

FOR LEASE

# 3425 BROOKSIDE ROAD

STOCKTON, CA

\$1.85 MG PSF | AVAILABLE: ±2,436 RSF



## CONTACT US

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## LAKEFRONT OFFICE SPACE IN BROOKSIDE

### AVAILABLE

- + Available: ±2,436 RSF
- + Parking: 4:1,000

### FEATURES

- + Single story Class A building
- + Waterfront views
- + Direct access to Interstate 5
- + Near an 18-hole championship golf course, day care, hotels, retail, banking and various restaurants
- + Near affluent Brookside residential community

### TENANT MIX

- + Downey Brand Attorneys, LLP
- + Old Republic Title Company



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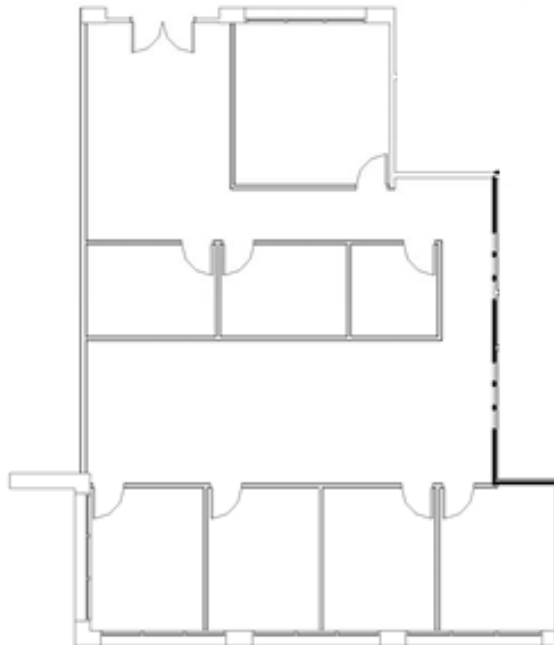
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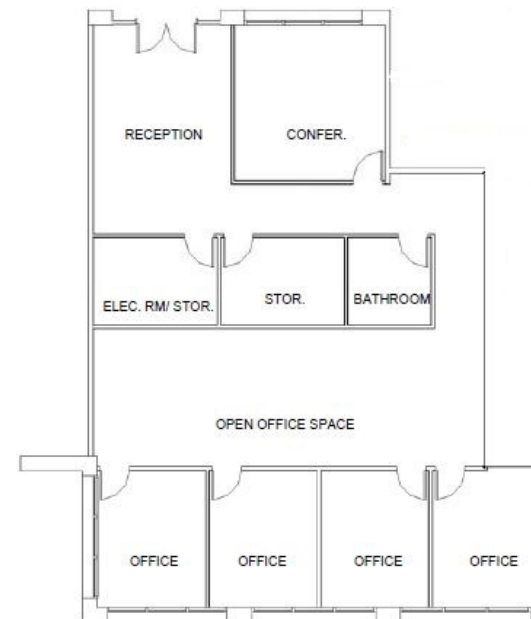


**FLOOR PLAN**

**EXISTING**

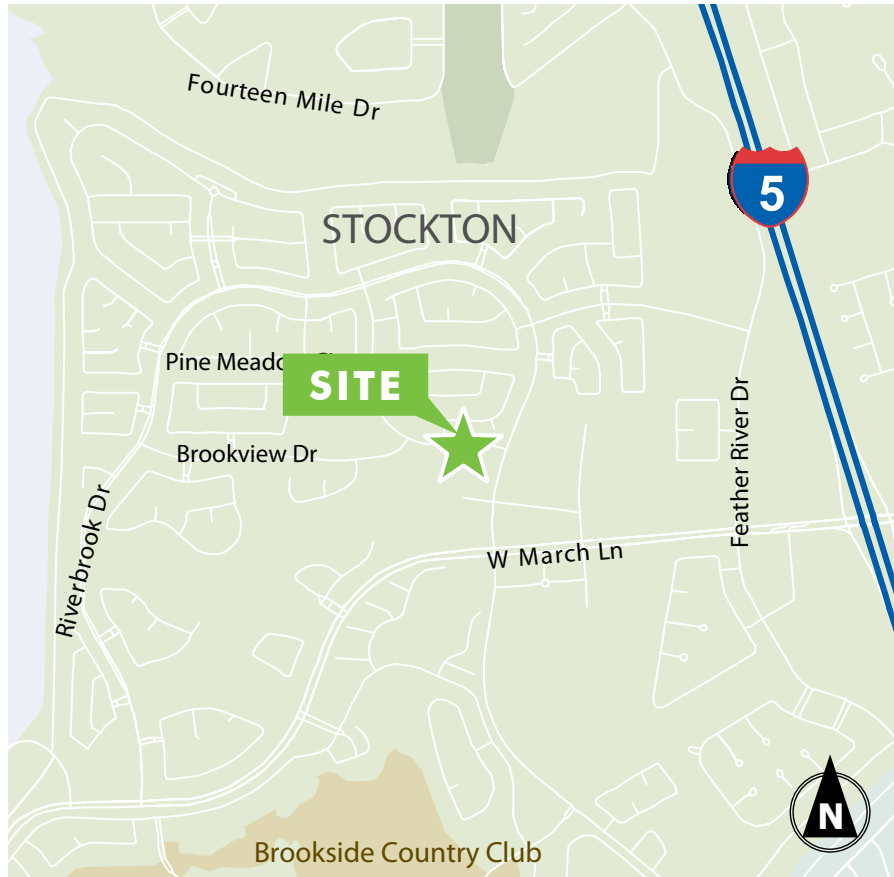


**CONCEPTUAL**



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**BUILDING SPECIFICATIONS**

- + Availability: ±2,436 RSF
- + Parking Ratio: 4:1,000
- + Zoning: Commercial Office (CO)

**TRAFFIC COUNTS** (2016 EST.)

March Ln/Brookside Rd	26,400 ADT
Brookside Rd/March Ln	9,800 ADT

**DEMOGRAPHICS**

(2018 EST.)

	1-mile radius	3-mile radius	5-mile radius
Estimated Population	12,718	88,810	241,485
Average Household Income	\$140,512	\$80,740	\$72,979

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