



**2618-2632  
Waterloo Rd.  
@ Newport Ave.  
STOCKTON, CALIFORNIA**

# GROUND LEASE OR BUILD-TO-SUIT



### PROPERTY INFORMATION:

- Corner Lot/Excellent Frontage
- Lot Size: 35,600± SF
- Zoned C-6
- Low Property Taxes
- Single Vacant Unit: 1,812± SF
- All Other Tenants Mo.-to-Mo.
- Dense Residential Area
- Traffic: 14,000-16,000 ADT on Waterloo Rd
- Property Potentially Available For Sale

### MORE INFORMATION CONTACT:

**MEACHAM/OPPENHEIMER, INC.**  
**CORFAC INTERNATIONAL**  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
Fax: 408.378.5903  
[www.moinc.net](http://www.moinc.net)

**Keon Vossoughi**

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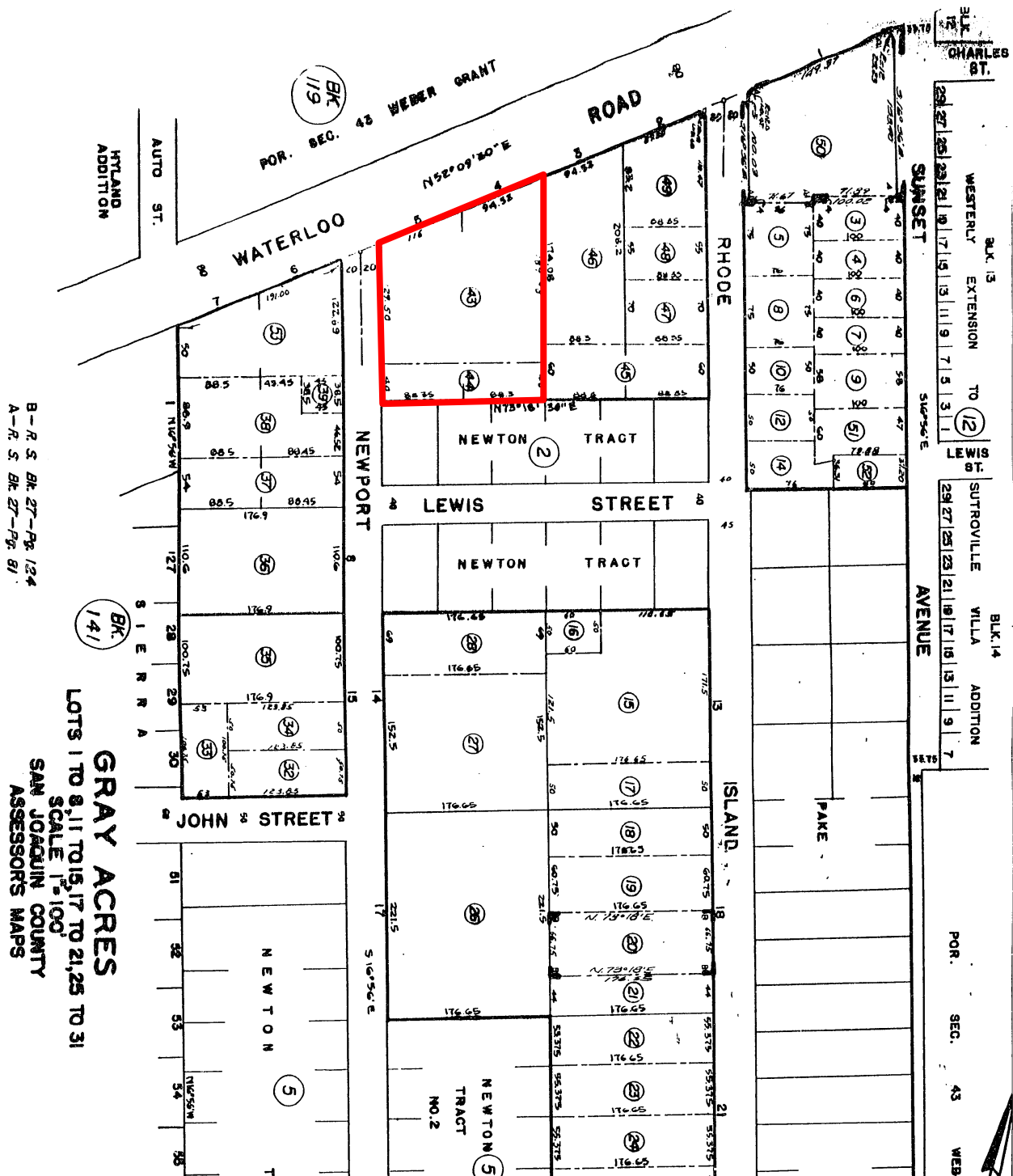
**David Taxin**

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[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

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B-R-S BK 27-Pg 124  
A-R-S BK 27-Pg 81

GRAY ACRES  
LOTS 1 TO 8, 11 TO 15, 17 TO 21, 25 TO 31  
SCALE 1"=100'  
SAN JOAQUIN COUNTY  
ASSESSORS MAPS

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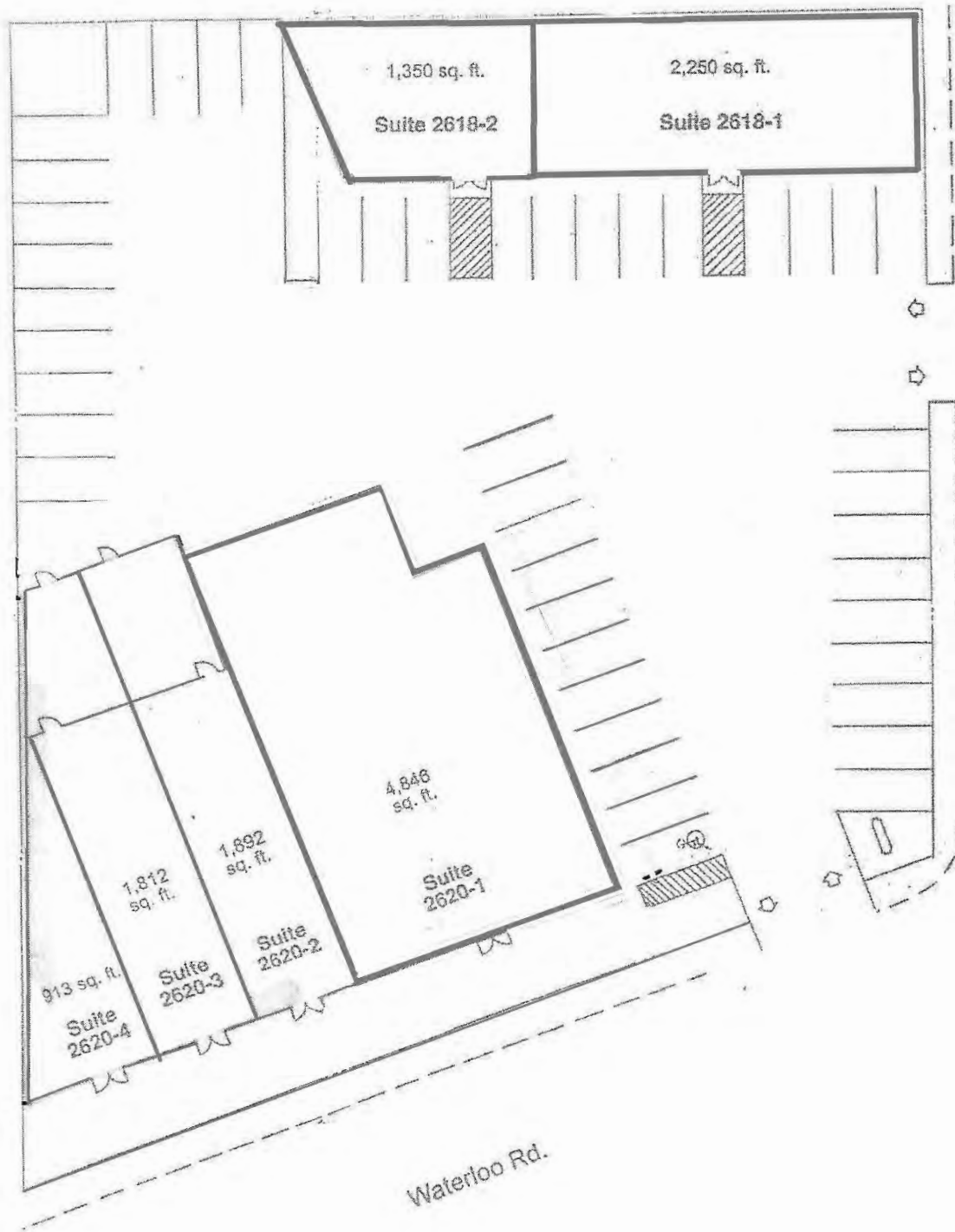
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## Existing Site



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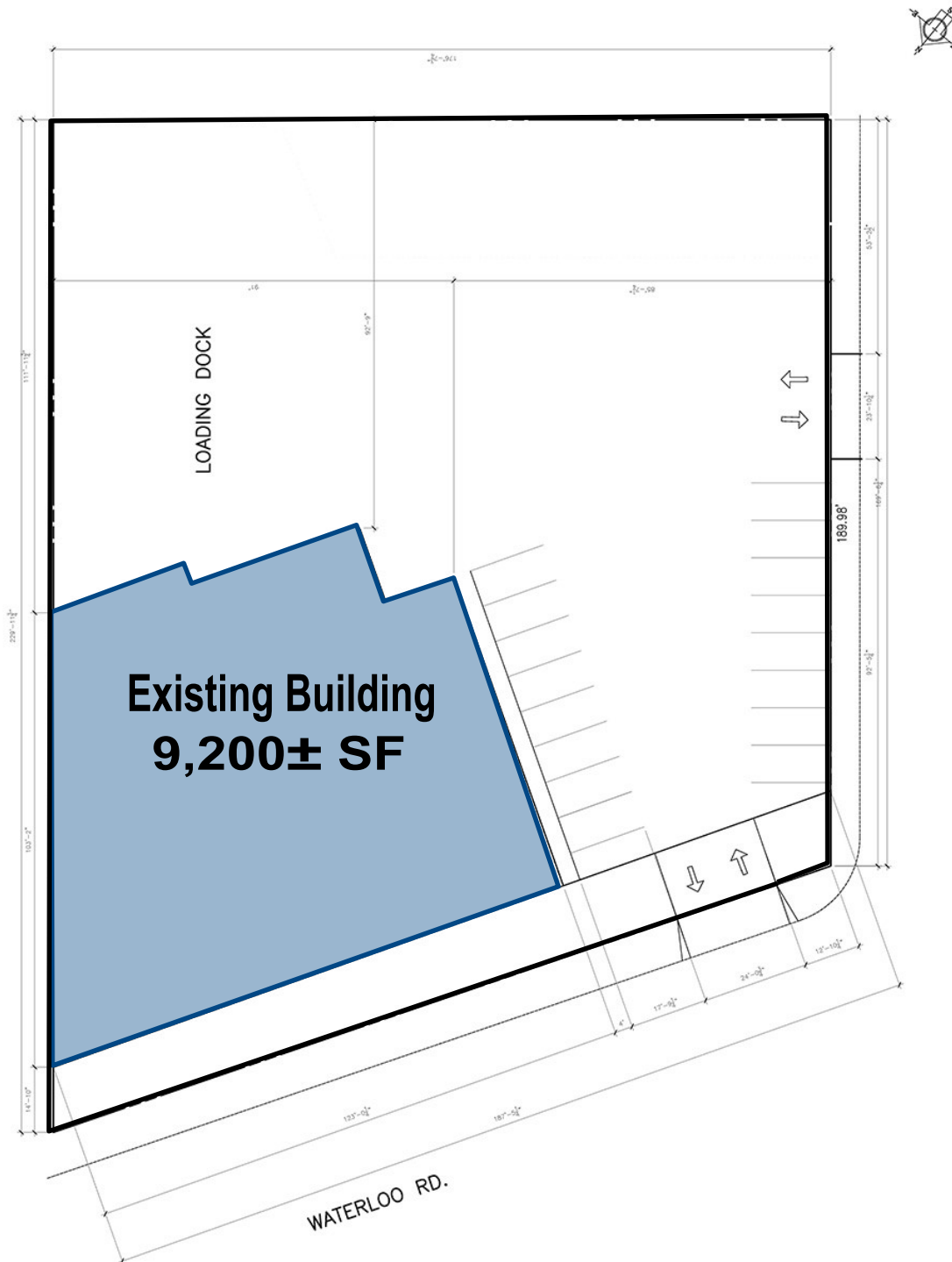
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## Potential Build-to-Suit



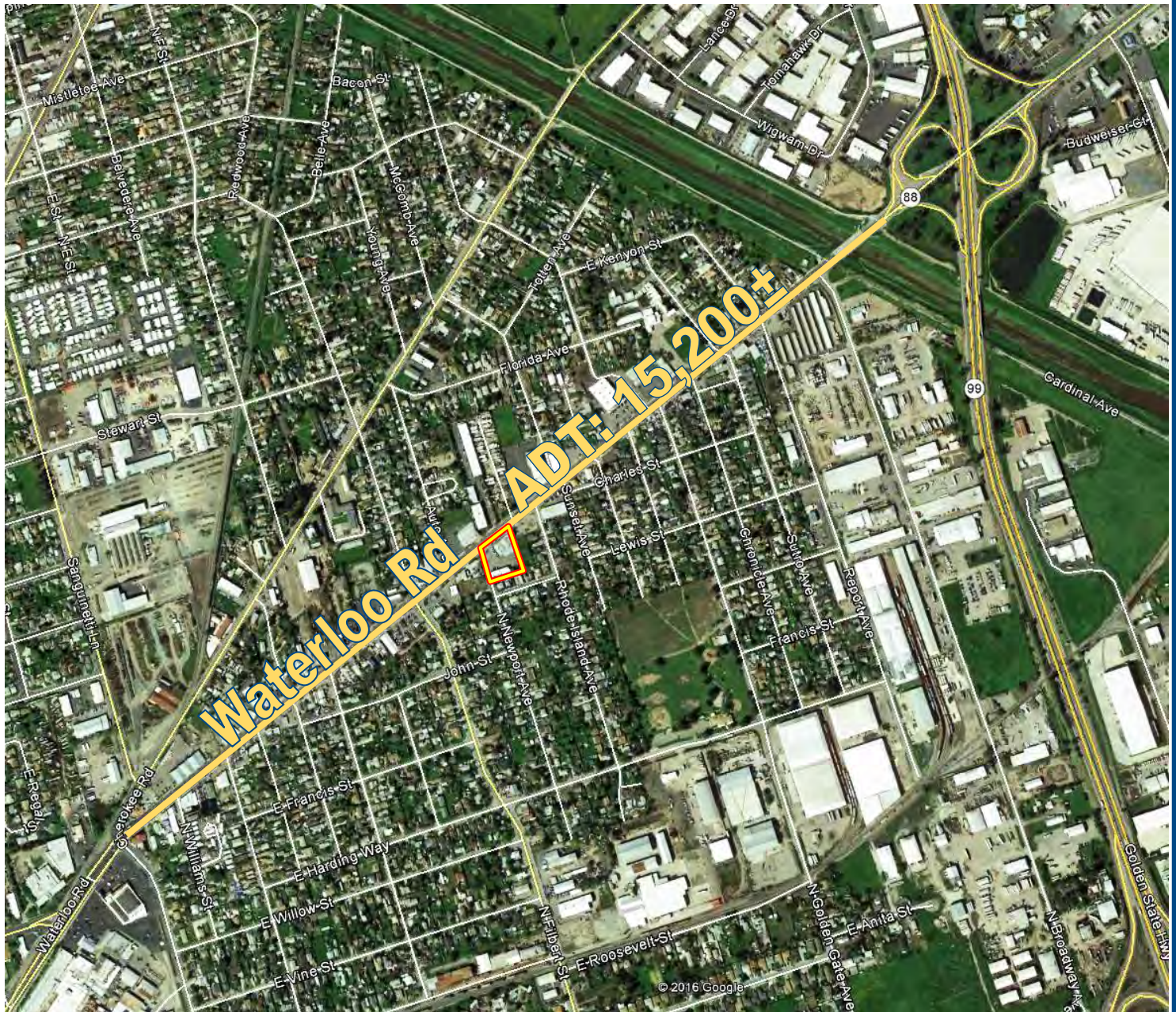
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