

FOR LEASE

# FULLY IMPROVED EDUCATIONAL/OFFICE BUILDING

FORMER HEALD COLLEGE CAMPUS

1605 E MARCH LANE, STOCKTON, CALIFORNIA

LEASE RATE: \$1.05 NNN



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# FOR LEASE 1605 E MARCH LANE

STOCKTON, CALIFORNIA



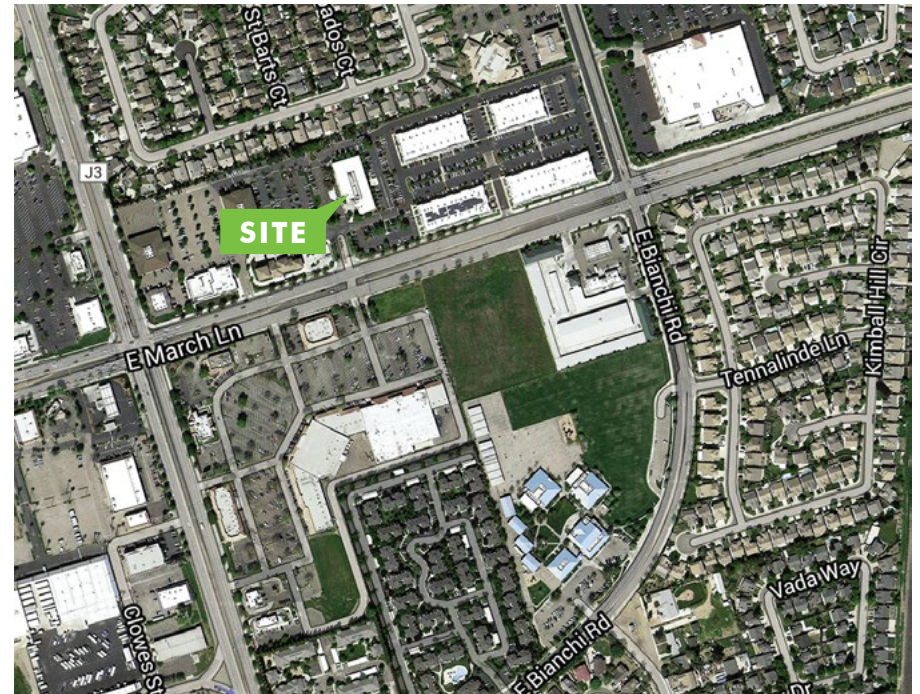
## PROPERTY FEATURES

### BUILDING SPECIFICATIONS

Total Building Size: ±34,283 RSF  
 Total Availability: ±34,283 RSF  
 Land Area: ±4.02 AC  
 Parking Ratio: 9:1,000  
 Zoning: Commercial Office (CO)

### BUILDING SPECIFICATIONS

- + 2-story modern office/education complex
- + Ingress/egress at controlled intersection
- + Entry plaza areas
- + Security systems
- + Prominent building signage
- + Abundant 9/1,000 SF parking ratio with ability to accommodate even the most parking-intensive uses
- + Energy management system
- + Fixtures, furniture and office equipment can be included
- + Professionally managed

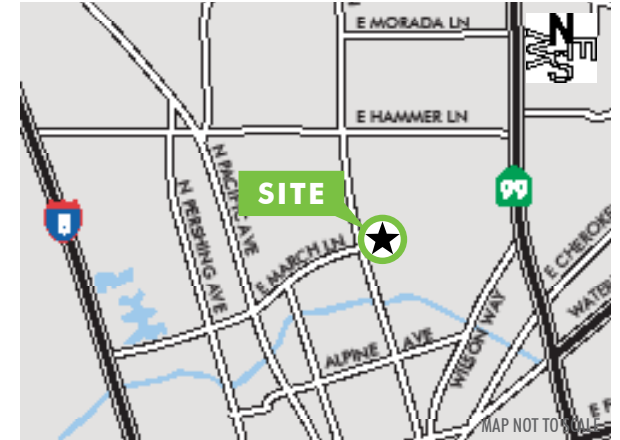
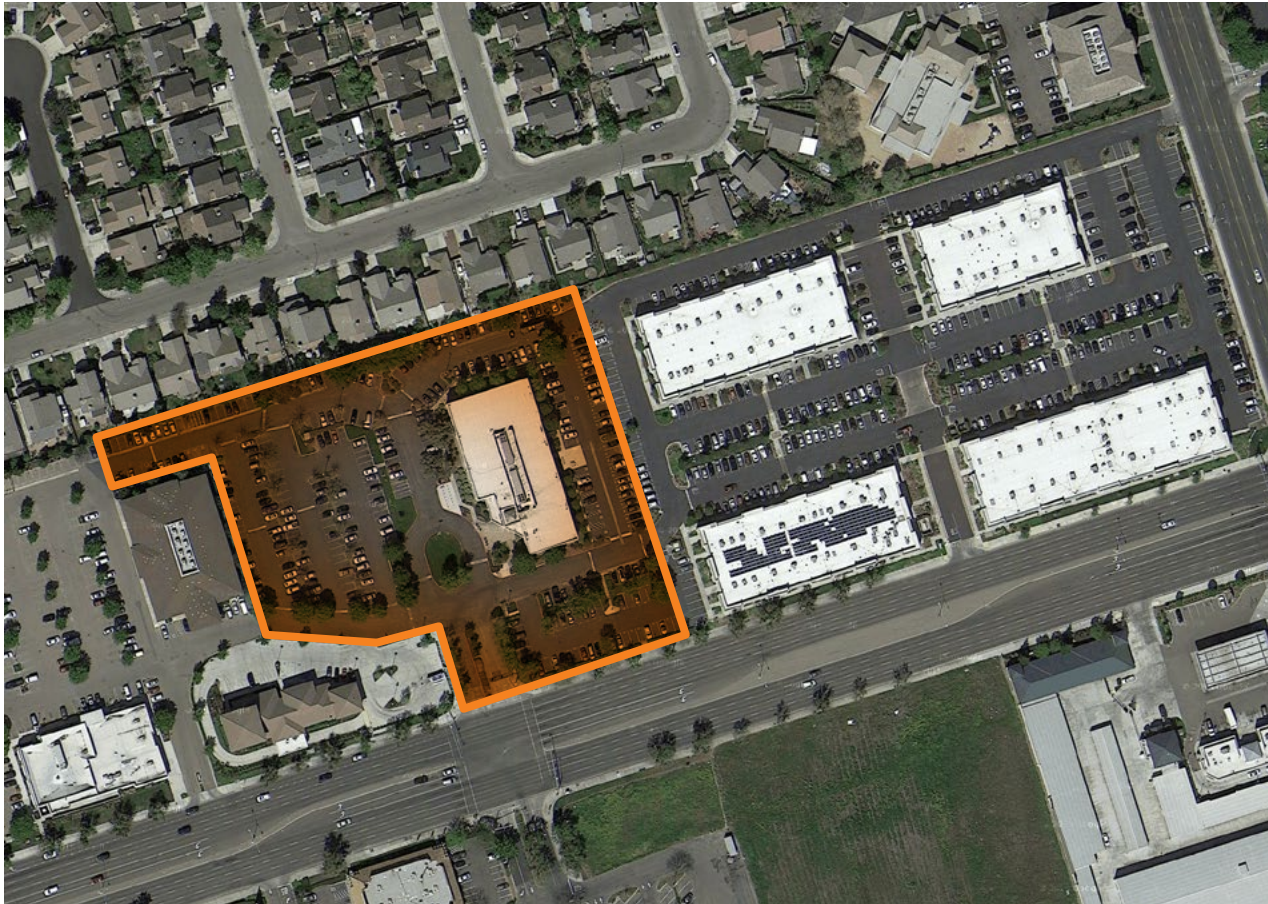


| DEMOGRAPHICS<br>(2018 est.) | 1-mile radius | 3-mile radius | 5-mile radius |
|-----------------------------|---------------|---------------|---------------|
| Estimated Population        | 28,397        | 157,706       | 306,364       |
| Average Household Income    | \$60,660      | \$64,178      | \$71,366      |

| TRAFFIC COUNTS                       | 1-mile radius |
|--------------------------------------|---------------|
| E March Ln & Weber Ranch Pkwy (2007) | 25,900 ADT    |
| West Ln & E March Ln (2009)          | 26,757 ADT    |

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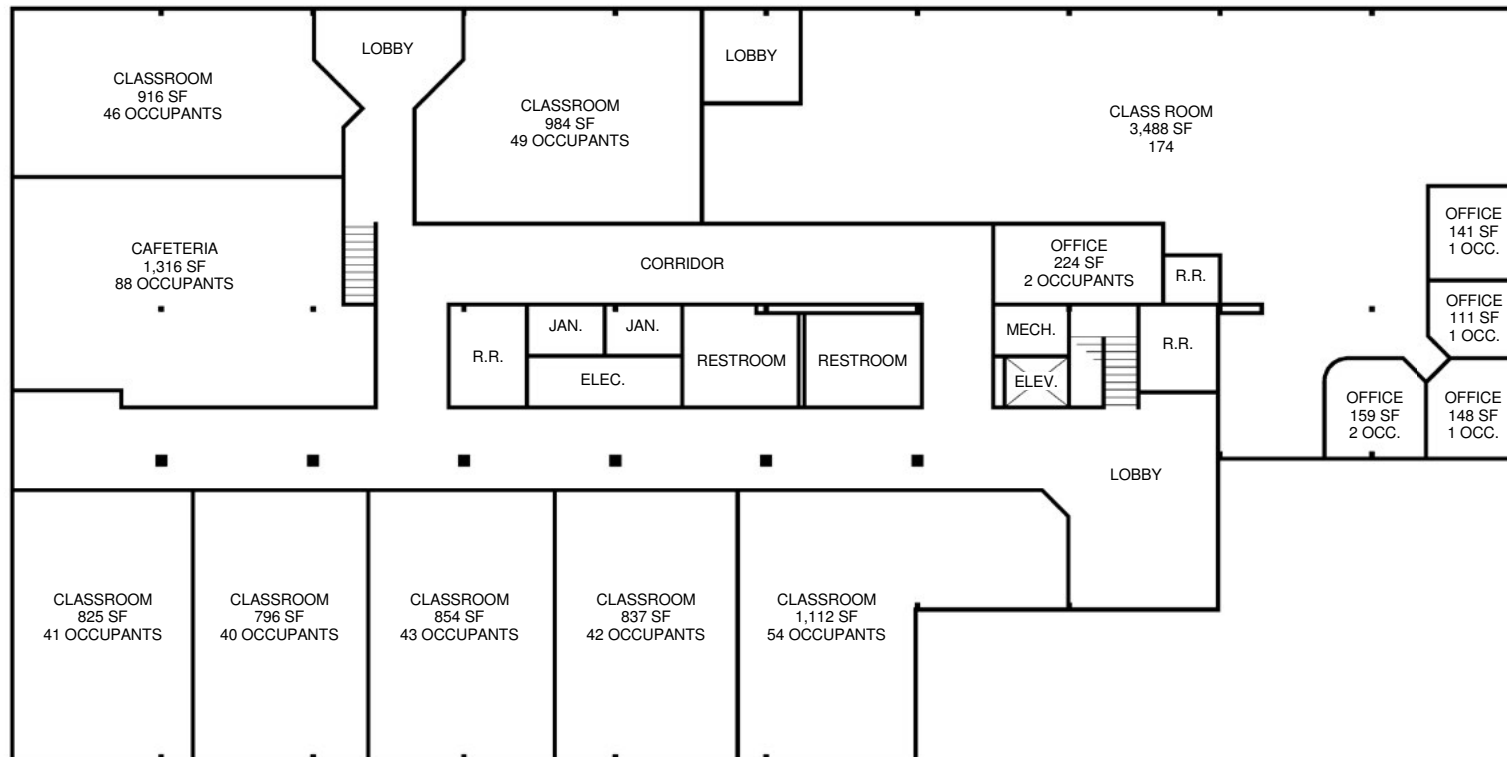


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**FLOOR PLAN**  
FIRST FLOOR - ±17,141 SF



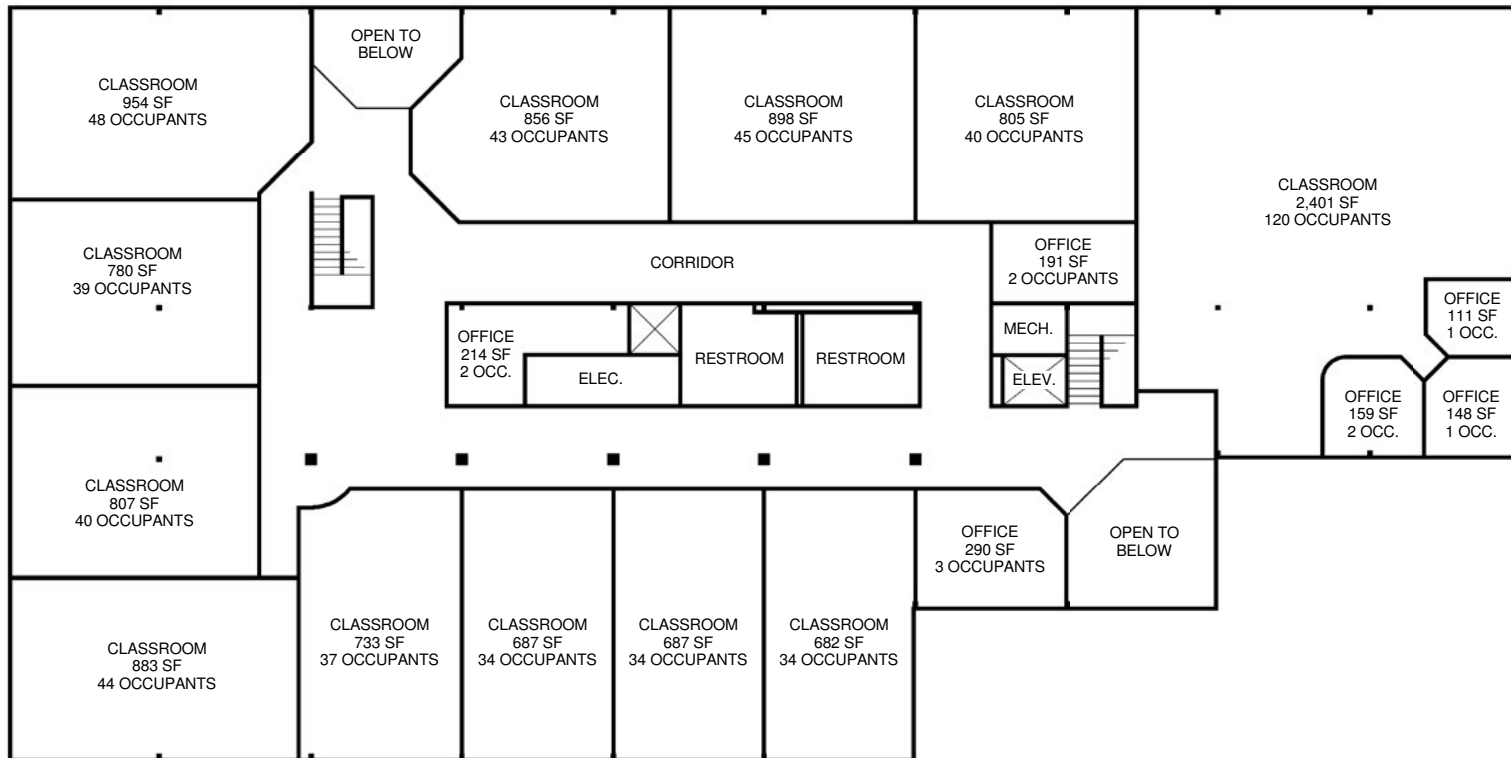
MEASUREMENTS ARE APPROXIMATE.

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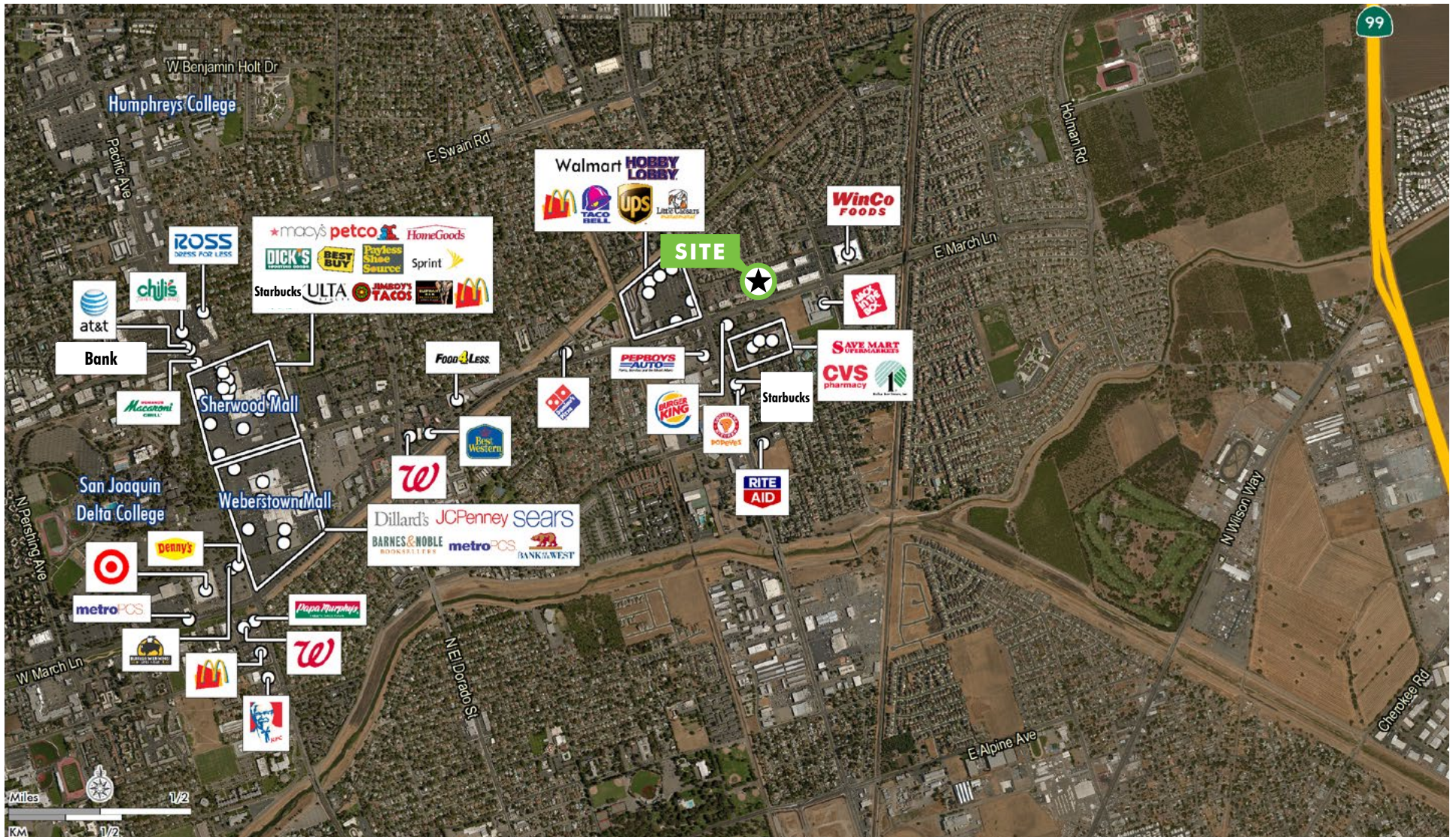
**FLOOR PLAN**  
SECOND FLOOR - ±17,141 SF



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