leased as of (Aug-26)	100%	Reversion Price	\$34,813,203	Capital Reserves	\$249,938	\$1.76
In-Place NOI	\$2,254,392	Cost of Sale (1.00%)	\$348,132	All Other Capital Expenditures	\$0	\$0.00
Year 1 NOI	\$2,254,392	Net Proceeds from Sale	\$34,465,071	Total	\$4,231,500	\$29.79
Mark-to-Market NOI	\$2,257,139	Net Proceeds PSF	\$242.60			

[1] All Purchase Prices reflect Real Estate Taxes reassessed at the target price of \$28,180,000. Real Estate Taxes have not been reassessed at each Purchase Price on this schedule.

[2] Based on 142,066 Square Feet.

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

CASH FLOW

FISCAL YEAR ENDING - JULY 31	2027	2028	2029	2030	2031	2032	2033	2034	2035
Physical Occupancy	100.00%	98.87%	99.46%	99.22%	98.61%	98.21%	98.26%	99.63%	99.05%
Overall Economic Occupancy [1]	100.00%	97.26%	98.92%	97.87%	97.13%	95.28%	96.20%	98.82%	97.74%
Weighted Average Market Rent	\$2.75	\$2.83	\$2.91	\$3.00	\$3.09	\$3.18	\$3.28	\$3.38	\$3.48
Weighted Average In Place Rent [2]	\$2.70	\$2.73	\$2.84	\$2.90	\$2.98	\$3.02	\$3.16	\$3.30	\$3.38
Total Operating Expenses PSF Per Year	\$16.69	\$16.99	\$17.47	\$17.96	\$18.48	\$19.00	\$19.54	\$20.10	\$20.67
Lease SF Expiring (Initial Term Only)	5,238	19,181	9,206	8,033	54,279	10,427	0	0	0
Lease SF Expiring (Cumulative %)	3.69%	17.19%	23.67%	29.32%	67.53%	74.87%	74.87%	74.87%	74.87%
	[3]								
	FY 2027								
	\$/SF/YR								
REVENUES									
Scheduled Base Rent									
Gross Potential Rent	\$32.38	\$4,599,405	\$4,734,945	\$4,863,032	\$5,010,816	\$5,159,053	\$5,320,155	\$5,506,887	\$5,669,316
Absorption & Turnover Vacancy	0.00	0	(54,422)	(27,161)	(39,969)	(74,260)	(95,635)	(96,706)	(21,425)
Free Rent	0.00	0	(76,191)	(25,874)	(68,612)	(77,537)	(160,317)	(118,199)	(47,184)
Total Scheduled Base Rent	32.38	4,599,405	4,604,332	4,809,997	4,902,235	5,007,256	5,064,203	5,291,981	5,600,707
Expense Recoveries	0.01	786	11,528	32,961	60,347	94,457	77,884	114,462	136,218
Parking Easement Reimbursement	0.18	25,438	26,201	26,987	27,796	28,630	29,489	30,374	31,285
TOTAL GROSS REVENUE	32.56	4,625,629	4,642,060	4,869,945	4,990,378	5,130,343	5,171,576	5,436,817	5,768,210
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	32.56	4,625,629	4,642,060	4,869,945	4,990,378	5,130,343	5,171,576	5,436,817	5,768,210
OPERATING EXPENSES									
Utilities	(5.05)	(717,689)	(730,249)	(752,156)	(774,721)	(797,962)	(821,901)	(846,558)	(871,955)
Maintenance + HVAC	(3.05)	(432,706)	(440,278)	(453,487)	(467,091)	(481,104)	(495,537)	(510,403)	(525,715)
Janitorial	(2.19)	(311,680)	(317,135)	(326,649)	(336,448)	(346,542)	(356,938)	(367,646)	(378,675)
Office + Mgmt + Admin	(1.03)	(146,848)	(149,417)	(153,900)	(158,517)	(163,272)	(168,171)	(173,216)	(178,412)
Security	(1.38)	(195,491)	(198,912)	(204,880)	(211,026)	(217,357)	(223,878)	(230,594)	(237,512)
Landscaping	(0.55)	(78,134)	(79,501)	(81,886)	(84,343)	(86,873)	(89,479)	(92,163)	(94,928)
Insurance	(1.06)	(150,760)	(153,398)	(158,000)	(162,740)	(167,622)	(172,651)	(177,831)	(183,166)
Real Estate Taxes	(2.38)	(337,929)	(344,265)	(350,728)	(357,321)	(364,045)	(370,903)	(377,899)	(385,035)
TOTAL OPERATING EXPENSES	(16.69)	(2,371,237)	(2,413,156)	(2,481,686)	(2,552,207)	(2,624,777)	(2,699,458)	(2,776,310)	(2,855,398)
NET OPERATING INCOME	\$15.87	\$2,254,392	\$2,228,905	\$2,388,260	\$2,438,171	\$2,505,566	\$2,472,118	\$2,660,507	\$2,912,812

(continued on next page)

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

CASH FLOW

FISCAL YEAR ENDING - JULY 31		2027	2028	2029	2030	2031	2032	2033	2034	2035
CAPITAL COSTS										
Tenant Improvements	0.00	0	(352,246)	(119,619)	(317,209)	(480,649)	(618,998)	(625,929)	(138,671)	(367,733)
Leasing Commissions	0.00	0	(176,333)	(59,881)	(158,794)	(240,611)	(309,868)	(313,337)	(69,418)	(184,085)
Capital Reserves	(0.20)	(28,413)	(28,910)	(29,778)	(30,671)	(31,591)	(32,539)	(33,515)	(34,521)	(35,556)
TOTAL CAPITAL COSTS	(0.20)	(28,413)	(557,489)	(209,277)	(506,674)	(752,850)	(961,405)	(972,782)	(242,609)	(587,374)
OPERATING CASH FLOW	\$15.67	\$2,225,979	\$1,671,415	\$2,178,983	\$1,931,497	\$1,752,715	\$1,510,713	\$1,687,725	\$2,670,203	\$2,371,748
ACQUISITION & RESIDUAL SALE										
Purchase Price	(\$28,179,900)	0	0	0	0	0	0	0	0	All Cash
Net Residual Value [4]	0	0	0	0	0	0	0	0	34,465,071	IRR
CASH FLOW BEFORE DEBT	(\$28,179,900)	\$2,225,979	\$1,671,415	\$2,178,983	\$1,931,497	\$1,752,715	\$1,510,713	\$1,687,725	\$37,135,274	8.95%

NOI Return	8.00%	7.91%	8.48%	8.65%	8.89%	8.77%	9.44%	10.34%
NOI Metrics								
Annual % Change in NOI	-	-1.13%	7.15%	2.09%	2.76%	-1.33%	7.62%	9.48%
Compound Annual Growth Rate (CAGR)	-	-1.13%	2.93%	2.65%	2.68%	1.86%	2.80%	3.73%
Return on Cost	7.99%	7.75%	8.24%	8.27%	8.29%	7.92%	8.27%	8.99%
Untrended Return on Cost (@ Market)	8.00%	7.85%	7.79%	7.66%	7.47%	7.24%	7.02%	6.96%
UNLEVERAGED Cash Return	7.90%	5.93%	7.73%	6.85%	6.22%	5.36%	5.99%	9.48%
Rolling - All Cash IRR	0.02%	6.32%	7.43%	7.91%	7.34%	8.10%	8.89%	8.95%

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 142,066 square feet.

[4] Net Residual Value is calculated by dividing Year 9 NOI by the Residual Cap Rate of 8.50% and applying a 1.00% Cost of Sale, with a resulting Net Residual Value of \$243 PSF.

The Full Financial Analysis is available on the due diligence site.
For access, please contact the broker, Randy Getz (randy.getz@cbre.com).

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

04

TENANT OVERVIEW



TENANT PROFILES



A.G. SPANOS COMPANIES

±30,554 SF
Suite 500
<https://agspanos.com/>

A family-owned builder of multi-family housing and master planned communities with over 60 years of operational experience. The Company's mission is to enhance the communities where they build and develop projects that endure.

STATE OF CALIFORNIA DEPARTMENT OF SOCIAL SERVICES

±21,108 SF
Suite 200
<https://www.cdss.ca.gov/>

California Department of Social Services provides programs to serve, aid, and protect needy and vulnerable children and adults in ways that strengthen and preserve families, encourage personal responsibility, and foster independence. CDSS is comprised of more than 4,200 employees.

STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT

±19,828 SF
Suites 105, 115, 210 & 425
<https://edd.ca.gov/>

The State of California Employment Development Department offers support for job seekers, claims and employers and facilitates access to resources for unemployment, disability, paid family leave, jobs and training, payroll taxes and labor market information.

BOWMAN CERTIFIED PUBLIC ACCOUNTANTS

±16,874 SF
Suites 310 & 325
<https://cpabowman.com/>

Tax services, audit and assurance, small business services and human resources consulting since 1949.

SCHUFF STEEL COMPANY

±12,941 SF
Suite 400
<https://www.schuff.com/>

Administrative offices for North America's largest and most experienced structural steel fabricator and erector. These are the folks who produced the steel and the know-how for such high profile projects as Wilshire Grand, Apple's Corporate Headquarters and SoFi Stadium.

SAN JOAQUIN COUNTY CLINICS

±10,427 SF
Suite 100
<https://www.sjcphs.org/docs/default-source/phs-documents/default-document-library/clinic-locations-sj-county.pdf>

This is the administrative office overseeing San Joaquin County Clinics, which are located in Stockton, Lodi, Manteca, Tracy and French Camp

STIFEL

±6,264 SF
Suite 320
<https://www.stifel.com/branch/ca/stockton>

Stifel is a global wealth management and investment banking company, offering brokerage, trading, research and corporate advisory services. Established in 1890, the company has more than 400 locations across the United States.

TENANT PROFILES



FCB HOMES

±6,240 SF
Suites 410 & 420
<https://www.fcbhomes.com/>

Founded in 1991, FCB Homes designs new home developments in California's Central Valley. They were named 2025 "Best Building in San Joaquin County" by San Joaquin Magazine.

CENTRAL VALLEY TRAINING CENTER

±4,975 SF
Suite 110
<https://cvtcinc.com/>

The Central Valley Training Center offers a variety of consumer services designed to educate, facilitate, train and assist individuals in reaching their full potential and living life to the fullest. Their suite of programs include behavior support, community integration, person-centered planning, emergency response for individuals in crisis and vocational training.

ASSOCIA NORTHERN CALIFORNIA

±4,069 SF
Suite 305
<https://www.associanortherncalifornia.com/>

Associa provides property management services throughout Northern California. Their community management team members are based out of six branch offices and lead the industry in professional certifications and designations and have helped hundreds of local associations achieve their visions.

MID VALLEY IT

±2,942 SF
Suite 440
<https://www.midvalleyit.com/>

Founded in 2007, Mid Valley IT assists businesses in California's Central Valley with outsourced IT support services. The company provides desktop and server support and works with clients' identified organizational strategies to align technology programs with businesses' needs.

ROBERT HALF INTERNATIONAL

±2,617 SF
Suite 330
<https://www.roberthalf.com/us/en/locations/ca-stockton/10100-trinity-pkwy>

Robert Half International provides staffing and recruiting services, specializing in finance and accounting, administrative and customer support, technology, marketing and creative, and legal. Founded in 1948, the company has more than 300 staffing locations.

LIFEPATH WEALTH ADVISORS

±2,478 SF
Suite 430
<https://www.lifepathwealthadvisor.net/>

LifePath Wealth Advisors offer comprehensive wealth management planning including financial planning, investment management, and risk management/insurance planning. Security and advisory services are offered through LPL Financial.

DKM WEALTH MANAGEMENT, LLC

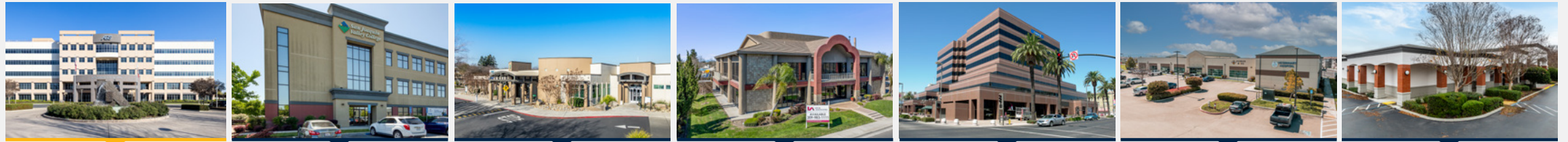
±1,169 SF
Suite 450
<https://www.dkmwealth.com/>

Independent registered investment advisory since 2021. Services provided include wealth management, estate planning, tax, insurance and business planning. DKM's investment options include private investments from private equity, real estate, and private debt. They focus on tax management and decreasing long-term tax liability through the use of asset placement, tax-loss harvesting, Roth IRA conversions, and other strategies.

05
MARKET
OVERVIEW



SALES COMPARABLES



	SUBJECT 10100 Trinity Parkway Stockton	5380 Pirrone Rd. Salida	1721 W. Yosemite Ave. Manteca	5151 Montauban Ave. Stockton, CA	400 E. Main St. Stockton	17270-17272 Golden Valley Pkwy. Lathrop	1011 Sylvan Ave. Modesto
Date Sold	TBD	Jan. 15, 2026	Dec. 15, 2025	Nov. 7, 2025	Oct. 24, 2025	Oct. 24, 2025	Oct. 3, 2025
Sale Type	TBD	Investment	Owner User	Owner User	Owner User	Investment	Investment
Purchaser	TBD	Private Individual Lodi, CA	Kaiser Permanente Oakland, CA	Stockton Unified School District Stockton, CA	County of San Joaquin Stockton, CA	Naadi Healthcare Manteca, CA	ExchangeRight Pasadena, CA
Tenant(s)	AG Spanos Co.; CA EDD; CA Dept. of Social Services; Bowman CPAs; others	San Joaquin Valley College; Seva Hospice; CareOne Home Health	Kaiser Permanente	Montauban Business Park LLC	Stockton Collegiate; Verizon Wireless; others	Golden Valley Vet Clinic; Engeo; Human Bees; Westlake Royal Roofing	Sutter Valley Medical Foundation; Sylvan Eye Associates
Year Built	2004	2008	2003	2008	1988	2005	2000
Occupancy	100%	100%	100%	100%	82%	100%	78%
Price	\$28,180,000	\$9,315,000	\$14,500,000	\$3,600,000	\$50,000,000	\$6,700,000	\$9,298,800
Property Size	142,066 RSF	42,062 SF	44,222 SF	16,000 SF	246,441 SF	24,000 SF	28,369 SF
Cap Rate	8.00%	8.86%	8.2%	N/A	N/A	6.36%	6.0%
Price/SF	\$198	\$221	\$328	\$225	\$203	\$279	\$328

(continued on next page)






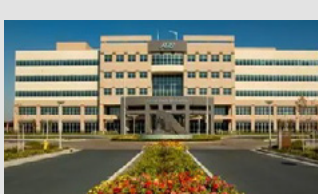
SALES COMPARABLES



	SUBJECT 10100 Trinity Parkway Stockton	612 Carlton Ave. Stockton	156 N. Maag Ave. Oakland	2200 Orchard Pkwy. Tracy	165 Saint Dominics Dr. Manteca	2850 N. Tracy Blvd. Tracy
Date Sold	TBD	Aug. 28, 2025	Jul. 25, 2025	Jun. 2, 2025	Oct. 30, 2024	Apr. 11, 2024
Sale Type	TBD	Investment	Investment	Investment	Owner User	Investment
Purchaser	TBD	Green Valley Real Estate & Mortgage Clovis, CA	Terramed Real Estate Solutions Bala Cynwyd, PA	Capital West Properties, LLC Diablo, CA	Kaiser Foundation Hospitals Oakland, CA	Valley Fresh Foods Inc. Turlock, CA
Tenant(s)	AG Spanos Co.; CA EDD; CA Dept. of Social Services; Bowman CPAs; others	CA Dept. of Corrections	Oakdale Veterinary Group; VetCor	Sutter Health; DaVita Inc.	Kaiser Foundation Hospitals	Trosien Orthodontics; Movement Mortgage; others
Year Built	2004	2004	2023	2025	1984	2000
Occupancy	100%	100%	100%	100%	100%	86.8%
Price	\$28,180,000	\$6,000,000	\$6,000,000	Not Disclosed	\$6,250,000	\$4,600,000
Property Size	142,066 RSF	24,058SF	13,000 SF	10,020 SF	15,939 SF	15,177 SF
Cap Rate	8.00%	8.5% (estimated)	9.01%	6.00%	5.00% (estimated) (1)	7.06%
Price/SF	\$198	\$249.40	\$462	Not Disclosed	N/A (1)	\$303

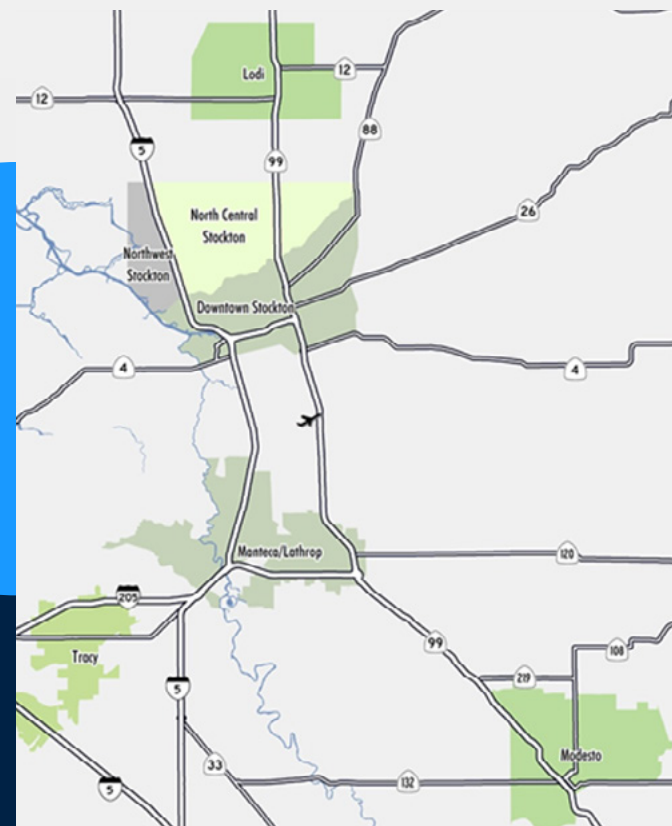
COMPETING PROPERTIES



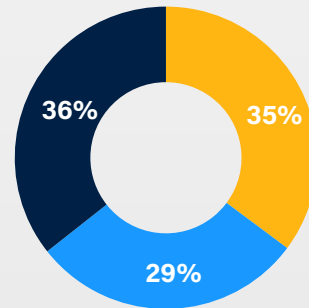
		Est. Total RSF	Est. Available	Est. Vacancy %
	1776 W March Lane	95,421	2,558	2.68%
	2800 W March Lane (March Tower)	53,237	-	0.00%
	3247 W March Lane (State Fund Building)	74,907	5,609	7.49%
	3255 W March Lane (Grupe Building)	68,000	-	0.00%
	400 E Main Street	246,881	-	0.00%
	SUBJECT - 10100 Trinity Parkway	142,066	-	0.00%
			Average	1.69%

CENTRAL VALLEY OFFICE MARKET

Stockton is the largest city within California's Central Valley 9.6 million square foot office market. An uptick in leasing activity in recent years combined with a growing population and a nearly non-existent development pipeline have driven the vacancy rate down to 5.6%, the lowest level in many years. Rental rates are climbing, but are still measurably below the necessary level to stimulate development of new inventory of any kind.



Q4 2025 LEASES BY INDUSTRY



- Professional Services
- Healthcare
- Government

SUBMARKET STATISTICS

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Direct Asking Rate FSG (\$)	Q4 Net Absorption	2025 Net Absorption\
Downtown Stockton	2,189,946	5.4	7.7	1.42	736	(11,031)
Class A	464,506	4.1	4.1	1.80	0	0
Class B	1,079,289	4.2	7.8	1.36	736	(7,692)
Lodi	604,939	3.3	3.3	1.71	0	3,637
Class A	196,532	6.1	6.1	1.75	0	3,637
Class B	126,957	1.8	1.8	1.50	0	0
Manteca/Lathrop	352,385	4.5	5.2	2.25	0	0
Class A	0	0	0	0.00	0	0
Class B	317,817	4.0	4.9	2.25	0	0
Modesto	3,444,009	5.0	6.1	1.65	(13,146)	21,646
Class A	838,251	2.7	4.2	1.94	417	31,008
Class B	1,385,897	4.7	6.1	1.70	(9,605)	(5,366)
North Central Stockton	1,543,356	8.4	9.2	1.60	(3,089)	(95)
Class A	171,001	1.5	1.5	0.00	0	31,255
Class B	1,034,641	8.1	9.0	1.68	(4,136)	(25,042)
Northwest Stockton	1,094,237	6.5	7.1	2.00	15,021	13,019
Class A	434,782	8.4	8.7	2.21	17,205	24,688
Class B	459,525	7.3	8.3	1.83	(2,184)	(11,351)
Tracy	329,509	2.6	2.6	2.32	0	(5,983)
Class A	62,862	2.9	2.9	2.48	0	(1,813)
Class B	160,569	3.6	3.6	2.32	0	(3,849)
Market Total	9,558,381	5.6	6.7	1.64	(478)	56,668
Class A	2,167,934	4.4	5.0	1.95	17,622	88,775
Class B	4,564,695	5.4	7.1	1.63	(15,189)	(53,300)

Source: CBRE Research, Q4 2025

06
AREA
OVERVIEW



STOCKTON

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 11th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 324,975. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

In the mid-2000s Stockton underwent a tremendous economic expansion and continues to aggressively revitalize its downtown. The 12,000 capacity Adventist Health Arena is home to the Stockton Kings (NBA G League) basketball team, as well as year-round family and cultural events and concerts. Adjacent to the arena is the Banner Island Ballpark, home of the Stockton Ports Single-A Baseball Team (Athletics' affiliate). The Bob Hope (Fox) California Theatre, listed on the National Register of Historic Places, hosts year-round live theatre, musical, and concert performances.

Stockton offers an excellent quality of life for its residents. The City has a number of beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. In 2020, the City was ranked the Most Racially Diverse City in the United States by *U.S. News & World Report*. With over 100,000 trees, Stockton has been recognized by *Sunset Magazine* as the "Best Tree City" in the western United States. In 1999, 2004, 2015, 2017, and 2018 Stockton was designated an All-America City by the National Civic League.





Stockton also has outstanding recreational opportunities. The City is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports team, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The city also boasts the 95-year-old Stockton Symphony, the nearly 75 year old Stockton Civic Theatre, and the 95 year old Haggin Museum.

The City is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College and Humphreys College and School of Law.



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES				
POPULATION		2025 Population - Current Year Estimate	11,730	69,893	146,332			
		2030 Population - Five Year Projection	11,870	71,258	148,391			
		2020 Population - Census	11,900	67,105	144,542			
		2010 Population - Census	11,078	60,682	132,374			
		2020-2025 Annual Population Growth Rate	-0.27%	0.78%	0.23%			
		2025-2030 Annual Population Growth Rate	0.24%	0.39%	0.28%			
HOUSEHOLDS		2025 Households - Current Year Estimate	3,663	22,229	48,793			
		2030 Households - Five Year Projection	3,728	22,757	49,793			
		2020 Households - Census	3,643	21,181	47,726			
		2010 Households - Census	3,482	20,136	45,130			
		2020-2025 Compound Annual Household Growth Rate	0.10%	0.92%	0.42%			
		2025-2030 Annual Household Growth Rate	0.35%	0.47%	0.41%			
		2025 Average Household Size	3.18	3.10	2.96			
HOUSEHOLD INCOME		2025 Average Household Income	\$138,624	\$126,345	\$115,145			
		2030 Average Household Income	\$150,878	\$138,275	\$125,768			
		2025 Median Household Income	\$114,424	\$100,164	\$86,527			
		2030 Median Household Income	\$125,347	\$108,261	\$94,582			
		2025 Per Capita Income	\$43,044	\$40,384	\$38,450			
		2030 Per Capita Income	\$47,093	\$44,377	\$42,261			
HOUSING UNITS		2025 Housing Units	3,758	22,933	50,549			
		2025 Vacant Housing Units	95	2.5%	704	3.1%	1,756	3.5%
		2025 Occupied Housing Units	3,663	97.5%	22,229	96.9%	48,793	96.5%
		2025 Owner Occupied Housing Units	2,631	70.0%	14,213	62.0%	27,559	54.5%
		2025 Renter Occupied Housing Units	1,032	27.5%	8,016	35.0%	21,234	42.0%
EDUCATION		2025 Population 25 and Over	7,976	46,020	96,334			
		HS and Associates Degrees	4,817	60.4%	27,730	60.3%	57,978	60.2%
		Bachelor's Degree or Higher	2,370	29.7%	12,803	27.8%	24,445	25.4%
PLACE OF WORK		2025 Businesses	234	1,064	4,075			
		2025 Employees	2,785	9,308	36,201			

10100 TRINITY PARKWAY

10100 TRINITY PARKWAY | STOCKTON, CALIFORNIA

CBRE

INVESTMENT CONTACT

RANDY GETZ

Executive Vice President

+1 916 446 8287

Lic. 00828903

randy.getz@cbre.com

LOCAL MARKET CONTACT

BRIAN PETERSON

Senior Vice President

+1 209 476 2907

Lic. 01718738

brian.peterson@cbre.com

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM OM_10100_Trinity_Pkwy 03/31/26