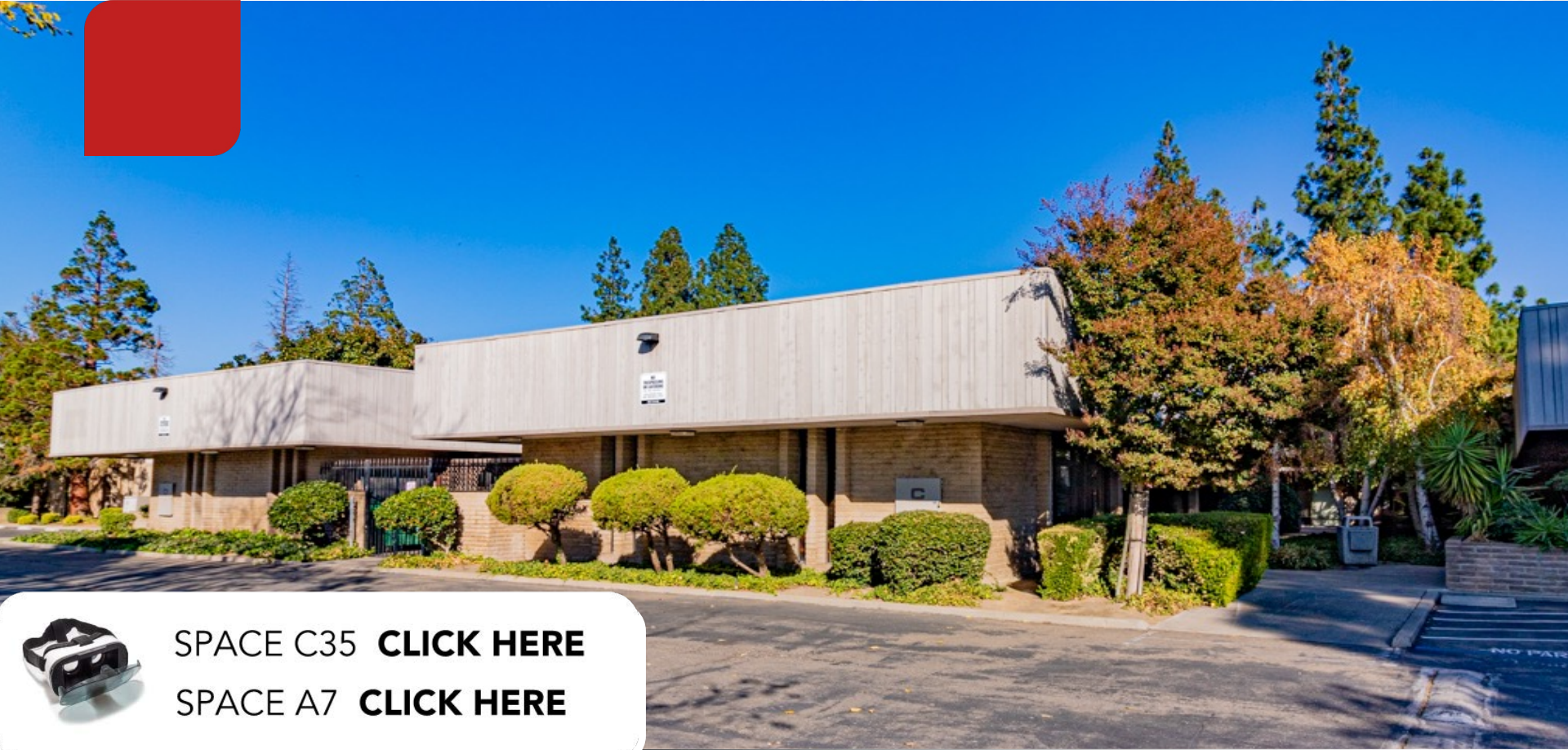




FOR LEASE

4545 GEORGETOWN PLAZA | STOCKTON, CA



SPACE C35 [CLICK HERE](#)

SPACE A7 [CLICK HERE](#)

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NAINorthgate
INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±550 – 1,440 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- Mid-size turn-key Office spaces located in a single-level, garden-style office complex
- Hard corner location with ample parking
- Professional office complex w/ easy access to March Lane, Pacific Avenue & Stockton's business/retail corridor
- Close proximity to restaurants, professional offices, and other services

PROPERTY INFO

LEASE PRICE:	Contact Broker ± 550 – 1,440 SF
AVAILABLE:	Suite A-7: 1,440 SF Suite C-35: 550 SF Suite: F-42: 730 SF* *Available with Notice
ZONING:	General Commercial (CG)
GLA:	±21,378 AC
LEASE TYPE:	NNN
APN:	110-230-130-00
TRAFFIC:	West March Lane – 33,200 ADT Pacific Avenue – 26,100 ADT

MARKET AERIALS - NORTH



MARKET AERIALS - SOUTH



DOWN TOWN STOCKTON

MIRACLE MILE

UNIVERSITY OF THE PACIFIC

McDonald's

KUNG FU TEA
SUBWAY
Papa Murphy's
Walgreens

GEORGETOWN PLAZA

LOT SIZE:
± 2.02 AC

PACIFIC AVENUE (± 26,100 ADT)

Cane's

WEST MARCH LANE (± 33,200 ADT)

TARGET

CITY PROFILE

Stockton can be a good area for land development for several reasons:

- **Strategic location:** Stockton is located in California's Central Valley, an area experiencing rapid growth and development. It is also situated near major highways and transportation hubs, making transporting goods and services to and from the area easier.
- **Affordable land prices:** Compared to other parts of California, land prices in Stockton can be relatively affordable. This can make it easier for developers to acquire large tracts of land and undertake ambitious development projects.
- **Growing population:** Stockton has a growing population, which can create demand for new housing, commercial developments, and other infrastructure. This can make it easier for developers to attract project tenants and buyers.
- **Diverse economy:** Stockton has a diverse economy, with a mix of industries including agriculture, manufacturing, logistics, and healthcare. This can create opportunities for developers to build projects that cater to the needs of different businesses and industries.
- **Government support:** The city of Stockton has shown a willingness to work with developers to promote economic growth and development. This can include offering tax incentives, streamlining permitting processes, and providing other forms of support to encourage development in the area.



POPULATION DENSITY

■ Stockton, CALIFORNIA

POPULATION

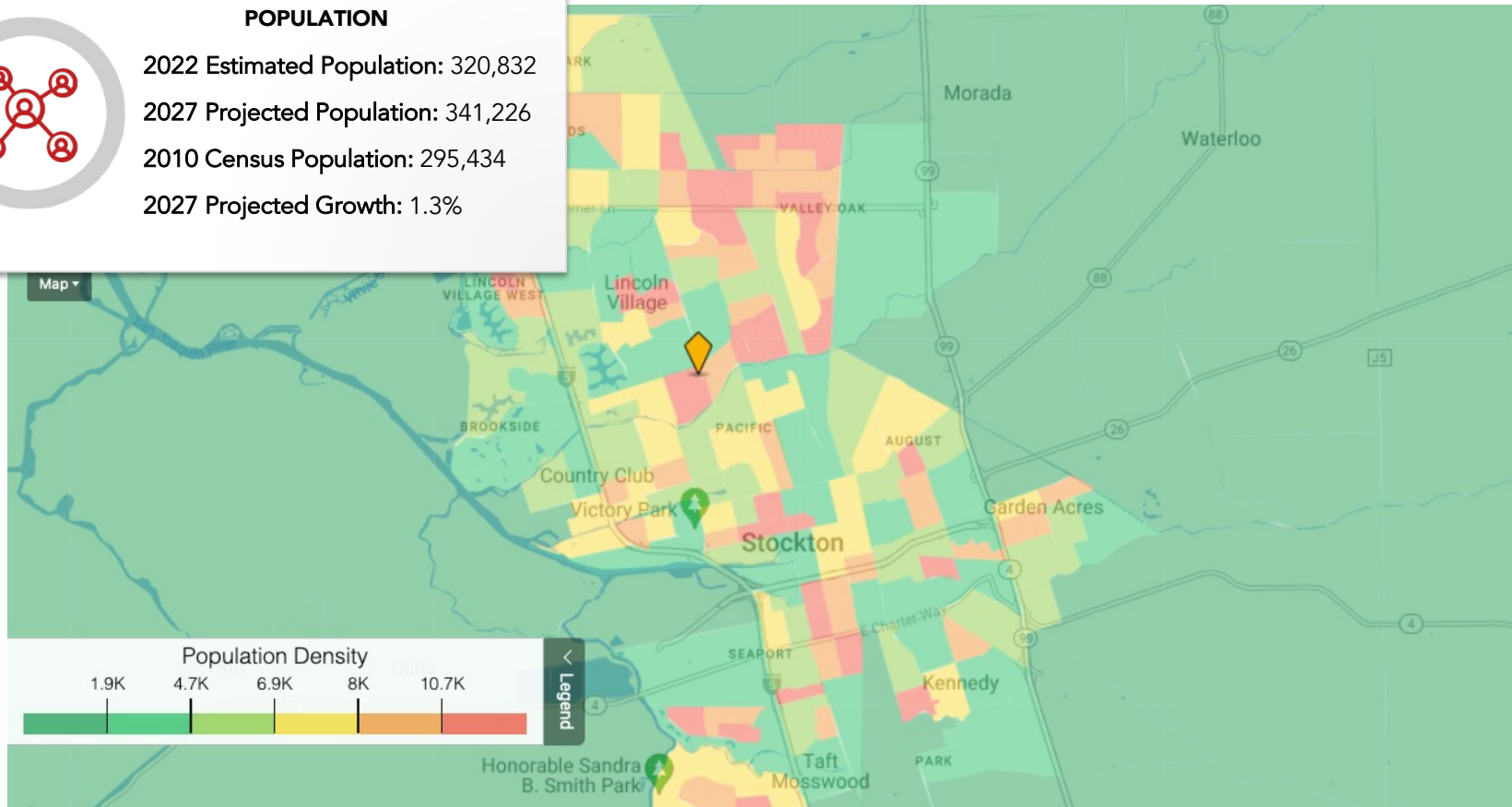


2022 Estimated Population: 320,832

2027 Projected Population: 341,226

2010 Census Population: 295,434

2027 Projected Growth: 1.3%



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