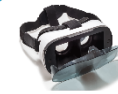


FOR SALE

Dental Office Suite

3133 W MARCH LANE STOCKTON, CA,
SUITE 2040



3D TOUR **CLICK HERE**



Turn-Key Dental Space
Ready for Immediate Occupancy

Xavier Santana
CEO | Broker
northgatepcg@ngcip.com
D: 925-217-7056
LIC# 01317296

NAINorthgate
INVESTMENTS TEAM

EXECUTIVE SUMMARY

➤ Located in the Brookside community, this dental suite on **March Lane** stands as a prime investment opportunity in Stockton. Ready for operations, its strategic location in the heart of the city guarantees a high earning potential, drawing from its affluent clientele and proximity to essential amenities. This makes it a standout choice in Stockton's most prestigious neighborhood.

Highlights

- Turn-key dental suite with state-of-the-art facilities.
- Located in the affluent Brookside community.
- High earning potential from a wealthy clientele base.
- Strategic position near major stops and close proximity to essential amenities.
- Close to Brookside Retail Center, upscale hotels, and Brookside Country Club.
- Comprehensive list of dental equipment and amenities.
- Stockton's advantages: vast customer base, economic growth, central location, and robust transportation infrastructure.



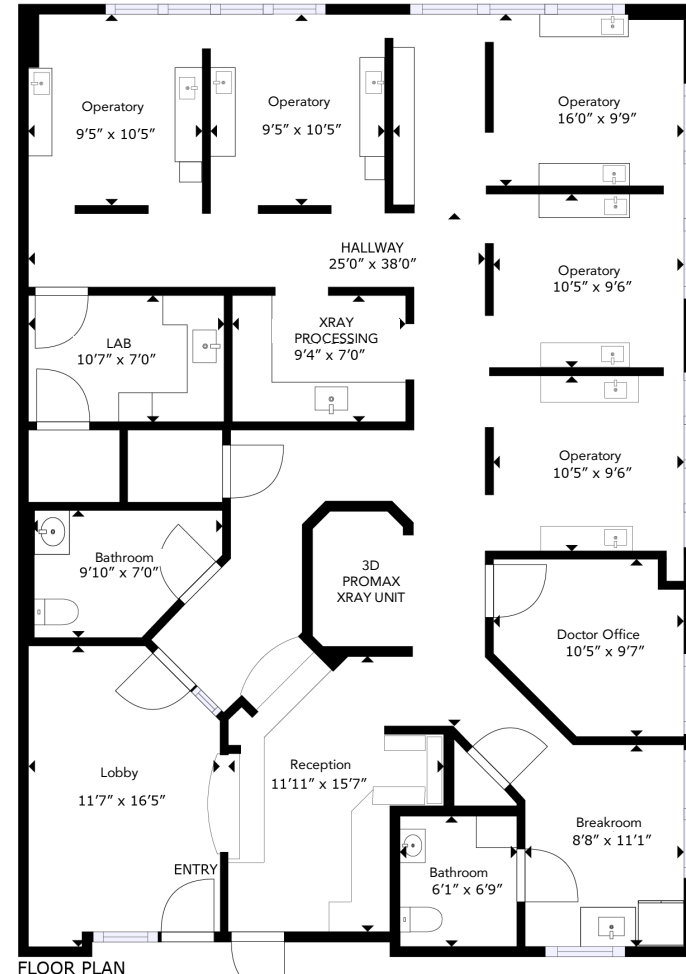
Address	3133 West March Lane, Stockton, CA Suite 2040
Building RBA	1,922 SF
Zoning	C/O
Class	B
Price	Contact Broker

FLOOR PLAN

> The Dental Condominium houses a turn-key operation for any dental business to start immediately.

The Property includes:

- Reception area
- (2) Window Reception Desk
- Doctor Private Office
- (5) Operatories
- Fully equipped Operatories with Xray Units
- 3D Promax Xray Unit with designated area for scans
- (1) Lab Room
- (1) Sterilization/Xray Process Room
- (1) ADA Compliant Bathroom for Clients
- (1) ADA Compliant Bathroom for Employees
- Employee Breakroom



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,827 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

INTERIOR PHOTOS



MARKET AERIALS



MARKET AERIALS



CITY PROFILE

STOCKTON, CALIFORNIA

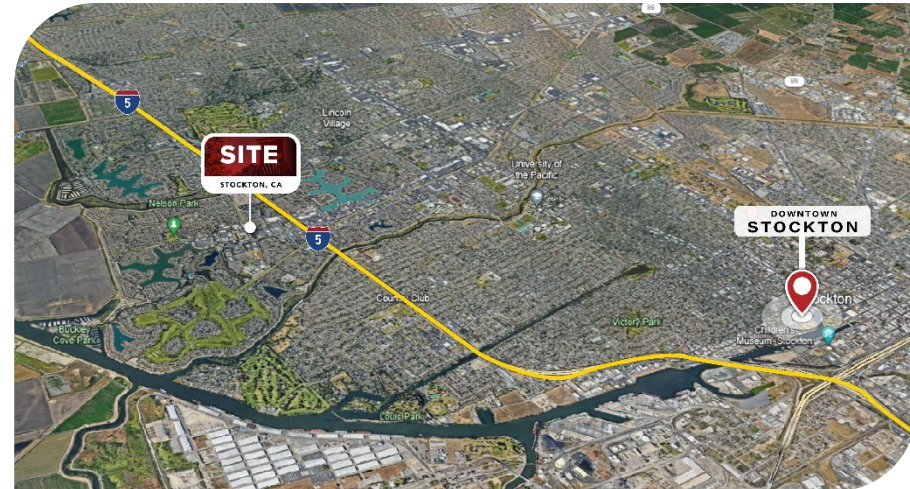
Nestled in the heart of California, this bustling metropolis is gaining attention for its impressive economic progress, robust infrastructure, and higher than average household income. Boasting a strategic location and a rich tapestry of amenities, it's a city where opportunities abound, and leisure meets luxury.

HIGHLIGHTS:

- **Population:** Over 300,000 residents, ensuring a vast customer base.
- **Household Income:** Notably high average, indicating a prosperous community.
- **Diverse Economy:** Has experienced growth in healthcare, education, logistics, and distribution.
- **Strategic Position:** Central to major Californian cities; a gateway to San Francisco, Sacramento, and Silicon Valley.
- **Robust Infrastructure:** Facilitated by major highways, an airport, and the deep-water Port.
- **Amenities and Activities:** A plethora of recreational and leisure options that cater to diverse interests.



	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		14,735	101,677	261,690
2028 Projected Population		15,122	104,910	270,710
2023 Median Age		40.1	36.4	35.2
INCOME				
2023 Estimated Average Household Income		\$126,038	\$84,088	\$80,725
DIVERSITY				
2023 Estimated White		55.4%	61.3%	55.8%
2023 Estimated African American/Black		8.9%	11.0%	11.5%
2023 Estimated Asian or Pacific Islander		3.7%	18.4%	24.3%
2023 Estimated Hispanic		26.7%	37.6%	42.6%





3133 W MARCH LN • STOCKTON, CA

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THANK YOU

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