

MOTIVATED LANDLORD | MOVE-IN READY SUITES NEAR PACIFIC & MARCH LN



4545 GEORGETOWN PL

Stockton, CA 95207

BEN RISHWAIN

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CalDRE #01729449

JOSE ALTAMIRANO

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CA DRE #02240190

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4545 Georgetown Pl, Stockton, California is a well-maintained property offering a variety of flexible suites designed to accommodate a wide range of professional users. Most suites are in move-in-ready condition, allowing tenants to occupy space quickly with minimal tenant improvements. The property is located near Pacific Avenue and March Lane, providing convenient access to Stockton's primary business corridors, retail centers, dining options, and nearby institutions including the University of the Pacific and San Joaquin Delta College. This central location offers excellent accessibility for both employees and clients.

PROPERTY HIGHLIGHTS

- Motivated Landlord – Please Contact Broker for Pricing.
- Most suites in move-in-ready condition.
- Prime Stockton location near Pacific Avenue and March Lane.
- Proximity to University of the Pacific and San Joaquin Delta College.
- Ample on-site parking for tenants and visitors.
- Secure PIN-pad coded gates providing controlled access.

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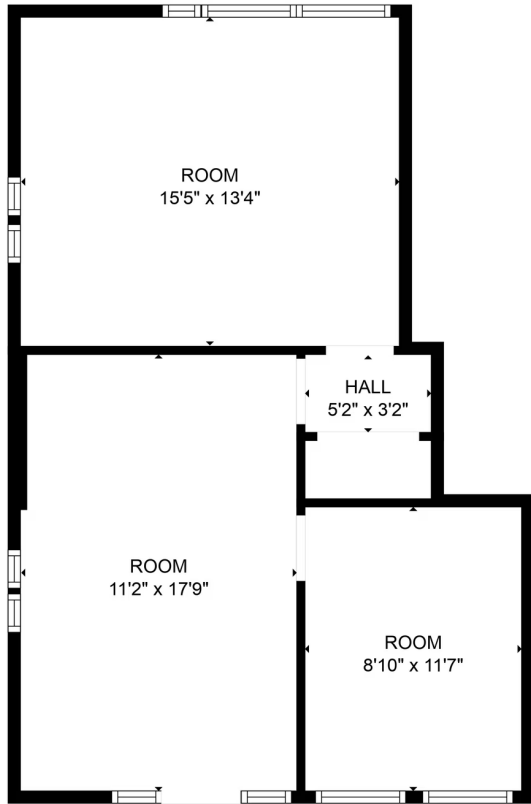
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AVAILABLE SPACES	SPACE SIZE
Suite A1	850 SF
Suite A7	1,440 SF
Suite B12	385 SF
Suite C35	550 SF
Suite C36	550 SF
Suite E25	1,156 SF
Suite E26	1,250 SF

SUITE A1 ±850 SF



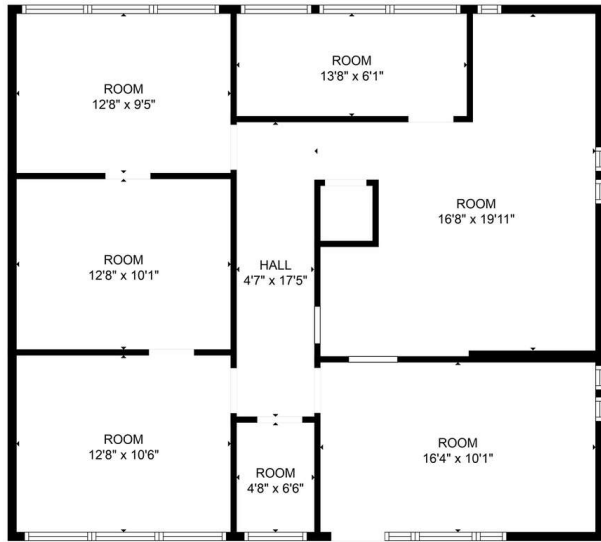
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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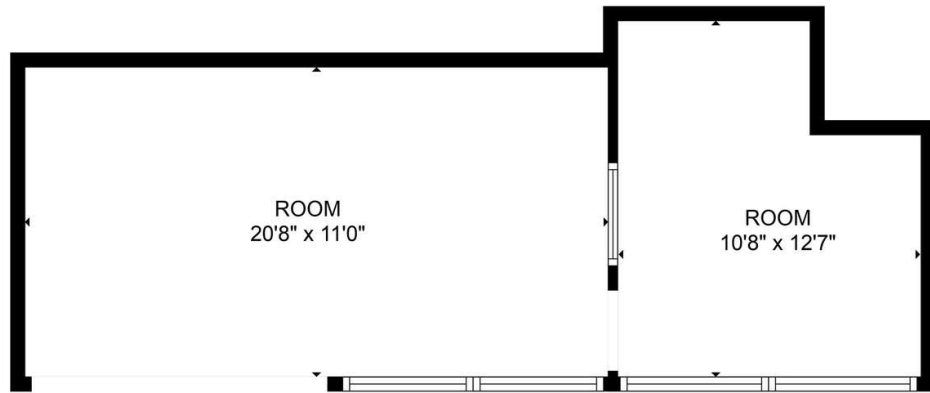
SUITE A7 ±1,440 SF



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SUITE B12 ±385 SF



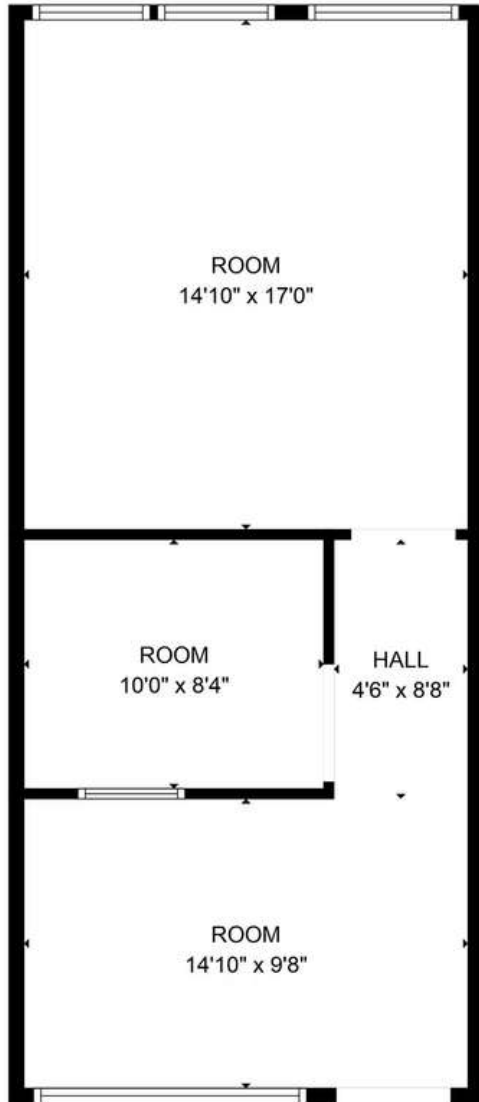
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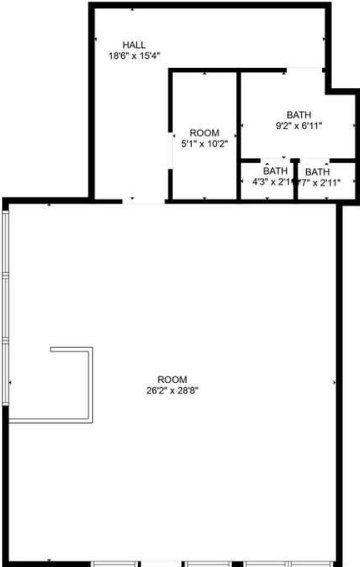
SUITE C35 ±550 SF



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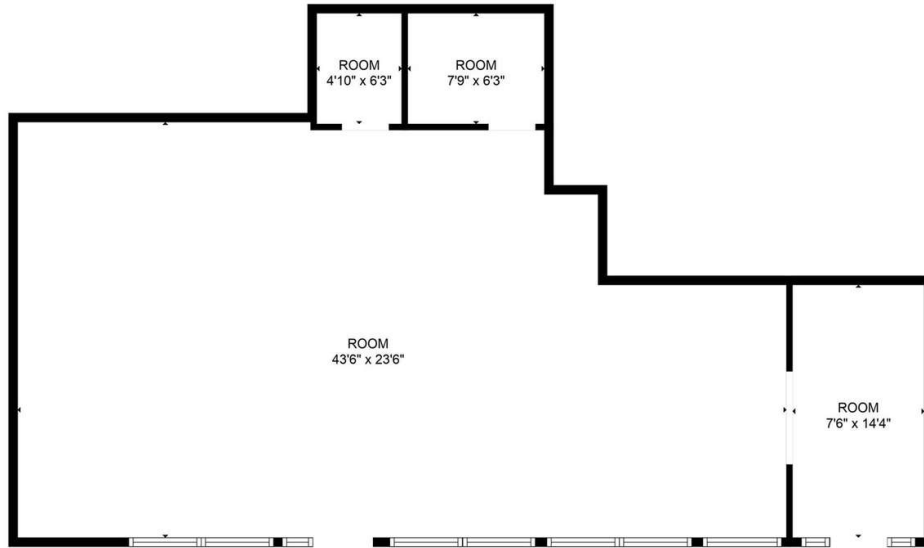
SUITE E25 ±1,126 SF



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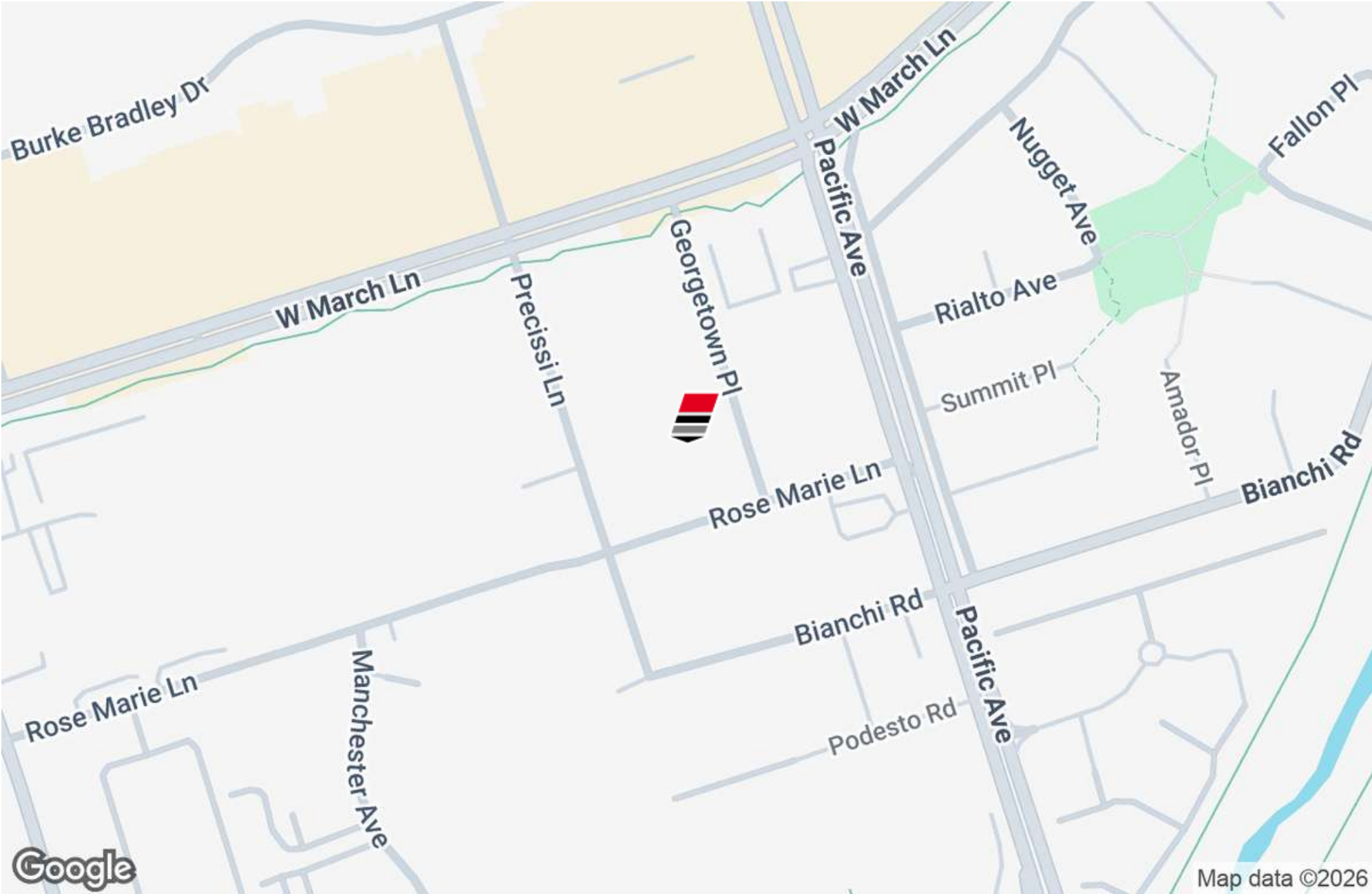
SUITE E26 ±1,250 SF



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LOCATION MAP



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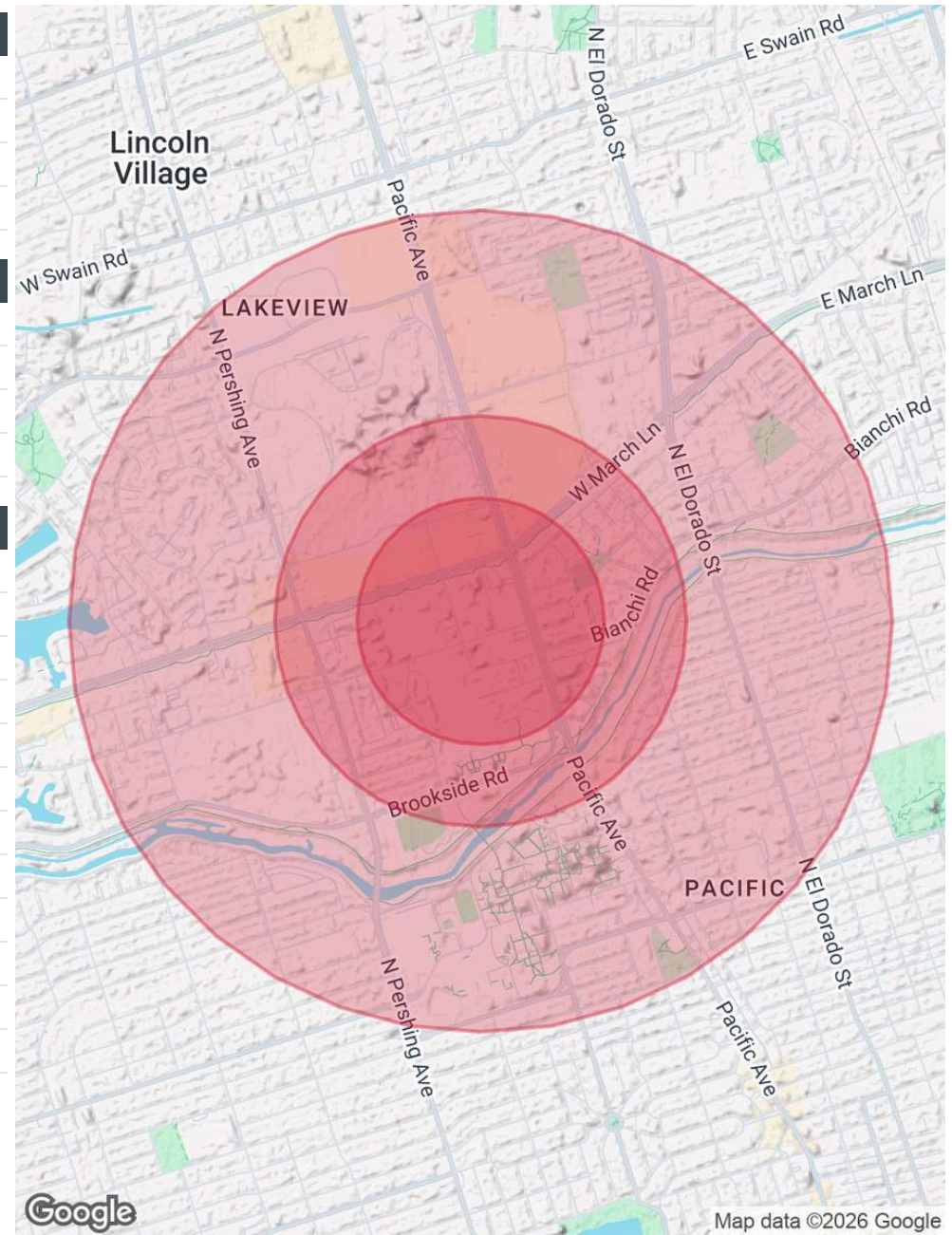
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,692	5,096	22,178
Average Age	41	37	36
Average Age (Male)	39	35	35
Average Age (Female)	42	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	1,774	7,882
# of Persons per HH	3.5	2.9	2.8
Average HH Income	\$57,927	\$62,346	\$81,307
Average House Value	\$443,277	\$440,231	\$431,890

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	540	1,165	6,169
% White	31.9%	22.9%	27.8%
Total Population - Black	330	988	4,220
% Black	19.5%	19.4%	19.0%
Total Population - Asian	230	673	2,922
% Asian	13.6%	13.2%	13.2%
Total Population - Hawaiian	11	40	168
% Hawaiian	0.7%	0.8%	0.8%
Total Population - American Indian	22	72	360
% American Indian	1.3%	1.4%	1.6%
Total Population - Other	406	1,572	5,331
% Other	24.0%	30.8%	24.0%

2020 American Community Survey (ACS)



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