

**Available Investment Listings - November 2019**

**Lee & Associates-Central Valley, Inc.**

*241 Frank West Circle, #300  
Stockton, CA 95206*

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BRE # 01166901

1. Available Industrial Space (ID: 14988)

Multi-Tenant Business Park

Primary Use: Mfg/Dist

1502 Coldwell Ave Modesto, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 96,200 of 96,200	Office SF:	Zoning: M1	# GL/DID:
Min Divisible SF:	Land SF: 287,932 SF	Year Built:	GL/DID Size(w x h): 6
Max Contiguous SF:	Ceiling Height: -	Power Amps: 220	#DH Doors: 4
Sale Price: \$5,025,000.00	Sprinkler: No	Power Volts: 2,000	Total Doors: 4
Sale Price/SF: \$52.23		Power Phase: 3	Parking Spaces: 100
Lease Rate:		Construction Type: CTU	Parking Ratio: 0
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Yes
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	<a href="mailto:mreckers@lee-associates.com">mreckers@lee-associates.com</a>

**Comments:** Fully Leased Multi Tenant Business Park, For Sale. 6 buildings totaling 96,200±SF on 6.61± acres. User/Investor opportunity with Long-Term credit Tenants including John Deere and Ferguson

2. Available Industrial Space (ID: 14854)

Hammer Lane Business Park

Primary Use: Light Industrial

8026 Lorraine Ave. Stockton, CA 95210

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 27,679 of 27,679	Office SF:	Zoning: I-G (General Industrial)	# GL/DID:
Min Divisible SF: 1,300	Land SF: 74,923 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 14.00 -	Power Amps: 110	#DH Doors:
Sale Price: \$1,990,000.00	Sprinkler: No	Power Volts: 208	Total Doors: 0
Sale Price/SF: \$71.90		Power Phase: 0	Parking Spaces:
Lease Rate:		Construction Type: CTU	Parking Ratio: 2.0
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Possible Yard
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	<a href="mailto:dmcfadden@lee-associates.com">dmcfadden@lee-associates.com</a>

**Comments:** Light industrial multi-tenant building, 100% leased. Staggered lease expirations, annual rent increases/inflation protection. 7.4% CAP Rate.

**3. Available Retail Space (ID: 16163)**

Primary Use: Restaurant

2828 W. March Lane Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

<b>Avail SF of Bldg SF:</b> 10,934 of 10,934	<b>Office SF:</b>	<b>Zoning:</b>	<b># GL/DID:</b>
<b>Min Divisible SF:</b>	<b>Land SF:</b> 39,204 SF	<b>Year Built:</b>	<b>GL/DID Size(w x h):</b>
<b>Max Contiguous SF:</b>	<b>Ceiling Height:</b> -	<b>Power Amps:</b>	<b>#DH Doors:</b>
<b>Sale Price:</b>	<b>Sprinkler:</b>	<b>Power Volts:</b>	<b>Total Doors:</b>
<b>Sale Price/SF:</b>		<b>Power Phase:</b>	<b>Parking Spaces:</b>
<b>Lease Rate:</b>		<b>Construction Type:</b>	<b>Parking Ratio:</b>
<b>Asking NNN to Gross:</b>			<b>Rail:</b>
<b>Asking CAM:</b>			<b>Yard:</b>
<b>Vacancy Type:</b>			
<b>Occupancy Date:</b>			



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Lee & Associates – Central Valley, Inc. is pleased to offer the opportunity to acquire a new Single Tenant NNN Leased Investment to Dave Wong's Restaurant in the heart of Stockton, California. This beautiful, well-appointed building is approximately 10,934± square feet on ±.9 acres. The property was ground leased to and constructed by David Wong, LTD in April 2002 and is well known in Stockton as one of the most popular restaurants in the City. The property is located at one of the most coveted areas of Stockton, near March Lane and Interstate 5.

**4. Available Retail Space (ID: 16164)**

Primary Use:

2866 W. March Lane Stockton, CA

Market: San Joaquin

<b>Avail SF of Bldg SF:</b> 6,500 of 6,500	<b>Office SF:</b>	<b>Zoning:</b>	<b># GL/DID:</b>
<b>Min Divisible SF:</b>	<b>Land SF:</b> 32,670 SF	<b>Year Built:</b>	<b>GL/DID Size(w x h):</b>
<b>Max Contiguous SF:</b>	<b>Ceiling Height:</b> -	<b>Power Amps:</b>	<b>#DH Doors:</b>
<b>Sale Price:</b>	<b>Sprinkler:</b>	<b>Power Volts:</b>	<b>Total Doors:</b>
<b>Sale Price/SF:</b>		<b>Power Phase:</b>	<b>Parking Spaces:</b>
<b>Lease Rate:</b>		<b>Construction Type:</b>	<b>Parking Ratio:</b>
<b>Asking NNN to Gross:</b>			<b>Rail:</b>
<b>Asking CAM:</b>			<b>Yard:</b>
<b>Vacancy Type:</b>			
<b>Occupancy Date:</b>			



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<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**Comments:** Lee & Associates – Central Valley, Inc. is pleased to offer the opportunity to acquire a new Multi Tenant NNN Leased Investment to Starbucks Coffee and Chase Bank in the heart of Stockton, California. This beautiful, well-appointed building is approximately 6,500± square feet on ±.75 acres. The property is located in one of the most coveted and affluent areas of Stockton, near March Lane and Interstate 5.

**5. Available Industrial Space (ID: 14959)**

Primary Use: Mfg/Dist

3001 N. Navone Rd. Stockton, CA 95215

Market: Central Valley / Sub-Market: San Joaquin

<b>Avail SF of Bldg SF:</b> 201,400 of 201,400	<b>Office SF:</b> 2,091 SF	<b>Zoning:</b> I-L	<b># GL/DID:</b> 4
<b>Min Divisible SF:</b>	<b>Land SF:</b> 409,464 SF	<b>Year Built:</b> 1985	<b>GL/DID Size(w x h):</b>
<b>Max Contiguous SF:</b>	<b>Ceiling Height:</b> 24.00 -	<b>Power Amps:</b> 400	<b>#DH Doors:</b> 20
<b>Sale Price:</b> \$11,000,000.00	<b>Sprinkler:</b> Yes	<b>Power Volts:</b> 277/480	<b>Total Doors:</b> 24
<b>Sale Price/SF:</b> \$54.62		<b>Power Phase:</b> 3	<b>Parking Spaces:</b>
<b>Lease Rate:</b>		<b>Construction Type:</b> CTU	<b>Parking Ratio:</b> 0
<b>Asking NNN to Gross:</b>			<b>Rail:</b> Available
<b>Asking CAM:</b>			<b>Yard:</b> Fenced / paved
<b>Vacancy Type:</b> Occupied			
<b>Occupancy Date:</b>			



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>

**Comments:** 100% leased investment. Fully leased to two tenants. 3 & 5 year lease terms. 7.3 CAP.

**6. Available Industrial Space (ID: 16166)**

Primary Use: Industrial

2495 Station Drive Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

<b>Avail SF of Bldg SF:</b> 19,840 of 19,840	<b>Office SF:</b> 3,800 SF	<b>Zoning:</b>	<b># GL/DID:</b> 4
<b>Min Divisible SF:</b>	<b>Land SF:</b> 59,242 SF	<b>Year Built:</b>	<b>GL/DID Size(w x h):</b>
<b>Max Contiguous SF:</b>	<b>Ceiling Height:</b> 24.00 -	<b>Power Amps:</b> 400	<b>#DH Doors:</b> 2
<b>Sale Price:</b> \$2,579,200.00	<b>Sprinkler:</b> Yes	<b>Power Volts:</b> 277/480	<b>Total Doors:</b> 6
<b>Sale Price/SF:</b> \$130.00		<b>Power Phase:</b> 3	<b>Parking Spaces:</b>
<b>Lease Rate:</b>		<b>Construction Type:</b>	<b>Parking Ratio:</b>
<b>Asking NNN to Gross:</b>			<b>Rail:</b> No Rail
<b>Asking CAM:</b>			<b>Yard:</b> Fenced / paved
<b>Vacancy Type:</b>			
<b>Occupancy Date:</b>			



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	<a href="mailto:dmcfadden@lee-associates.com">dmcfadden@lee-associates.com</a>

**Comments:** 19,840± square foot dock high industrial building situated on 1.36± acres of land – APN 173-340-02 Located in the Triangle Industrial Park Concrete tilt-up construction Two (2) dock high doors with Edge of Dock Levelers Four (4) grade level doors 3,800± SF office w/ 3 restrooms, 3,600± SF Mezzanine storage designed to accommodate 2nd story office and/or storage 400 amp, 277/480 volt, 3 phase power (indicated) 24' minimum clearance

<b>7.</b>	<b>Available Office Space (ID: 16286)</b> Primary Use: Office	<b>Two-Level Garden Office Building</b>
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<b>7407 Tam O'Shanter Dr. Stockton, CA 95210</b>	<b>Market: Central Valley / Sub-Market: Stockton</b>
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<b>Avail SF of Bldg SF:</b> 17,088 of 17,088 <b>Min Divisible SF:</b> 7,902 <b>Max Contiguous SF:</b> 17,088 <b>Sale Price:</b> \$2,200,000.00 <b>Sale Price/SF:</b> \$128.75 <b>Lease Rate:</b> \$1.10 MG Per Month <b>Asking NNN to Gross:</b> <b>Asking CAM:</b> <b>Vacancy Type:</b> <b>Occupancy Date:</b>	<b>Office SF:</b> 17,088 SF <b>Land SF:</b> 38,768 SF <b>Ceiling Height:</b> - <b>Sprinkler:</b>	<b>Zoning:</b> C-G <b>Year Built:</b> 1990 <b>Power Amps:</b> <b>Power Volts:</b> <b>Power Phase:</b> <b>Construction Type:</b>	<b># GL/DID:</b> <b>GL/DID Size(w x h):</b> <b>#DH Doors:</b> <b>Total Doors:</b> <b>Parking Spaces:</b> 75 <b>Parking Ratio:</b> 4.4 <b>Rail:</b> <b>Yard:</b>
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**Comments:** Available for sale or lease - 17,088±sf stand-alone, two-level office building situated on its own parcel of 39,065± SF. A site area that can be completely secured. Divisible to ±7,902 SF (1st floor) 9,186± SF and (2nd floor) 7,902± SF. Efficient floor plan with large open areas, breakroom, multiple restrooms and private offices throughout (many with sound proofing). Parking Ratio: 4.4 spaces per 1,000± SF. Zoned C-G (Commercial General - City of Stockton) Building signage available - on building and with monument. In close proximity to a San Joaquin Regional Transit District bus stop. Adjacent to Kaiser Permanente Medical Center's campus of over 27 acres.

**8. Available Industrial Space (ID: 16209)**

Primary Use: Industrial

**4045-4085 N Wilcox rd Stockton, CA 95215**
**Market: Central Valley / Sub-Market:**

<b>Avail SF of Bldg SF:</b> 17,530 of 17,530	<b>Office SF:</b> 4,850 SF	<b>Zoning:</b> I-L	<b># GL/DID:</b> 12
<b>Min Divisible SF:</b>	<b>Land SF:</b> 152,460 SF	<b>Year Built:</b>	<b>GL/DID Size(w x h):</b>
<b>Max Contiguous SF:</b>	<b>Ceiling Height:</b> 16.00 - 18.00	<b>Power Amps:</b>	<b>#DH Doors:</b>
<b>Sale Price:</b> \$2,500,000.00	<b>Sprinkler:</b>	<b>Power Volts:</b>	<b>Total Doors:</b> 12
<b>Sale Price/SF:</b> \$142.61		<b>Power Phase:</b>	<b>Parking Spaces:</b>
<b>Lease Rate:</b>		<b>Construction Type:</b> MTL	<b>Parking Ratio:</b>
<b>Asking NNN to Gross:</b>			<b>Rail:</b> No Rail
<b>Asking CAM:</b>			<b>Yard:</b> paved/compacted
<b>Vacancy Type:</b>			
<b>Occupancy Date:</b>			



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	<a href="mailto:dmcfadden@lee-associates.com">dmcfadden@lee-associates.com</a>

**Comments:** 17,530± square foot industrial building situated on 3.50± acres of land – APN'S 087-230-08, 087-230-07. Located in the Grant Industrial Park. Metal / Wood frame, Twelve (12) grade level doors with 5 drive through bays. 4,850± SF showroom / office area including private offices, conference room, breakroom and three (3) restrooms. 16' – 18' minimum clearance, Hwy 99 frontage and exposure Two (2) monument signs including 40'± freeway sign. Zoned I-L (Limited Industrial – San Joaquin County) Standard urban utilities and services including sewer, storm and water. Paved / compacted gravel fenced yard Leased to The Goodyear Tire and Rubber Company Lease term through 1/3/2025 with three (3) renewal options Rent increases/inflation protection Excellent Hwy 99 access via Cherokee Road