

# A.G. SPANOS BUILDING

10100 TRINITY PARKWAY STOCKTON, CALIFORNIA

CLASS "A" OFFICE SPACE  
FOR LEASE



**TURNKEY SPACE AVAILABLE**

VISIT THE PROPERTY WEBSITE:  
[www.cbre.us/cacentralvalley](http://www.cbre.us/cacentralvalley)

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**CBRE**

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## OVERVIEW

The A.G. Spanos corporate headquarters - a  $\pm 150,000$  SF building is ideally located in the heart of California's Central Valley, and conveniently located off Interstate 5. As part of a new commercial center, The A.G. Spanos building is the perfect compliment to an already well-planned community supporting a balanced, "live and work" environment. The commercial opportunities are abundant in this location offering superb visibility and first class amenities.

## TENANT MIX

- A.G. Spanos Companies
- Bowman & Co. CPA's
- Glatfelter Insurance Group
- Frontier Land Companies
- Daugherty Insurance Services
- Robert Half International
- Daryl L. Harr Financial Group
- State of California
- Gentiva Health Services (USA)
- Wells Fargo Dealer Services
- Allstate Insurance Company
- Avanti Market
- Stifel
- M & C Association Management Services

## PRICING

- Suite 105:  $\pm 6,078$  RSF—Call for lease rate
- Suite 325:  $\pm 2,436$  RSF—Call for lease rate
- Suite 440:  $\pm 2,942$  RSF—Call for lease rate



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## AMENITIES

- 5-story state-of-the art Class "A" office complex
- Granite accents on exterior
- Entry plaza areas
- Water features
- Entry boulevard drive
- Selected covered parking
- Stained concrete lobby flooring
- Domed lobby ceiling
- Granite and slate surfacing
- Fiber-optic capability
- Security systems
- Energy management system
- On-site food service provided through Avanti Market

## DEMOGRAPHICS (2016 est.)

|                          | 1-mile    | 3-mile   | 5-mile   |
|--------------------------|-----------|----------|----------|
| Estimated Population     | 11,940    | 65,285   | 141,039  |
| Average Household Income | \$107,114 | \$88,906 | \$78,748 |

## Traffic Counts (2013 EST.)

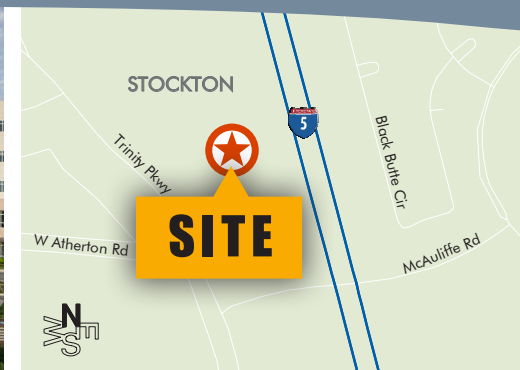
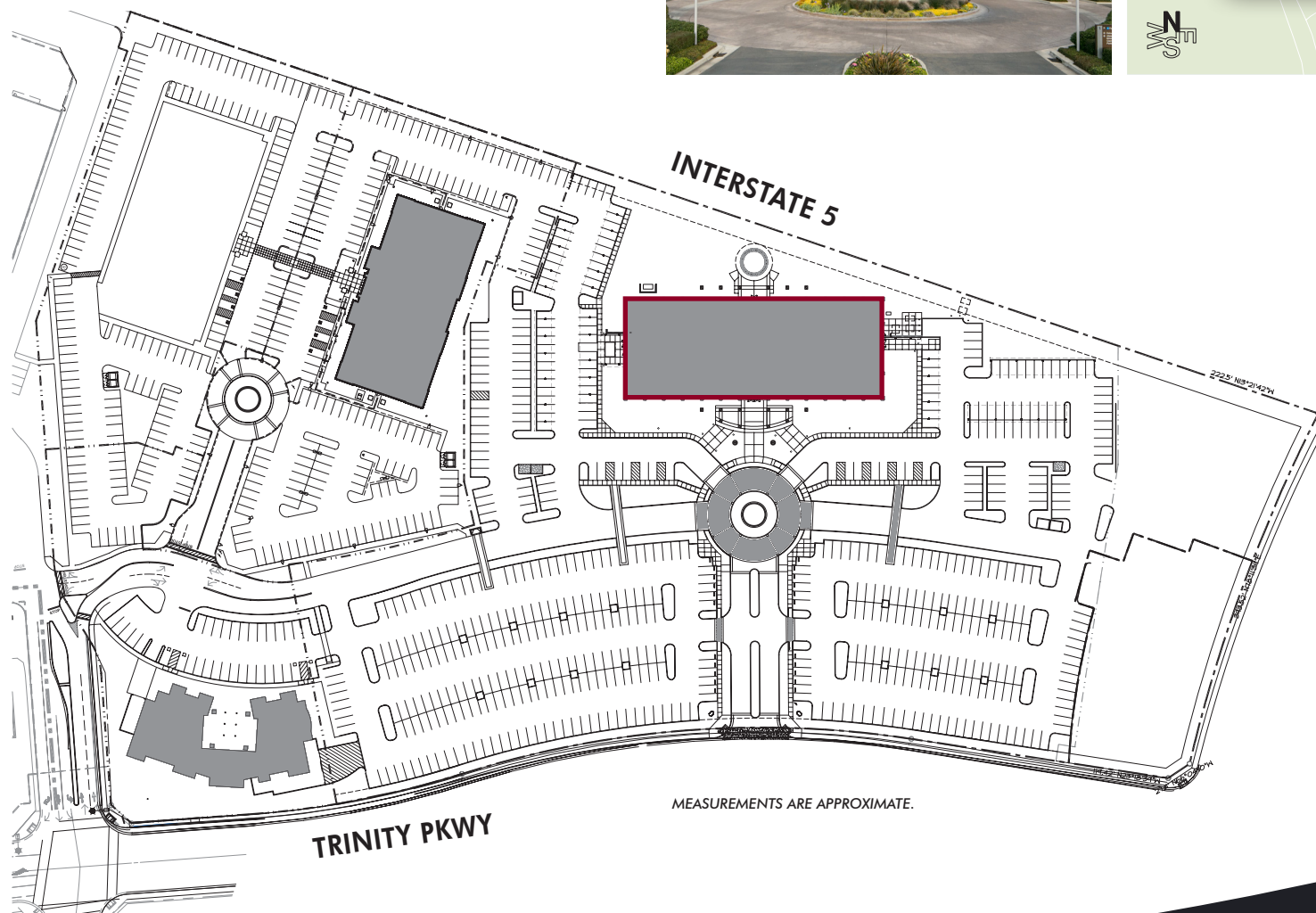
|                                |            |
|--------------------------------|------------|
| Trinity Pkwy at McAuliffe Rd   | 7,000 ADT  |
| I-5 at McAuliffe Rd            | 82,000 ADT |
| Trinity Pkwy at Scott Creek Dr | 12,700 ADT |



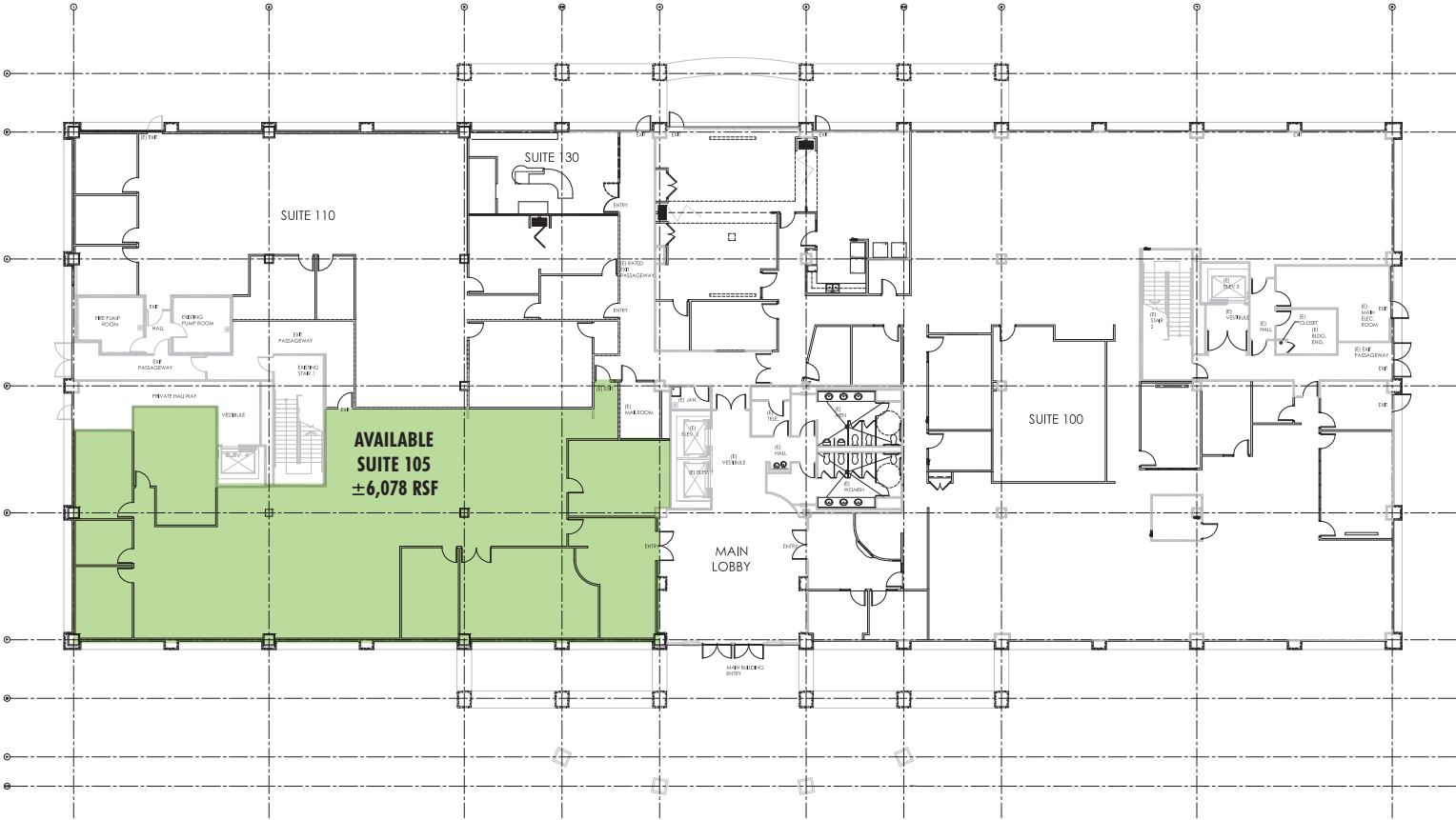
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## SITE PLAN



FLOOR PLAN - 1ST FLOOR



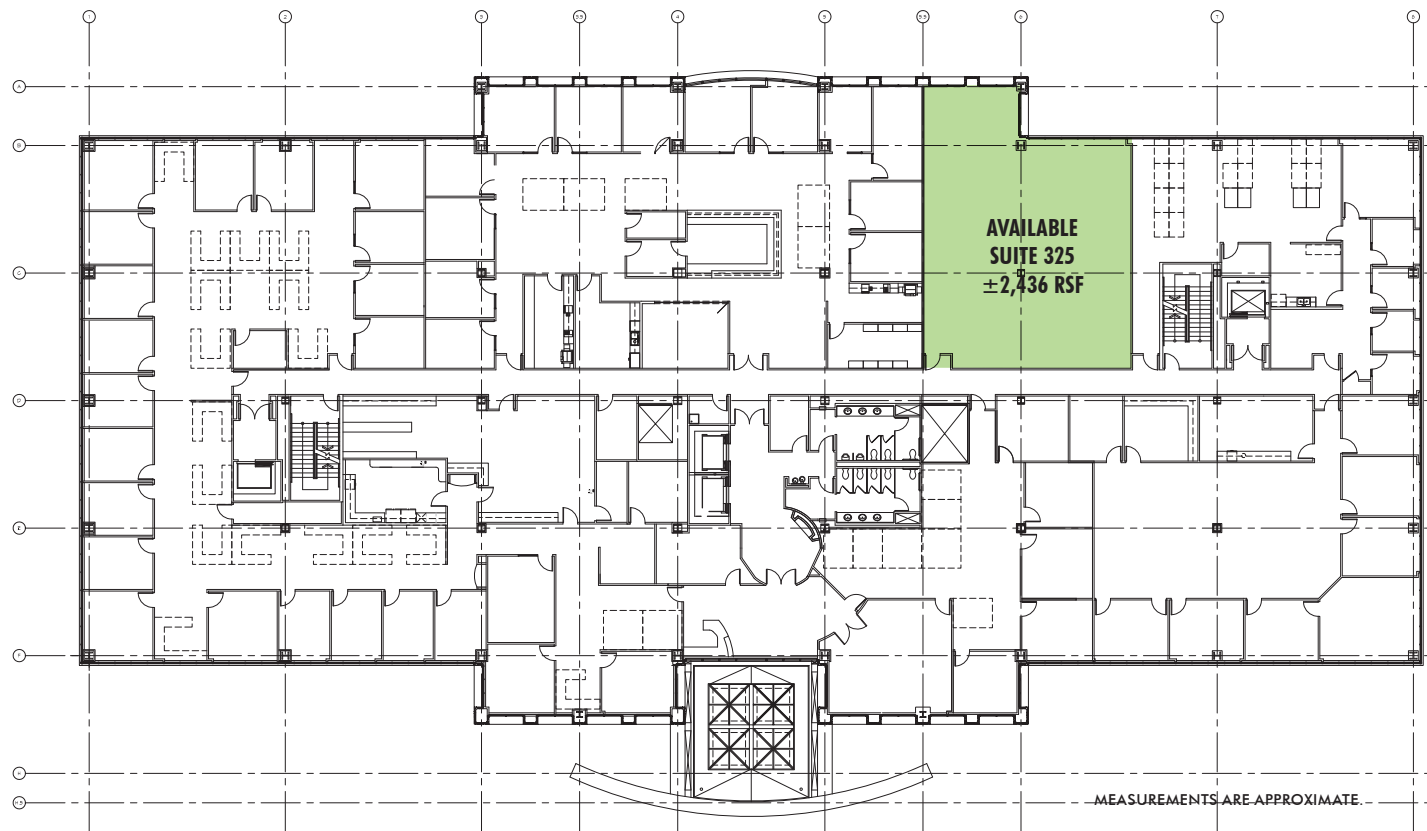
Not to scale. All dimensions are approximate.

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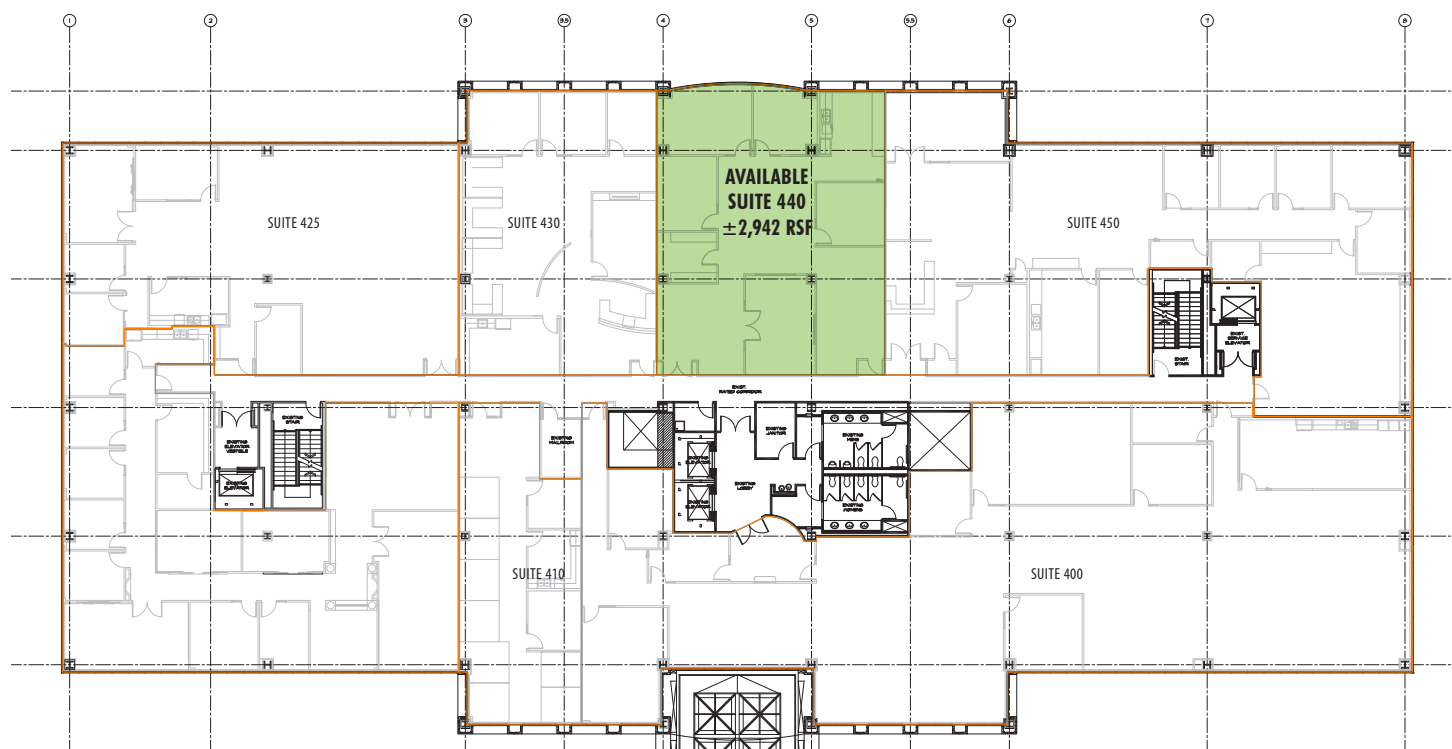
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AVAILABLE FOR LEASE  
±2,436 RSF TOTAL

## FLOOR PLAN - 3RD FLOOR



## FLOOR PLAN - 4TH FLOOR



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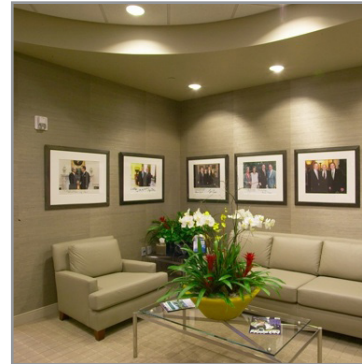
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