

# OFFICE CONDOS FOR SALE OR LEASE

## RIALTO BRIDGE OFFICE PARK

2027 GRAND CANAL BLVD., #31 & 32, STOCKTON, CA



## LISTING DATA

- Assessor Parcel Numbers 110-130-14 and 15 (Units #31 and 32 in Rialto Bridges Office Park).
- Two separate 1,006 square foot office condominium units for sale or lease as one 2,012 square foot offering
- Professionally managed and financially healthy Owner's Association - Dues are  $\pm$  \$0.20 per square foot per month.
- Many upgrades recently completed and paid for on project infrastructure including new roofs, gutters, paint and landscaping.
- Project can accommodate office or medical-office uses.
- Parking is plentiful and accessible.



## ECONOMIC DATA

**SALE PRICE:** \$331,980 (\$165/SF)

**LEASE RATE:** \$1.25 per SF/month, Modified Gross

## CONTACT

Wendy Coddington, SIOR

BRE #00592566

wcoddington@lee-associates.com

D 209.983.6830

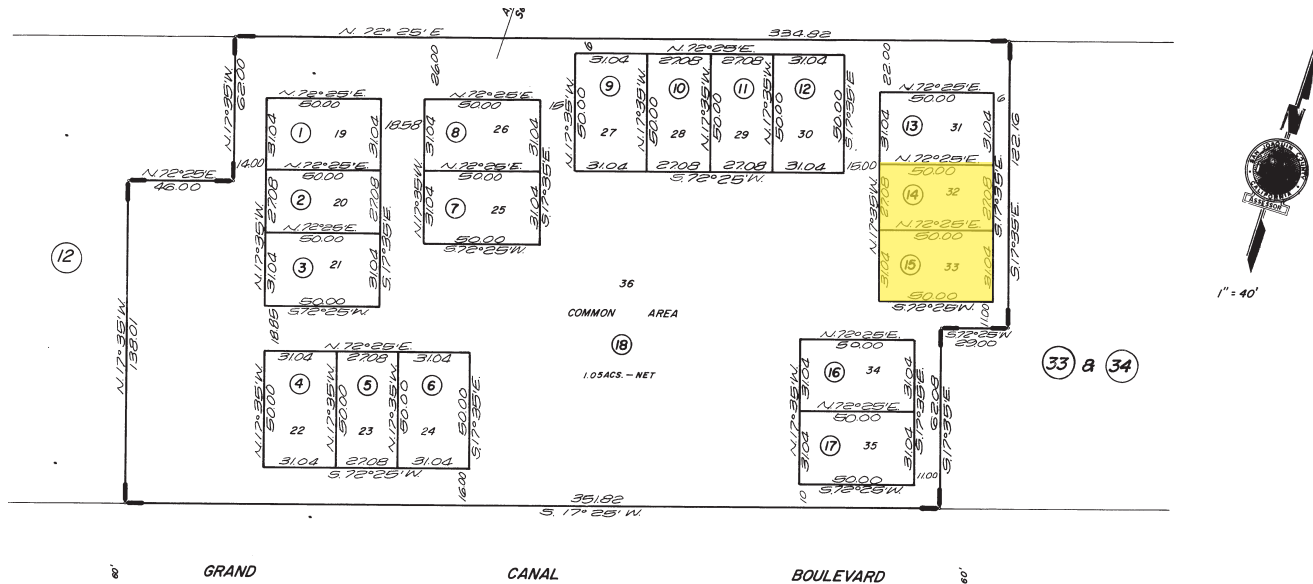
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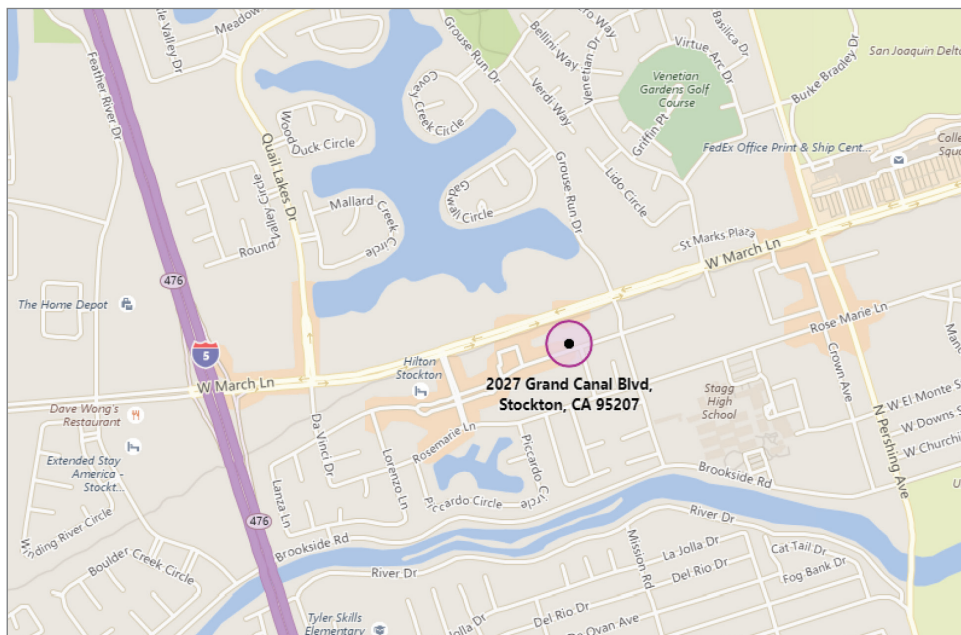
### SITE PLAN



Declaration of Restriction No. 79063839 Recorded 08/23/79  
P.M. Bk. 8-Pg. 59

NOTE - Assessor's Parcel Numbers Shown in Circles

CITY OF STOCKTON  
Assessor's Map Bk. 110 -Pg. 13



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