

VALUE ADD OPPORTUNITY! FULLY LEASED/MIXED-USE COMMERCIAL BUILDING FOR SALE

7743 WEST LANE, STOCKTON, CA 95210



Lee and Associates Central Valley, Inc. is pleased to offer the opportunity to own a fully leased, mixed use office building, (12,631± rsf) located immediately south of the high traffic intersection on Hammer Lane and West Lane in North Stockton. The property has the following characteristics:

- 100% occupancy at below market lease rates with flexible lease terms
- Exceptional street visibility and exposure to approximately 30,000 cars ADT (2019)
- Located in close proximity to major medical companies including, Stockton's largest Kaiser Permanente and Davita Dialysis
- Walking distance to many retailers and restaurants including Costco, 99 Cent Only Stores, Starbucks, El Pollo Loco, Walgreens and many others!

FINANCIAL HIGHLIGHTS:

- | | | | |
|----------------------------------|------------|------------------------------|------------|
| • TOTAL RENTABLE SQUARE FEET: | 12,631± SF | • GROSS ANNUAL INCOME: | \$131,184. |
| • TOTAL LAND AREA: (1.03± ACRES) | 44,962± AC | • ESTIMATED ANNUAL EXPENSES: | \$54,024. |
| • PERCENT LEASED: | 100% | • N.O.I: | \$77,160. |
| • NUMBER OF UNITS: | 9 | | |

PRICE: \$1,750,000

CONTACT:

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

Christopher Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

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RENT ROLL

SUITE#	TENANT NAME	DATE OF OCCUPANCY	SQUARE FOOTAGE	MONTHLY RENT	LEASE EXPIRATION	RENEWAL OPTIONS	PRICE PER SQUARE FOOT
A-1	HORT SENT, DO	11/01/2017	1,335	\$1,135	10/31/20201	5 YEARS	\$0.851
A-2	PENTACOSTAL CHURCH	11/01/2019	808	\$500	10/31/2024	5 YEARS	\$0.6188
A-4	VIETNAMESE EVANGELICAL OUTREACH	2/1/2018	1,738	\$500	02/28/2023	5 YEARS	\$0.2876
B-1	CHERRY BLOSSOM SPA	1/1/2018	1,750	\$1,950	12/31/2023	5 YEARS	\$1.142
B-2	STOCKTON SPINE CENTER	1/1/2018	2,200	\$2,200	12/31/2023	5 YEARS	\$1.00
B-3	CHURCH AND IMMIGRATION	1/1/2019	500	\$600	10/31/2023	5 YEARS	\$0.60
C-1/C-2	THE POTER'S HOUSE	3/1/2018	2,200	\$1,200	02/28/2023	5 YEARS	\$0.5454
C-4	FARMERS INSURANCE	11/1/2018	500	\$600	10/31/2023	5 YEARS	\$1.20
C-5	PACIFIC DENTAL GROUP	8/1/2016	1,600	\$2,547	09/31/2023	5 YEARS	\$1.59
TOTAL			12,631	\$10,932			\$.865 AVERAGE PSF

Estimated Monthly Expenses:

- Alarm: \$175.
- Garbage: \$370.
- Janitorial: \$60.
- Landscaping: \$200.
- Insurance: \$500.
- Taxes: \$1,512. (adjusted)
- Reserves for Replacement: \$200.
- Utilities: \$685.
- Water Services: \$800.
- **Annual Expenses: \$54,024**

