

OFFICE CONDO FOR RENT



7899 N PERSHING AVE

Stockton, CA 95207

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The space is 1,200 square feet, with rent set at \$1.50 per square foot per month on a modified gross lease, requiring a minimum 3-year term. Tenants are responsible for their own monthly utility and janitorial costs.

PROPERTY HIGHLIGHTS

- Space 7899: (+/-1,200 SF) with 4 offices (including a reception area), a private restroom, and a private break room with a sink.
- Modified Gross Lease (Tenant pays for their own utilities & janitorial)
- Retail and Restaurant Amenities Nearby
- Interstate-5 (5 mins - driving distance)
- Highway-99 (13 mins - driving distance)
- San Joaquin Delta College (6 mins - driving distance)
- University of the Pacific (7 mins - driving distance)

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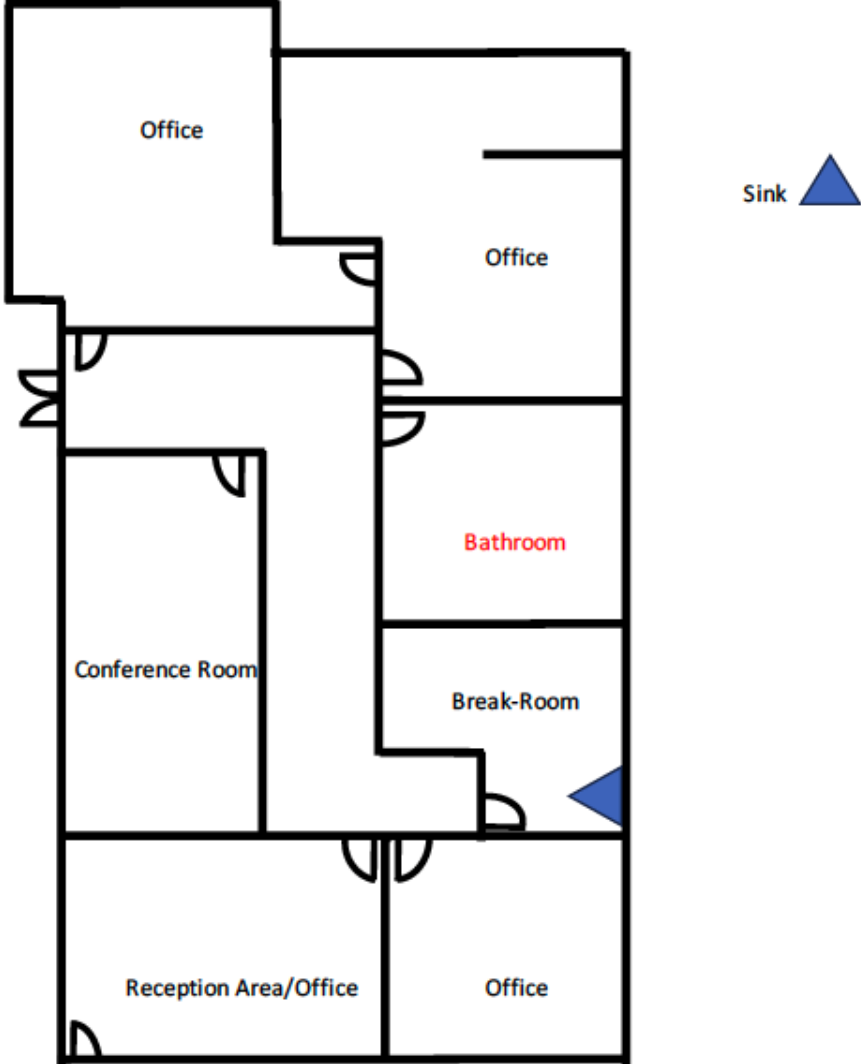
209.471.6358 | andy@fcrei.com
CA DRE #02110117

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Available SF:	1,200 SF
Building Size:	1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	1,435	6,762
Total Population	1,369	4,199	20,152
Average HH Income	\$134,458	\$125,863	\$108,127

FLOOR PLANS



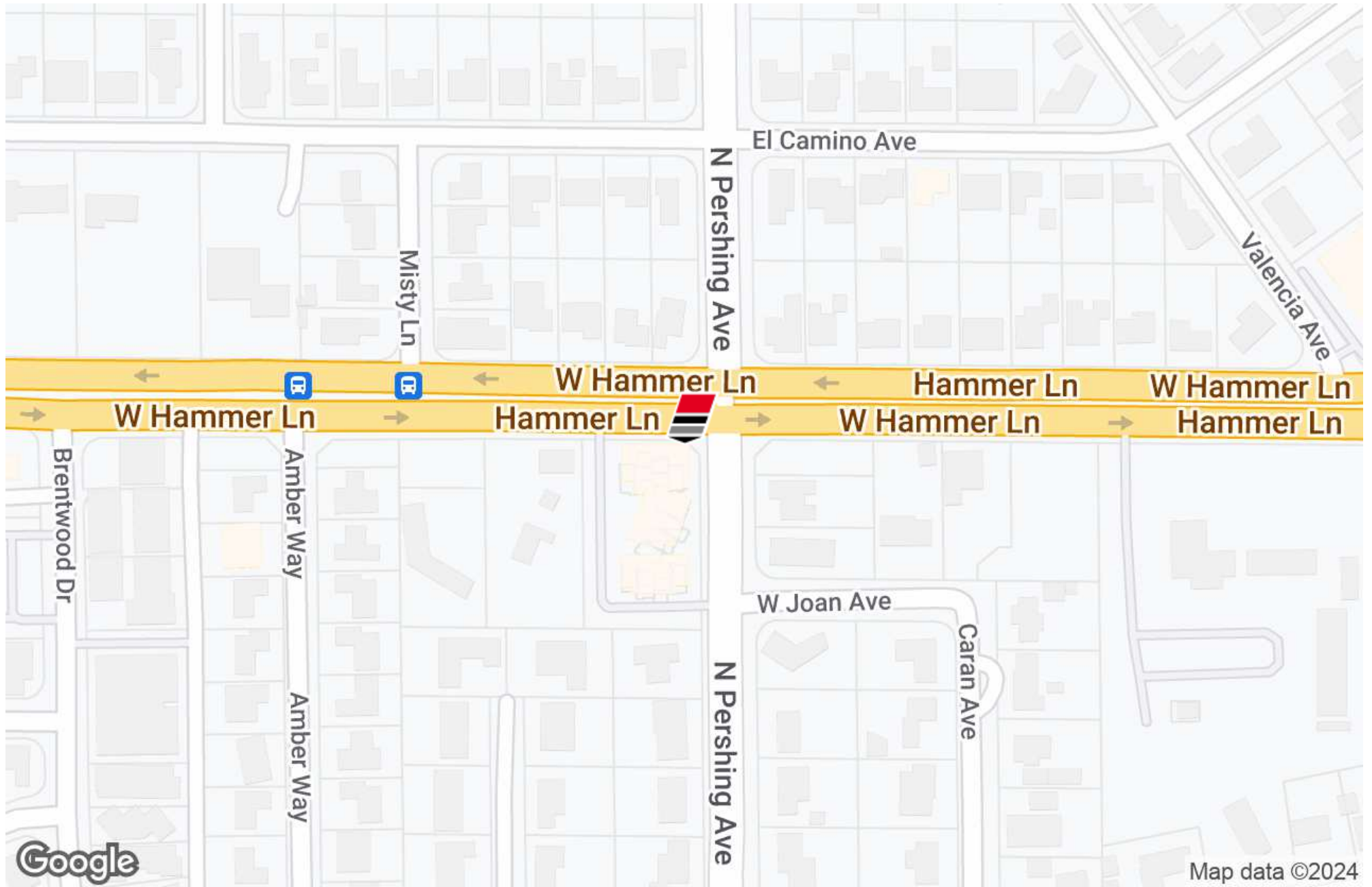
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AERIAL MAP



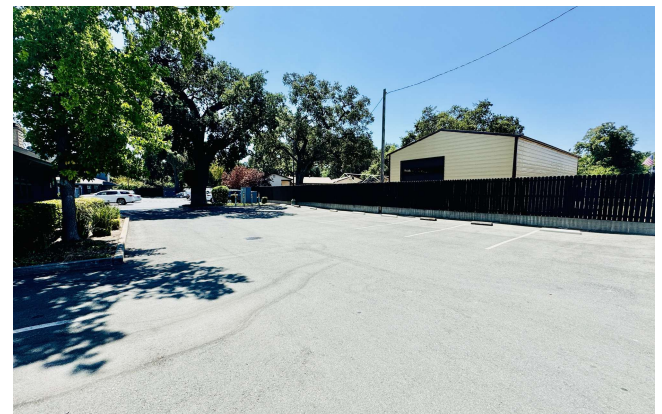
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LOCATION MAP



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ADDITIONAL PHOTOS



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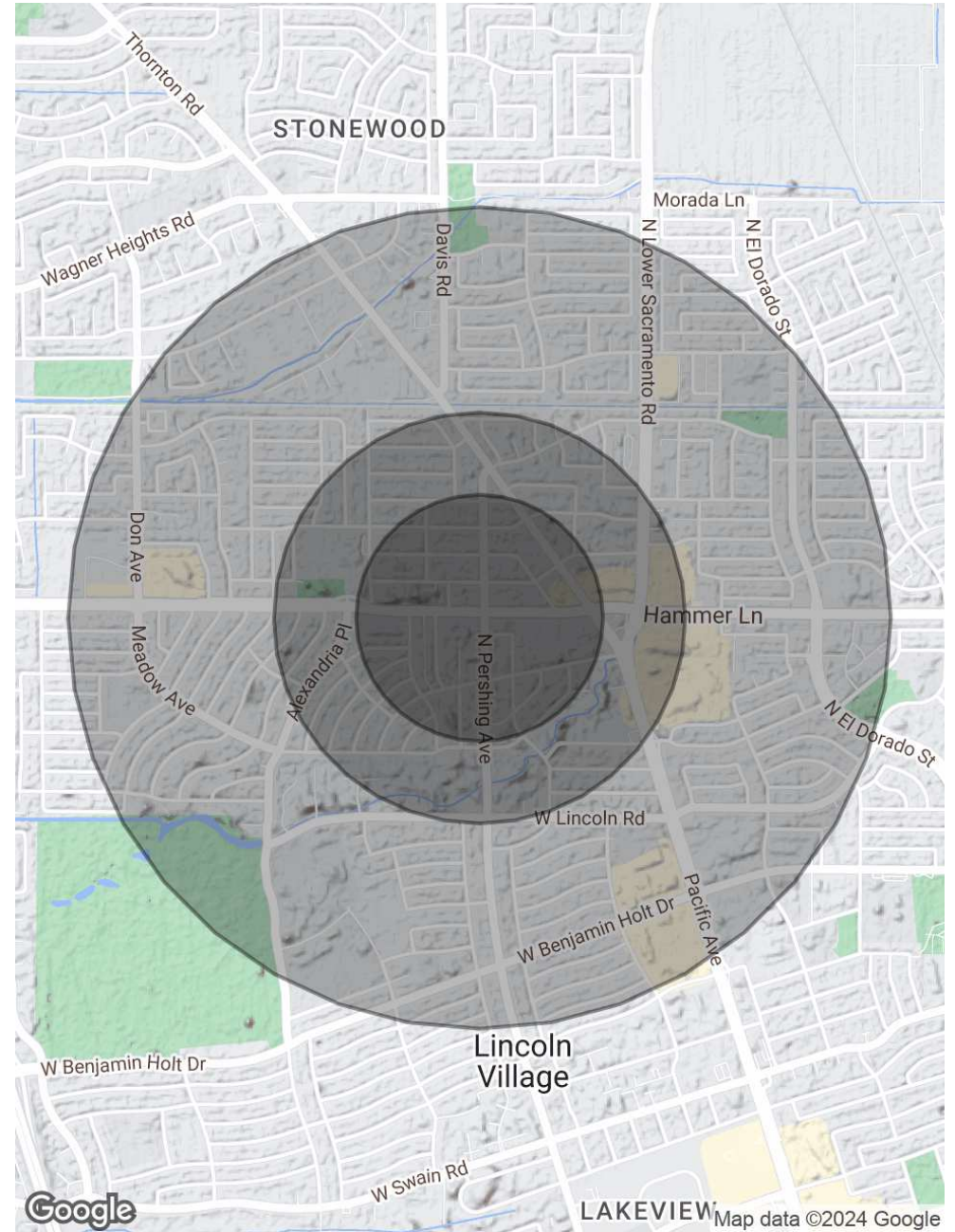
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,369	4,199	20,152
Average Age	41	40	38
Average Age (Male)	40	38	36
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	1,435	6,762
# of Persons per HH	2.9	2.9	3
Average HH Income	\$134,458	\$125,863	\$108,127
Average House Value	\$564,827	\$542,355	\$498,993

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	614	1,754	6,514
% White	44.9%	41.8%	32.3%
Total Population - Black	89	323	2,396
% Black	6.5%	7.7%	11.9%
Total Population - Asian	131	499	3,373
% Asian	9.6%	11.9%	16.7%
Total Population - Hawaiian	7	36	206
% Hawaiian	0.5%	0.9%	1.0%
Total Population - American Indian	21	59	305
% American Indian	1.5%	1.4%	1.5%
Total Population - Other	259	784	4,201
% Other	18.9%	18.7%	20.8%

Demographics data derived from AlphaMap



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