FOR SALE

2321 W March Ln, Stockton, CA 95207

100% Leased Investment with NNN Leases



EXCLUSIVELY LISTED BY

NORTHGATE

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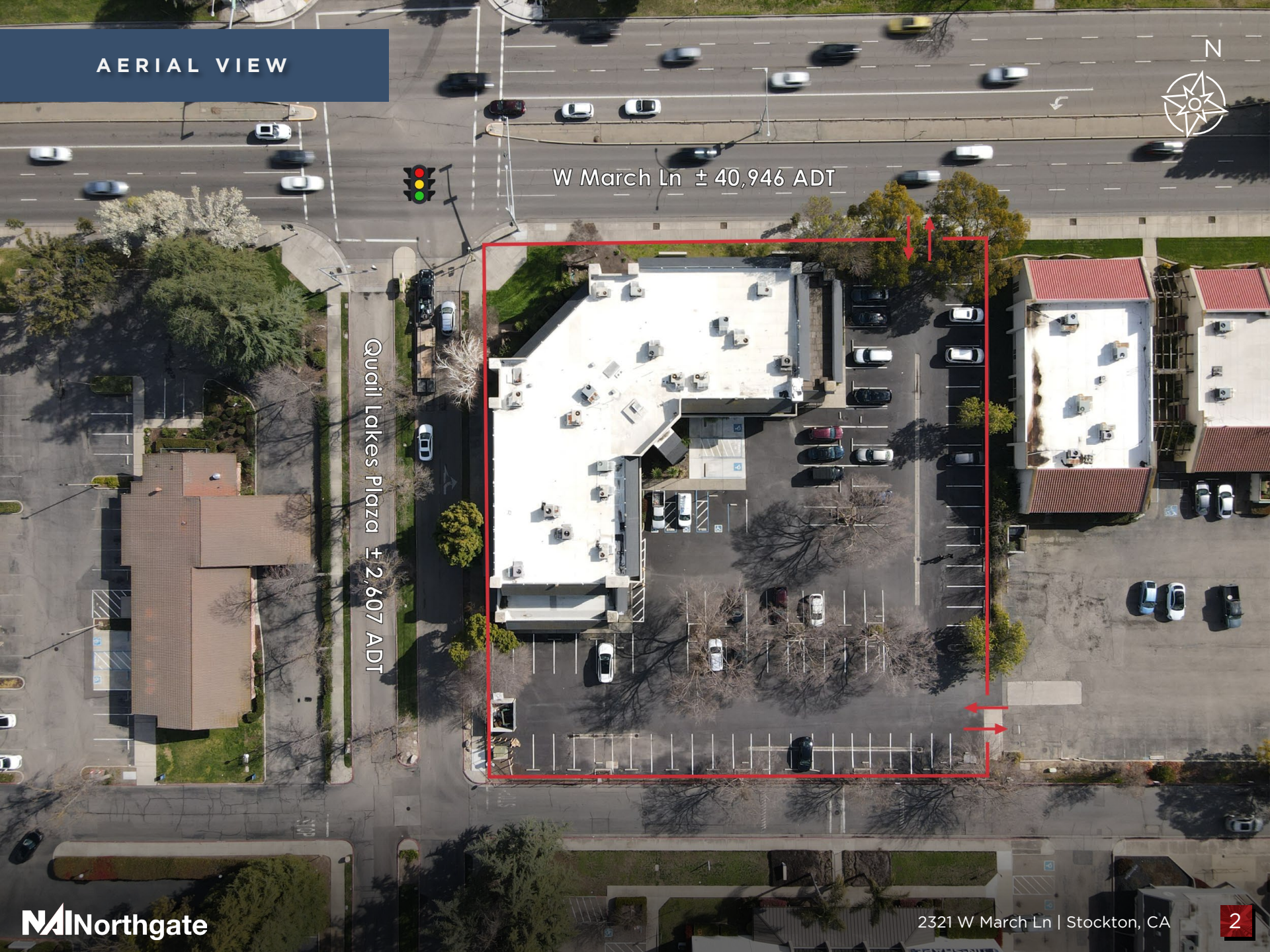
HIGHLIGHTS

- 100% Leased with triple net (NNN) leases.
- Value-Add investment with additional upside.
- Highly desirable property with long term income stability.
- Located in Stockton's busiest office district.
- Excellent visibility and monument signage on a highly trafficked thoroughfare with ± 40.9k ADT.
- New roof and parking lot.
- Access from multiple entry points including March Lane.
- Walking distance to restaurants, retail, and commercial/business district.

PROPERTY OVERVIEW

ADDRESS	2321 W March Ln, Stockton, CA 95207	
PROPERTY TYPE	Office	
SALE PRICE	$3,600,000, $199.69 PSF	
CAP RATE	7.6 %	
BUILDING SIZE	± 18,029 sq ft	
LOT SIZE	± 1.26 acres	
ZONING	Commercial, General (CG)	
APN	112-220-41	
TRAFFIC	W March Ln I-5	± 40,946 ADT ± 92,608 ADT

AERIAL VIEW



EXTERIOR PHOTOS









MARKET OVERVIEW



MARKET OVERVIEW



INCOME & EXPENSES

FINANCIAL STRUCTURE

SCHEDULED GROSS INCOME		ACTUAL-IN-PLACE	RENT PROFORMA AMOUNT
	Base Rent	$273,558	$273,558
	Expense Recoveries	$138,796	$148,866
	Other Income	$0	$0
2025 Market Value (As Is)	Lease-Up Available Space	$0	$0
	Subtotal	$412,354	$422,424
	Less Vacancy Allowance	$0	$0
Effective Gross Income		$412,354	$422,424
	Less Expenses	$138,796	$148,866
Net Operating Income		$273,558	$273,558

ESTIMATED OPERATING EXPENSES

EXPENSE TYPE	OWNER'S 2024 ACTUALS	2025 PROFORMA AMOUNT
Plumbing	$1,801	$1,855
Locks & Keys	$2,170	$2,235
Electric Repairs	$4,480	$4,614
Roof Repairs	$650	$670
General Maintenance	$6,326	$6,515
Janitorial – Contract	$13,860	$14,276
Elevator Maint.	$4,377	$4,508
HVAC Repairs & Maint.	$2,640	$2,719
Porter Services	$123	$127
Pressure Washing	$4,500	$4,635
Signage Repairs	$6,400	$6,592
Electric	$6,579	$6,776
Telephone Line	$3,131	$3,225
Commercial Water & Sewer	$4,926	$5,074
Waste Removal	$8,868	$9,134
Owner Storm Drain	$356	$367
Landscaping Service	$4,980	$5,129
Pest Control	$1,175	$1,210
Tree Trimming	$1,200	$1,236
Backflow Certification	$85	$88
Owner Association Fees	$6,540	$6,736
Management Fees	$15,000	$15,450
Building Insurance	$8,539	$8,795
Property Taxes	$30,091	$36,900
Total	$138,796	$148,866
Annual Per Square Foot	$7.92	$8.49
Monthly Per Square Foot	$0.66	$0.71

NOTES

ASSUMPTIONS	
Proforma management fees @:	5.00%
Proforma property taxes based on top matrix price	1.025%
Capital Reserve at:	3.00%
Inflation Rate:	1.03

RENT ROLL

SUITE	TENANT	STE SIZE (SF)	% OF TOTAL BLDG SF	MONTHLY BASE RENT	MON RENT (PSF)	ANN RENT (PSF)	% OF TOTAL BLDG INCOME	MON MKT RENT (PSF)	ANN MKT RENT (PSF)	LEASE TYPE	START DATE
100	Pure Fusion	2,590	14.8%	$5,550	$2.14	$25.75	24.3%	$1.50	$18.00	NNN	May-23
105	Emerald Health	1,600	9.1%	$1,520	$0.95	$11.4	6.7%	$1.25	$15.00	NNN	Aug-25
110& 120	Midtown Optometry	4,910	28.0%	$6,388	$1.30	$15.61	28.0%	$1.25	$15.00	NNN	Oct-15
200	Norcal Deaf & Hard	2,400	13.7%	$1,836	$0.76	$9.18	8.1%	$1.20	$14.40	NNN	Oct-22
205	Fast Holding Company LLC	2,372	13.5%	$2,516	$1.06	$12.73	11.0%	$1.20	$14.00	NNN	Dec-21
210	Ryan Turner Insurance	2,365	13.5%	$3,193	$1.35	$16.20	14.0%	$1.20	$14.40	NNN	Mar-24
220	1st Choice Home Health	1,295	7.4%	$1,793	$1.38	$16.61	7.9%	$1.20	$14.40	NNN	Apr-21
	Total	17,532	100.0%	$22,796	$2.14	$25.72	100.00%	$1.50			
	Leased	17,532	100.0%	$273,558							
	Available	0	0.0%								

Pure Fusion	3.0% annually escalator
Emerald Health	3.0% annually escalator
Norcal Deaf & Hard	3.0% annually escalator
tor Fast Holding Company LLC	3.0% annually escalator
Ryan Turner Insurance	3.0% annually escalator
1st Choice Home Health	3.0% annually escalator

Options

Emerald Health	-	1 (5) years Option. 3% escalator annually
Pure Fusion	-	2 (5) years Option. 3% escalator annually
Norcal Deaf & Hard	-	1 (3) years Option. 3% escalator annually
Fast Holding Company LLC	-	1 (2) years Option. 3% escalator annually
Ryan Turner Insurance	-	2 (5) years Option. 3% escalator annually







Inland Port Advantage

Located in California's Central Valley with direct access to the San Joaquin Delta, Stockton is a major inland port city offering strategic connections to the Bay Area, Sacramento, and beyond.

Diverse and Expanding Economy

Stockton's economy spans logistics, healthcare, education, agriculture, and professional services, with a growing reputation as a center for warehousing and distribution.

Educational Institutions

Home to the University of the Pacific and San Joaquin Delta College, Stockton supports a skilled and educated workforce across a wide range of industries.

Recreational Amenities

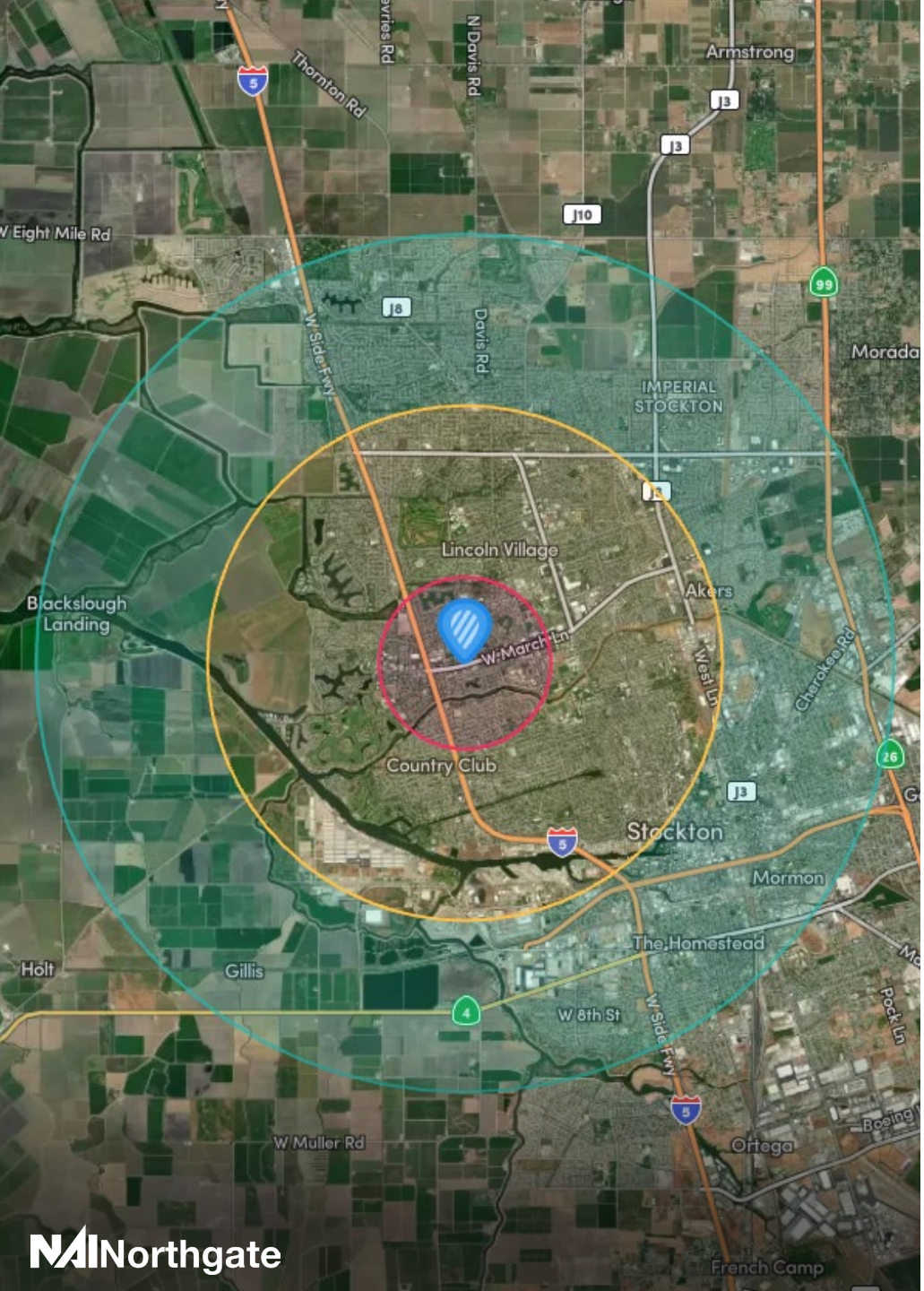
The city features an extensive waterfront, parks, and cultural attractions, including the Stockton Arena and Haggin Museum, offering a well-rounded quality of life.

Regional Transportation Hub

Served by Interstate 5, Highway 99, rail lines, and the Port of Stockton, the city also benefits from Stockton Metropolitan Airport for regional and cargo travel.

Development and Affordability

With lower operating costs compared to coastal metros, Stockton is attracting business investment and development across retail, industrial, and residential sectors.



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	20,529	139,561	282,942
Projected Growth (5 Yr)	21,024	142,458	291,182
Median Age	38	37	36
Households	7,877	50,068	90,791
White Population	5,268	36,411	60,585
Black Population	3,096	19,917	35,081
Am Indian Population	364	2,739	5,486
Asian Population	3,671	23,343	64,896
Other Population	8,626	60,050	125,134
Hispanic Population	46.44%	47.53%	48.33%
Average HH Income	$105.4k	$97.9k	$96.4k
Median HH Income	$83.7k	$73.9k	$75.8k
High School Graduates	12,199	76,609	141,915
College Graduates	4,982	29,049	50,068
Total Employees	9,320	59,361	117,826

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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