

Available Land Listings - November 2019

Lee & Associates-Central Valley, Inc.

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

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BRE # 01166901

1.	Available Land Space (ID: 15045) Primary Use:	Crossroads Commerce Center
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16705 S. Harlan Rd Lathrop, CA	Market: Central Valley / Sub-Market: Lathrop
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Avail SF: 33,106 Min Divisible SF: Avail Acres: 0.76 Min Divisible Acres: Sale Price: \$499,000.00 Sale Price/SF: \$15.07 Sale Price/Acre: \$656,579 Lease Rate:	Zoning: Parcel #: 198-210-07 Lot Dimensions: Land Condition: Topography:	Gas: Water: Sewer: Power: Power Supply: Rail Staus:
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

2.	Available Land Space (ID: 16191) Primary Use: Industrial	
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1800 Madruga Rd Lathrop, CA 95330	Market: Central Valley / Sub-Market: Lathrop
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Avail SF: 326,700 Min Divisible SF: Avail Acres: 7.50 Min Divisible Acres: Sale Price: Sale Price/SF: Sale Price/Acre: Lease Rate:	Zoning: I-L Parcel #: 241-410-410 Lot Dimensions: Land Condition: Topography: Level	Gas: Water: Sewer: Power: Power Supply: Rail Staus: No Rail
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Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Available for Build to suit or Land Lease. High visibility Hwy 120 frontage. Adjacent to new Yosemite Ave interchange and new 4.5 Mil SF TriPoint Logistics Center.

3. Available Land Space (ID: 14728)
Preston Pipelines

Primary Use: Light Industrial

12833 S. Manthey Rd. Lathrop, CA 95330
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 20,000	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 0.46	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Unavailable
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Pad for new building. This project is ideally located in Lathrop, California just 75 miles east of San Francisco, along I-5, with prominent direct visibility along California's largest Interstate. This location enables businesses to service their clients throughout the Central Valley, Bay Area, State and beyond.

4. Available Land Space (ID: 14729)
Preston Pipelines

Primary Use: Light Industrial

12833 S. Manthey Rd. Lathrop, CA 95330
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 871,200	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 20.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Unavailable
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Available for yard lease or build to suit. This project is ideally located in Lathrop, California just 75 miles east of San Francisco, along I-5, with prominent direct visibility along California's largest Interstate. This location enables businesses to service their clients throughout the Central Valley, Bay Area, State and beyond.

5. Available Land Space (ID: 14811) Residential Development Land
Primary Use: Residential Development
18401 Queirolo Rd Lathrop, CA 95330
Market: Central Valley

Avail SF: 982,278	Zoning: RM-MV	Gas:
Min Divisible SF:	Parcel #: 241-020-63	Water:
Avail Acres: 22.55	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Residential development land.

6. Available Land Space (ID: 12703)
Primary Use: LAND
420 E. Lockeford St. Lodi, CA
Market: San Joaquin / Sub-Market: Lodi

Avail SF: 209,959	Zoning: IND (Industrial- City of Lodi)	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 4.82	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$1,679,674.00	Topography:	Power Supply:
Sale Price/SF: \$8.00		Rail Status:
Sale Price/Acre: \$348,480		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: All utilities to the site - "shovel ready". Highway 99 access @Highway 12 /Victor Rd (1/4 mile). Ideal location for owner/user in need of outdoor storage, staging, or parking

7. Available Land Space (ID: 16266)

Primary Use:

951 959 975 Moffat Blvd. Manteca, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 64,904	Zoning: C-G	Gas: PG&E
Min Divisible SF:	Parcel #: 221-150-100,040,050	Water: City
Avail Acres: 1.49	Lot Dimensions:	Sewer: City
Min Divisible Acres:	Land Condition:	Power: PG&E
Sale Price: \$900,000.00	Topography:	Power Supply:
Sale Price/SF: \$13.87		Rail Status: No Rail
Sale Price/Acre: \$604,027		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Completely paved and fenced. Excellent Highway 120 and Highway 99 access. Flexible zoning allows for a variety of uses No bonds/ mello roos, No restrictive CC & Rs/HOA. All utilities/city services to site. Frontage/access on both Moffat Blvd. and Cowell Avenue. Three (3) separate legal parcels.

8. Available Land Space (ID: 14597)

Primary Use:

1460 S. Airport Way & 1602 Atherton Dr. Manteca, CA

Market: Central Valley / Sub-Market: Manteca

Avail SF: 1,113,829	Zoning: CG (General Commercial)	Gas:
Min Divisible SF:	Parcel #: 226-160-21 & 19	Water:
Avail Acres: 25.57	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$13,365,948.00	Topography:	Power Supply:
Sale Price/SF: \$12.00		Rail Status:
Sale Price/Acre: \$522,720		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: The subject property is located in the heart of the new retail and residential development in South Manteca. Ideal location for new retail shopping center or office project in high growth trade area. Exceptional visibility and exposure to high traffic Highway 120 (84,000 Cars ADT) which acts as a connector between Interstate 5 and Highway 99.

9. Available Land Space (ID: 14596)

Primary Use:

1527 South Airport Way Manteca, CA
Market: Central Valley / Sub-Market: Manteca

Avail SF: 583,704	Zoning: CG (General Commercial)	Gas:
Min Divisible SF:	Parcel #: 241-320-44	Water:
Avail Acres: 13.40	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$7,296,300.00	Topography:	Power Supply:
Sale Price/SF: \$12.50		Rail Staus:
Sale Price/Acre: \$544,500		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: The subject property is located in the heart of the new retail and residential development in South Manteca. Ideal location for new retail shopping center or office project in high growth trade area. Exceptional visibility and exposure to high traffic Highway 120 (84,000 Cars ADT) which acts as a connector between Interstate 5 and Highway 99.

10. Available Land Space (ID: 16274)

Primary Use:

578 Industrial Park Dr Manteca, CA
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 87,120	Zoning: Flexible	Gas: PG&E
Min Divisible SF:	Parcel #: 221-190-70,71	Water: City
Avail Acres: 2.00	Lot Dimensions:	Sewer: City
Min Divisible Acres:	Land Condition:	Power: PG&E
Sale Price: \$1,300,000.00	Topography:	Power Supply:
Sale Price/SF: \$14.92		Rail Staus: No Rail
Sale Price/Acre: \$650,000		
Lease Rate: \$13,000.00 NNN Per Month		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Paved, fenced yard Excellent Highway 120 access at South Main Street and Highway 99 access at Yosemite Avenue Ideal yard for truck/trailer parking, lay-down, construction/contracting services or equipment storage Flexible zoning allows for a variety of uses No bonds/ mello roos No restrictive CC & Rs/HOA All utilities/city services to site Frontage/access on both Industrial Park Drive and Vanderbilt Circle Two (2) separate legal parcels

11. Available Land Space (ID: 14943)

Primary Use: Commercial

1601 S Main St Manteca, CA 95337
Market: Central Valley

Avail SF: 801,504	Zoning: CG	Gas:
Min Divisible SF:	Parcel #: 224-021-470	Water:
Avail Acres: 18.40	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus: No Rail
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Prime commercial land for sale. Ideal for neighborhood shopping center.

12. Available Land Space (ID: 12033)

Primary Use:

Anchor/Pads Available
Sperry Ave. Patterson, CA 95363
Market: Central Valley

Avail SF: 1,481,040	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 34.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

13. Available Land Space (ID: 14562)

Primary Use:

3156 Bozzano Road Stockton, CA
Market: Central Valley / Sub-Market: Stockton

Avail SF:	Zoning: Zoned I-L (Limited Industrial)	Gas:
Min Divisible SF:	Parcel #: 101-290-11	Water:
Avail Acres: 6.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: \$13,500 per month, Gross. Fenced, paved yard. Asphalt paving (Additional 2± acres could be paved). Fully fenced with rolling gate. Easy access to Highway 99. 6.4 miles from BNSF Intermodal. 14.5 miles from UP Intermodal.

14. Available Land Space (ID: 11952)

Primary Use: LAND

LAND
6344 S. El Dorado St. Stockton, CA 95207
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 298,822	Zoning: C-G	Gas:
Min Divisible SF:	Parcel #: 193-020-010	Water: Well
Avail Acres: 6.86	Lot Dimensions:	Sewer: Septic tank
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Located at the intersection of French Camp Road and El Dorado Street. Excellent access from I-5 via new French Camp interchange. Located in unincorporated county with excellent street visibility.

15. Available Land Space (ID: 11953)
Industrial / Commercial Land
Primary Use: LAND
6787 S. El Dorado St. Stockton, CA 95207
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 327,571	Zoning: C-G	Gas:
Min Divisible SF:	Parcel #: 193-070-011	Water: Well
Avail Acres: 7.52	Lot Dimensions:	Sewer: Septic tank
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Located at the intersection of French Camp Road and El Dorado Street. Excellent access from I-5 via new French Camp interchange. Located in unincorporated county with excellent street visibility.

16. Available Land Space (ID: 12417)
Primary Use:
4633 Foppiano and 8200 N. State Hwy 99 Frontage Ln. Stockton, CA

Avail SF: 182,081	Zoning: C-C and R-R	Gas:
Min Divisible SF: 87,120	Parcel #:	Water:
Avail Acres: 4.18	Lot Dimensions:	Sewer:
Min Divisible Acres: 2.00	Land Condition:	Power:
Sale Price: \$725,000.00	Topography:	Power Supply:
Sale Price/SF: \$3.98		Rail Status:
Sale Price/Acre: \$173,445		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

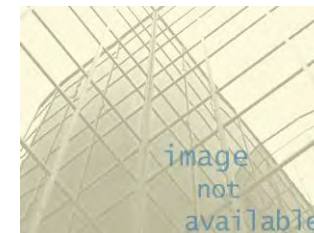
Comments: Pending. Two parcels: 2.00± Acres (zoned C-C) 2.18± Acres (zoned R-R). Mixed zoning allowing for a variety of uses! Great freeway access, exposure and visibility! Located in San Joaquin County - Partially improved site. Utilities available to property.

17. Available Land Space (ID: 16216)

Primary Use:

147 E. French Camp Road Stockton, CA

Avail SF: 1,247,994	Zoning: I-L	Gas:
Min Divisible SF:	Parcel #:	Water: Well
Avail Acres: 28.65	Lot Dimensions:	Sewer: Septic tank
Min Divisible Acres:	Land Condition:	Power: PG&E
Sale Price: \$100,000.00	Topography:	Power Supply:
Sale Price/SF: \$0.08		Rail Staus: Possible
Sale Price/Acre: \$3,490		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Two legal parcels totaling 28.65 acres. Immediate access to Interstate 5 via new French Camp Road interchange. IL - (Industrial Limited) zoning allows for a wide variety of commercial uses. Typically including hard to find Truck Trailer Parking. Located in unincorporated San Joaquin County community named "French Camp" Possible Union Pacific Rail Service with 1,900± Lineal feet adjacent to existing UP Rail line. Located in "Opportunity Zone"

18. Available Land Space (ID: 12792)

Primary Use: Office

1511 E. March Ln. Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 19,602	Zoning: CO	Gas:
Min Divisible SF:	Parcel #: 096-140-37	Water:
Avail Acres: 0.45	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition: Improved	Power:
Sale Price: \$410,000.00	Topography: Level	Power Supply:
Sale Price/SF: \$20.92		Rail Staus: Unavailable
Sale Price/Acre: \$911,111		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Prime commercial land located in the Weber Ranch Professional Park. Extensive on-site improvements already in place. Ideal for general office, medical, or investment for future development.

19. Available Land Space (ID: 14691)

Primary Use:

4124 East Mariposa Road Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Avail SF: 127,195	Zoning: I-L (Industrial, Limited)	Gas:
Min Divisible SF:	Parcel #: 179-560-19	Water:
Avail Acres: 2.92	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$575,000.00	Topography:	Power Supply:
Sale Price/SF: \$4.52		Rail Status:
Sale Price/Acre: \$196,918		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Fenced perimeter. Septic and well in place. Approximately 1/2 mile east of Hwy 99. Approximately 2.5 miles west of BNSF Intermodal Facility. Ideal for trailer, equipment, or materials yard.

20. Available Land Space (ID: 16331)

Primary Use:

1705 S. Mariposa Road Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF: 372,874	Zoning: RL	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 8.56	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$650,000.00	Topography:	Power Supply:
Sale Price/SF: \$1.74		Rail Status:
Sale Price/Acre: \$75,935		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Prime Residential Development location in South Stockton with potential for commercial development along frontage. Existing successful national retailers in the trade area include Walgreens and Family Dollar. Easy access to Highway 99 (1 mile) and Central Stockton. Close proximity to new industrial development including new Amazon Fulfillment Center. Close proximity to Stockton Fairgrounds.

21. Available Land Space (ID: 8924)
LAND -
Primary Use: LAND
1352 Sperry Rd & 4735 SAirport Way Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 84,071	Zoning: M-2 (City of Stockton)	Gas: PG&E
Min Divisible SF:	Parcel #: 177-460-11/18	Water: City
Avail Acres: 1.93	Lot Dimensions: 263x320	Sewer: City
Min Divisible Acres:	Land Condition:	Power: PG&E
Sale Price:	Topography: Level	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Three parcels available together or separately. For sale, lease or built to suit. Contiguous to Airport Gateway Business Park. Borders New Arch-Airport Expressway that directly connects I-5 to Hwy 99. Parcel #3 has approved plans for a 166,000± SF distribution building.

22. Available Land Space (ID: 12905)
Primary Use: LAND
9360 N. State Route Hwy. 99 Frontage Rd. Stockton, CA
Market: San Joaquin / Sub-Market: Stockton

Avail SF: 135,907	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 3.12	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$611,582.00	Topography:	Power Supply:
Sale Price/SF: \$4.50		Rail Staus:
Sale Price/Acre: \$196,020		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Re-zone potential to Hwy Commercial. Great freeway access, exposure, and visibility. Interchange location.

23. Available Land Space (ID: 12954) Off Holman Rd. LAND - 5.13± Acres
Primary Use:
Telstar Ct. Stockton, CA Market: Central Valley / Sub-Market: Stockton

Avail SF: 223,463	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 5.13	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

24. Available Land Space (ID: 11598) Off Holman Rd. LAND - 8.32± Acres
Primary Use: LAND
Telstar Ct. Stockton, CA 95212 Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 362,419	Zoning: RM	Gas:
Min Divisible SF:	Parcel #: 128-030-03	Water:
Avail Acres: 8.32	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition: Improved	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

25.	Available Land Space (ID: 11625)	Off Holman Rd. LAND - 2.65± Acres
	Primary Use: LAND	

Telstar Stockton, CA 95212	Market: Central Valley / Sub-Market: San Joaquin
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Avail SF: 115,434	Zoning:	Gas:
Min Divisible SF:	Parcel #: 128-030-01	Water:
Avail Acres: 2.65	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition: Improved	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

26.	Available Land Space (ID: 14660)	Wilcox Business Park
	Primary Use: Industrial	

Stockton, CA	Market: San Joaquin / Sub-Market: Stockton
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Avail SF: 871,200	Zoning: C-G (General Commercial, San Joaquin County)	Gas:
Min Divisible SF: 43,560	Parcel #: 087-100-72	Water:
Avail Acres: 20.00	Lot Dimensions:	Sewer:
Min Divisible Acres: 1.00	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Staus:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Land parcels available from 1± to 20± Acres. Buildings with yard available. Easily accessible via both Waterloo Road (Hwy 88) and Cherokee Road. Excellent access to Hwy 99 and I-5 via Crosstown Freeway (Hwy 4). Entire site priced at \$5.50/SF

27. Available Land Space (ID: 13503)

Primary Use:

26090 Thornton Road Thornton, CA

Market: Central Valley

Avail SF: 24,829	Zoning: CG (Commercial General)	Gas:
Min Divisible SF:	Parcel #: 001-150-48	Water:
Avail Acres: 0.57	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$261,360.00	Topography:	Power Supply:
Sale Price/SF: \$10.53		Rail Status:
Sale Price/Acre: \$458,526		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: CG zoning allows for a wide variety of commercial uses. Immediate access to Interstate 5. 193± feet of frontage along Thornton Road.

28. Available Land Space (ID: 16242)

Primary Use:

Grantline and Costco Tracy, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF: 58,370	Zoning:	Gas:
Min Divisible SF:	Parcel #: 238-600-042	Water:
Avail Acres: 1.34	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$1,160,000.00	Topography:	Power Supply:
Sale Price/SF: \$19.87		Rail Status:
Sale Price/Acre: \$865,672		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Prime commercial land surrounded by major retailers including: Costco, Super Wal-Mart, Home Goods, Les Schwab Tires and BevMo. Flexible zoning allowing for a variety of uses. Ideal for general retail, fast food, automotive or future investment development project. Great freeway access, exposure and visibility! Property directly offers exposure to commuter thoroughfare connecting the Central Valley to the Bay Area.

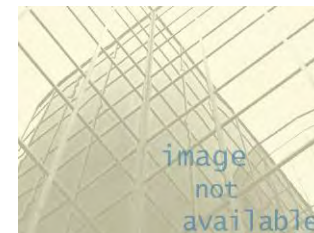
29. Available Land Space (ID: 16225)

Primary Use:

3379 N. Tracy Blvd. Tracy, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF:	Zoning:	Gas:
Min Divisible SF:	Parcel #: 214.180.210	Water:
Avail Acres: 0.67	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Located directly in front of an established neighborhood center anchored by La Plaza Market and Harbor Freight Tools, with other national tenants including O'Reilly Auto. H & R Block, and X?nity Close proximity to I-205 in North Tracy Located at signalized intersection with great access Nearby tenants include: CVS, McDonald's, In N Out Burger, Arby's, Wendy's and Starbucks Ideal for general retail, fast food, automotive or future investment development project Great freeway access, exposure and visibility Property directly offers exposure to commuter thoroughfare connecting the Central Valley to the Bay Area

30. Available Land Space (ID: 12503)

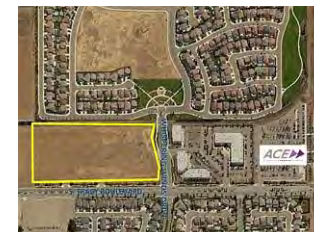
Primary Use: Commercial

Edgewood North

4100 S. Tracy Blvd. Tracy, CA 95377

Market: Central Valley / Sub-Market: Tracy

Avail SF: 513,137	Zoning:	Gas:
Min Divisible SF:	Parcel #: 248-030-10	Water:
Avail Acres: 11.78	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$6,157,642.00	Topography:	Power Supply:
Sale Price/SF: \$12.00		Rail Status:
Sale Price/Acre: \$522,720		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Approximate 11.78-acre parcel with over 1,000 feet of frontage along South Tracy Boulevard. Zoned for commercial development. Owner/developer will handle all land use matters with City of Tracy. All types of senior care facilities are supported by City staff.

31. Available Land Space (ID: 13093)

Primary Use:

119 Riley Way Valley Springs, CA
Market: Central Valley

Avail SF: 1,387,822
Min Divisible SF:
Avail Acres: 31.86
Min Divisible Acres:
Sale Price: \$3,000,000.00
Sale Price/SF: \$2.16
Sale Price/Acre: \$94,162
Lease Rate:

Zoning:
Parcel #:
Lot Dimensions:
Land Condition:
Topography:

Gas:
Water:
Sewer:
Power:
Power Supply:
Rail Staus:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates-Oakland	Winston Street		

Comments: Commercial land for development near Valley Springs commercial hub! Property has frontage on two California Highways. Nearby retailers include ACE Hardware, CVS, Mar-Val Foods, Round Table Pizza, Taco Bell, and Burger King.