

HIGH PROFILE OFFICE SPACE FOR LEASE

4560 N. PERSHING AVENUE, STOCKTON, CA

LISTING DATA

AVAILABLE SF: 900 - 1,800± Square Feet

- High visibility office space with exceptional exposure to over 29,100± cars ADT.
- The property is zoned Commercial-Office (C-O) allowing for a variety of uses.
- Fifteen (15) on-site spaces and street parking available.
- Building and monument signage available

ECONOMIC DATA

LEASE RATE: \$1.25 PSF PER MONTH, NNN

TRAFFIC COUNTS:

Pershing Avenue: 29,100 Cars ADT (2019)
March Lane: 41,200 Cars ADT (2019)



DEMOGRAPHICS:	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population:	20,879	162,800	314,063
Income:	\$73,244	\$76,588	\$77,422

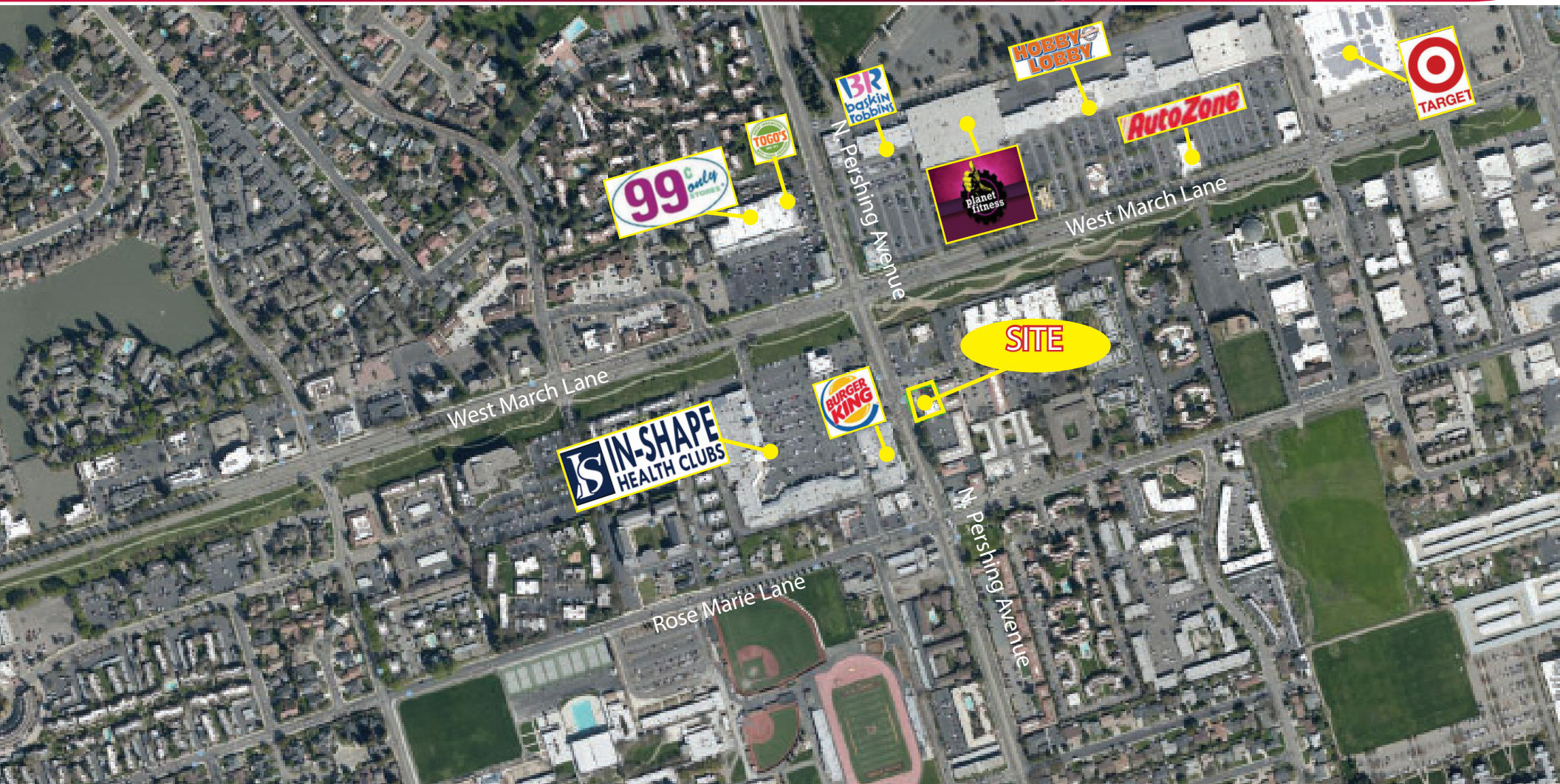
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