




DELTA HEALTH SYSTEM

BROOKSIDE OFFICE BUILDING

3244 Brookside Road , Stockton, CA 95219

 **FIRST COMMERCIAL** 
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

First Floor
Suite 120 +/- 5,000 RSF
Suite 170 +/- 1,533 RSF

PROPERTY HIGHLIGHTS

CLASS A BROOKSIDE OFFICE BUILDING BUILT IN 2007. MODERN BUILDOUT WITH SPACIOUS LOBBY AND COMMON AREAS. ON-SITE MANAGEMENT. LIBERALLY PARKED WITH MONUMENT SIGNAGE AND DIRECTORY SIGNAGE AVAILABLE.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,533 SF
Building Size:	44,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,684	33,792	80,796
Total Population	12,524	87,499	229,917
Average HH Income	\$122,754	\$72,897	\$64,247

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AERIAL MAP



Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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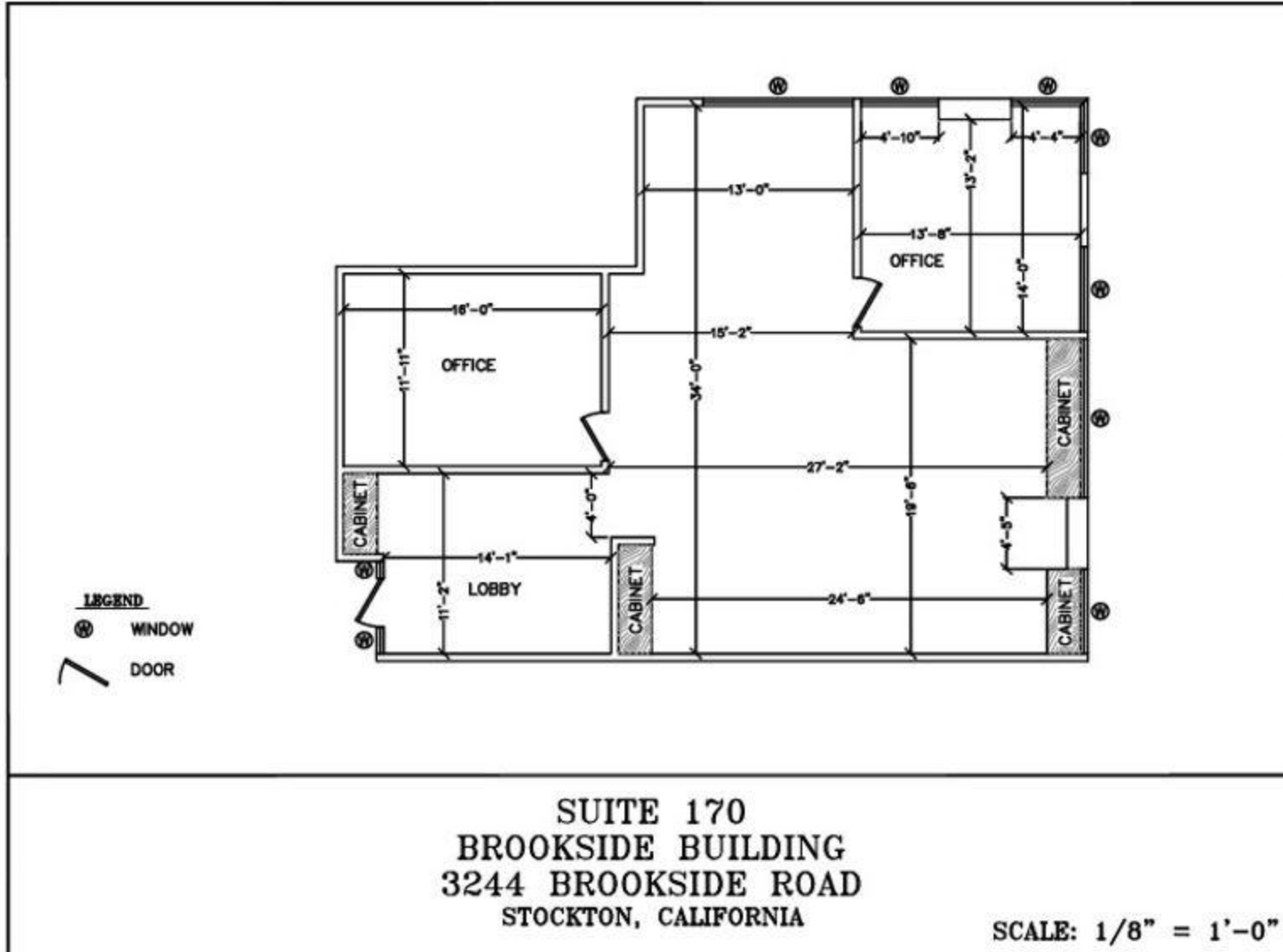
FLOOR PLAN- SUITE 120



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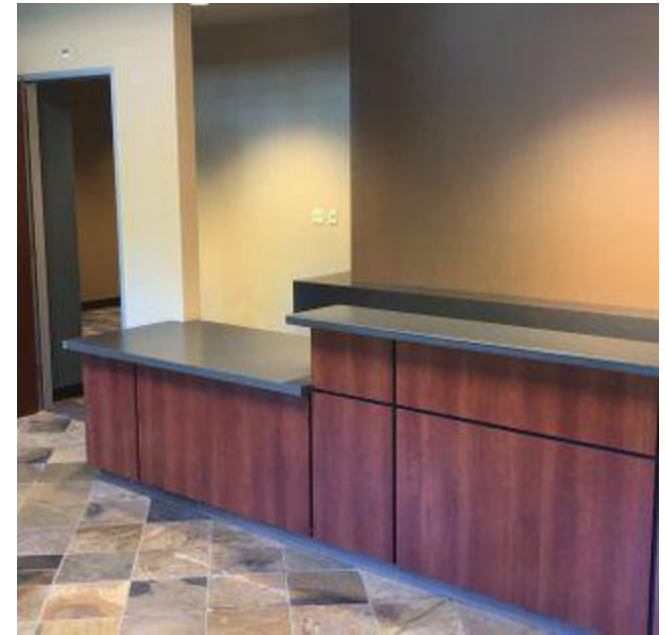
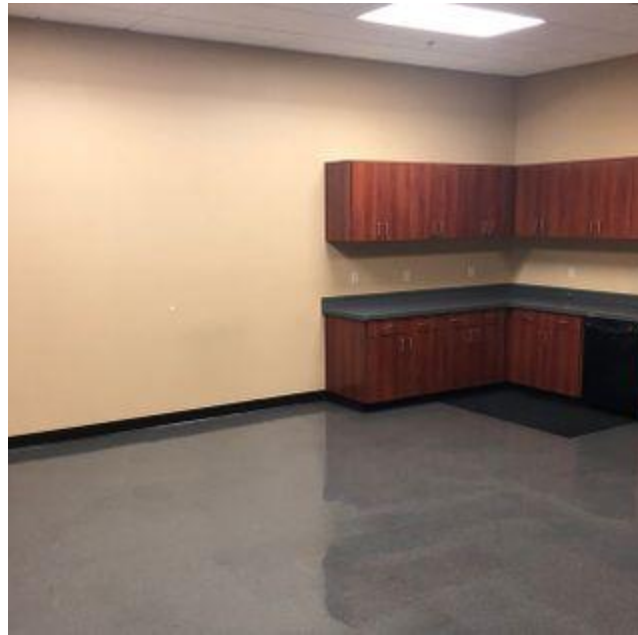
FLOOR PLAN- SUITE 170



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ADDITIONAL PHOTOS



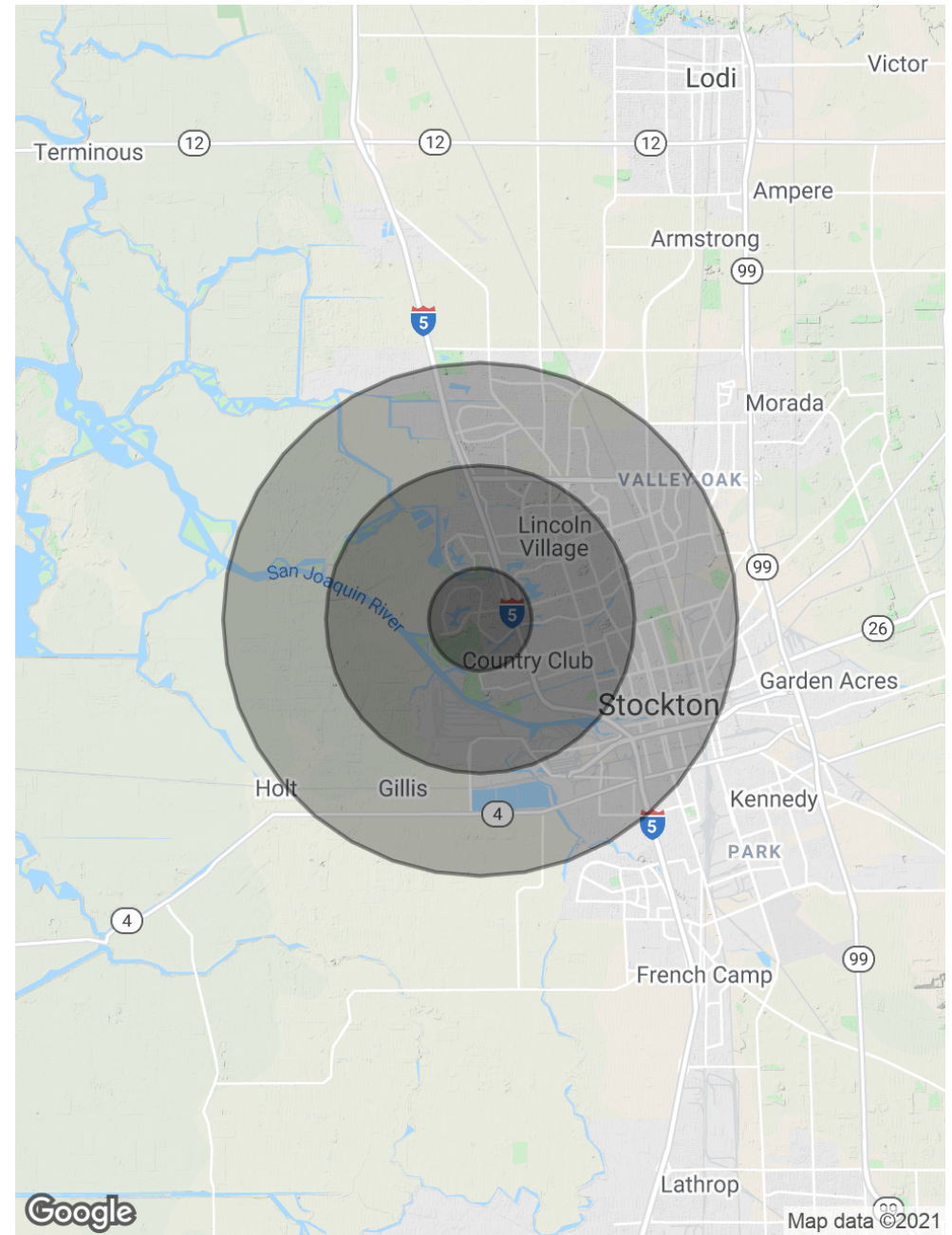
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,524	87,499	229,917
Average age	40.3	35.2	33.9
Average age (Male)	40.4	34.2	32.1
Average age (Female)	40.2	36.2	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,684	33,792	80,796
# of persons per HH	2.7	2.6	2.8
Average HH income	\$122,754	\$72,897	\$64,247
Average house value	\$498,596	\$411,911	\$329,265



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