

TWO OFFICE BLDGS FOR SALE

PRIME SPACE IN NORTH STOCKTON

7474 & 7488 SHORELINE DRIVE, STOCKTON, CA

LISTING DATA

7474 Shoreline is a one-story office building with four suites totaling 6,590± square feet:

- Suite 1 is 2,308± square feet and is currently vacant
- Suite 2 is leased to Cornerstone and is 1,861± square feet
- Suite 3 is 1,636± square feet and is currently vacant
- Suite 4 is leased to Welz Financial Services and is 785± square feet

7488 Shoreline is a two-story office building with eight suites totaling 13,334± square feet:

- Suite A-1 is leased to Elie Sales and is 1,675± square feet
- Suite A-2 is leased to Zuk Financial and is 1,233± square feet
- Suite A-3 is leased to Advanced Eye Care and is 1,514± square feet
- Suite A-4 is leased to Fred Feilzer, Jr. and is 1,174± square feet
- Suite A-5 is 1,319± square feet and is currently vacant
- Suite B-1 is leased to All Transportation and is 2,851± square feet
- Suite B-2 and B-4 is 2,851± square feet and is currently vacant
- Suite B-3 is leased to Dr. Lynn Parker DDS and is 1,169± square feet
- Rooftop is leased to LaRue Communications

TOTAL AREA- APPROXIMATELY 19,924± SF



- Current Gross Operating Income is \$160,341.72
- Rent Roll including recaptured utility expenses and operating expenses will be available shortly.
- Excellent opportunity for owner-user or value added opportunity with additional leasing and management Property has been maintained very well physically with many capital improvements

ECONOMIC DATA

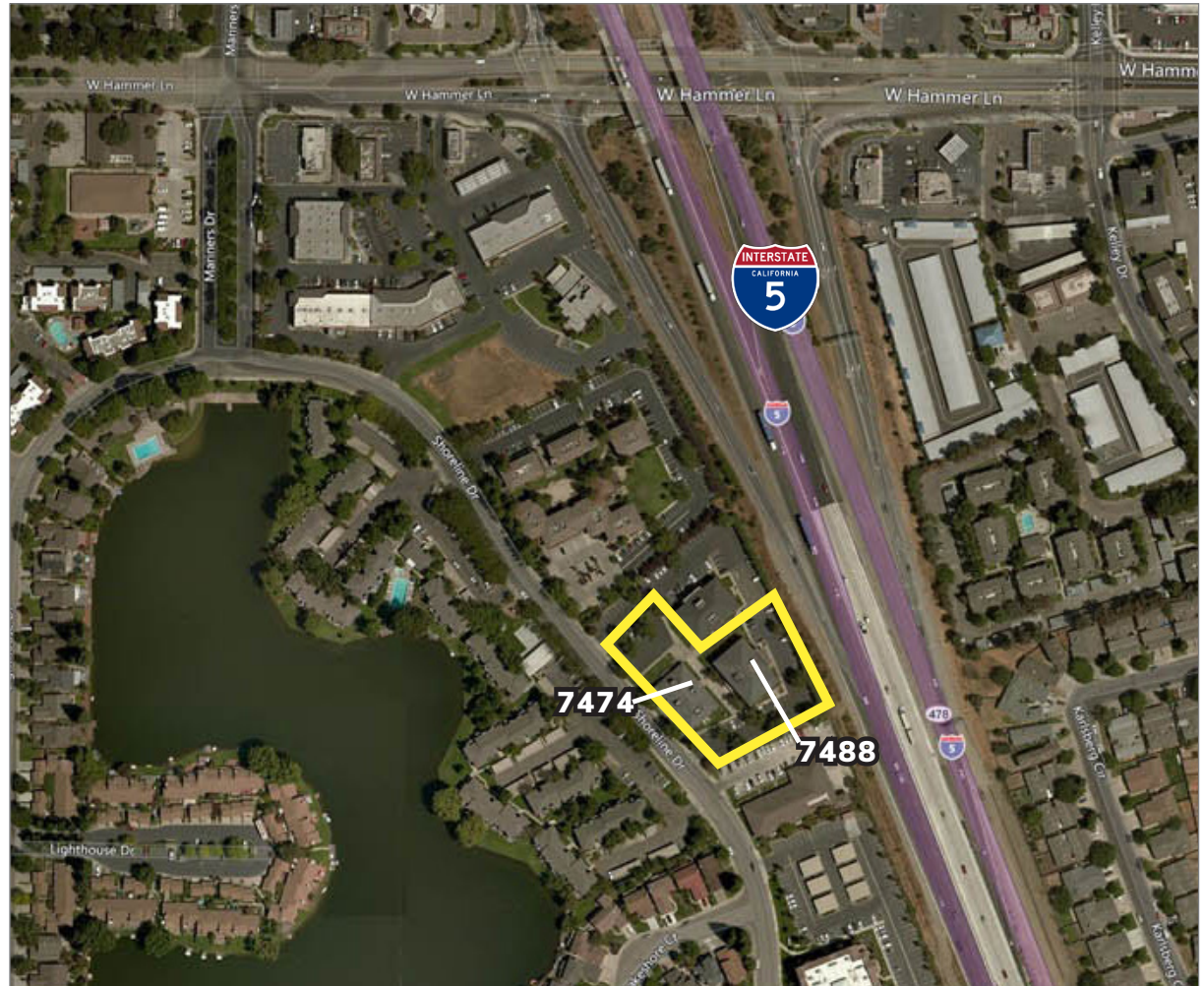
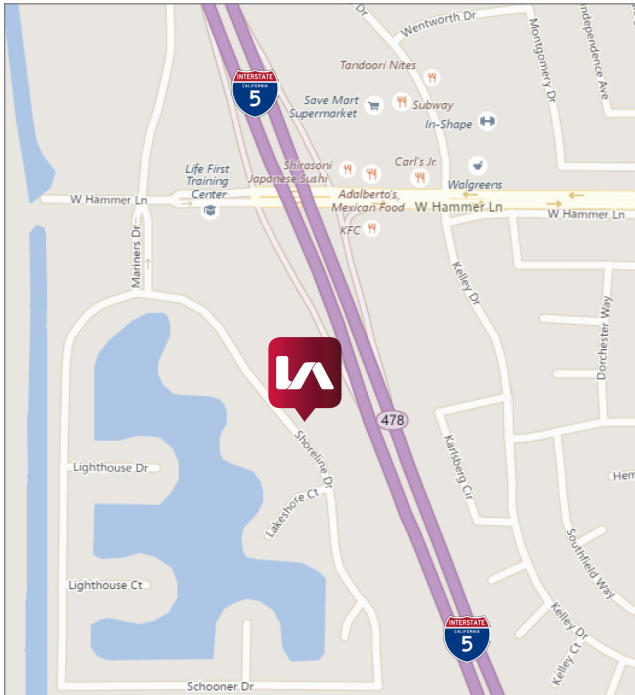
SALE PRICE: \$2,500,000 (\$125/ square foot)

CONTACT

Wendy Coddington, SIOR
BRE #00592566
wcoddington@lee-associates.com
D 209.983.6830

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TWO OFFICE BLDGS FOR SALE PRIME SPACE IN NORTH STOCKTON 7474 & 7488 SHORELINE DRIVE, STOCKTON, CA



CONTACT

Wendy Coddington, SIOR
BRE #00592566
wcoddington@lee-associates.com
D 209.983.6830

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.