

For Lease

Quail Lakes Plaza

2321 W March Lane | Stockton, CA 95207



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NAIPence Capital

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Lease

Lease Price:

Space Available:

Building Size:

Lease Type:

Lease Terms:

Traffic Counts:

Contact Broker

Suite 205: 2,372 Sq Ft

17,402 Sq Ft

NNN

Negotiable

W March Lane - ±25,000 ADT

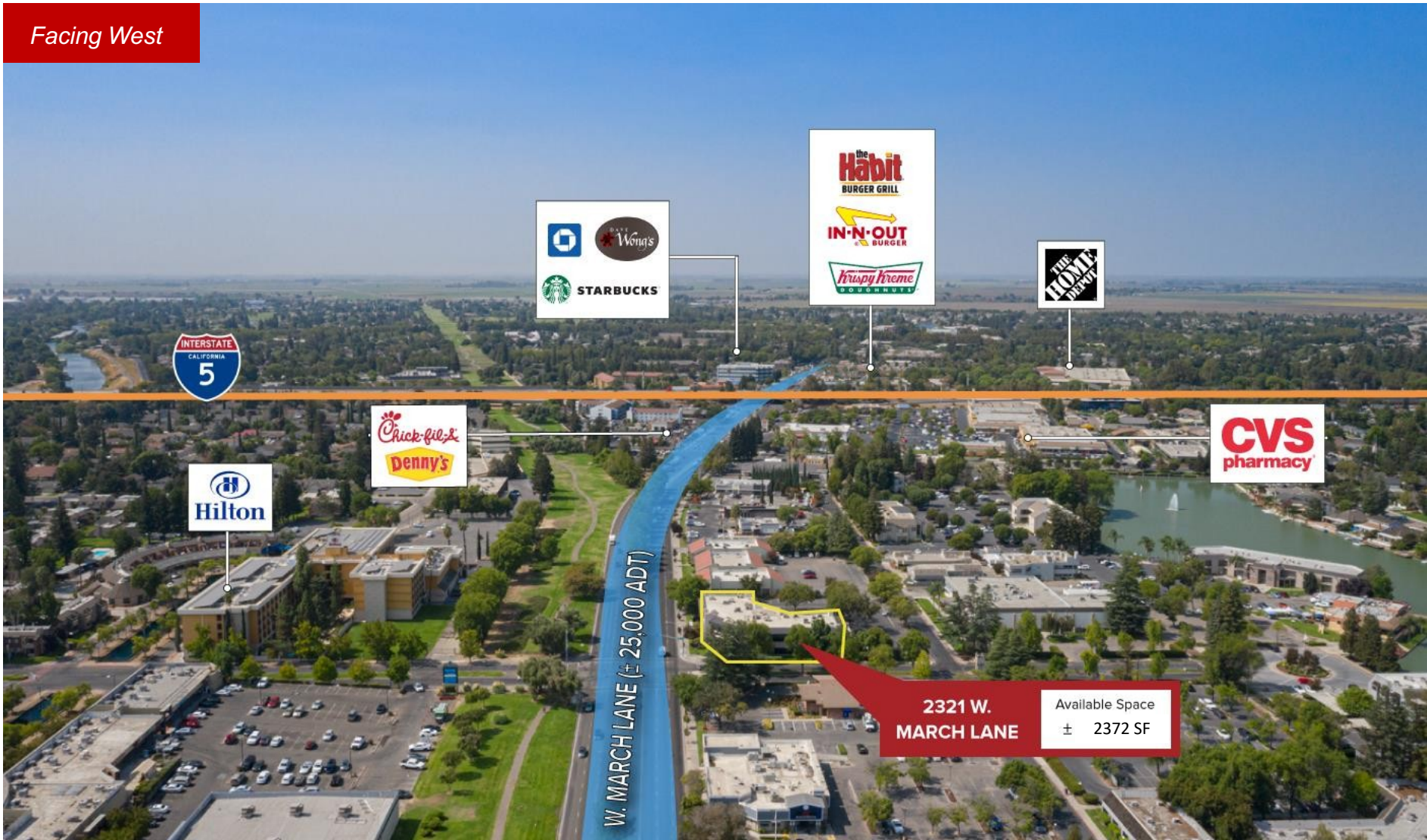
- Turn-key office spaces located in complex located in Stockton's busiest office district
- Office complex is elevator serviced and situated on signalized intersection
- Excellent visibility and monument signage on highly trafficked thoroughfare with 25,000 ADT
- Parking lot in good condition with ample on-site parking
- Rear easement provides access from Quail Lakes Drive to Venezia Boulevard
- Walking distance to restaurants, retail and commercial/business district



Market View

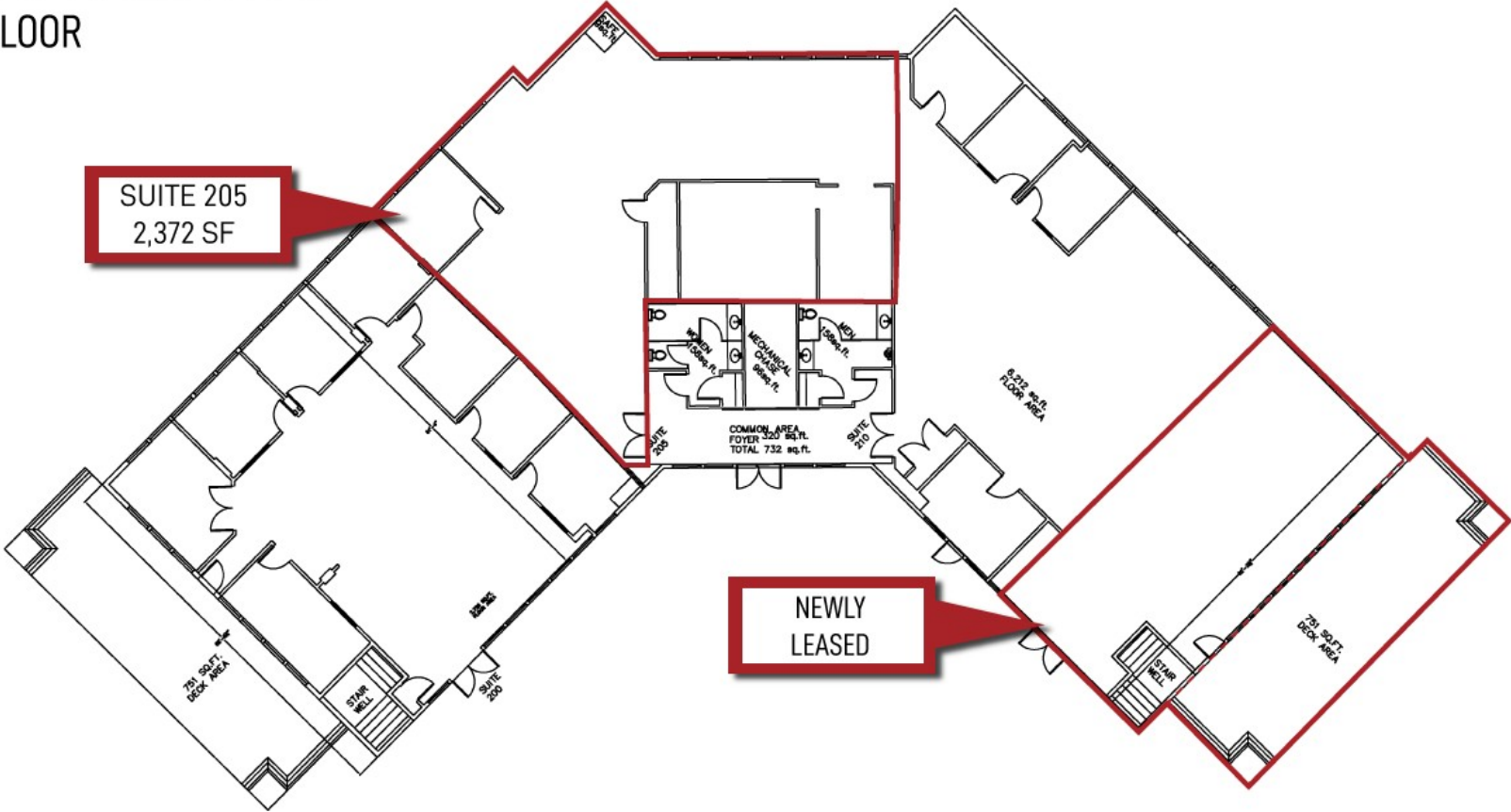


Market View



Site Plan

2321 W MARCH LANE
TOP FLOOR



Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	19,745	135,475	287,178
2025 Projected Population:	21,061	144,468	307,147
2010 Census Population:	18,586	127,401	269,965
2025 Projected Growth:	1.3%	1.3%	1.4%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	7,761	50,493	94,096
2025 Projected Households:	8,054	52,379	97,863
2010 Census Households:	7,234	47,047	87,586
Projected Growth:	0.8%	0.7%	0.8%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,435	5,977	10,156
2020 Estimated Total Employees:	11,016	50,980	95,457

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$86,664	\$79,820	\$78,655

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	44.1%	45.4%	37.2%
2020 Estimated Black/African American:	13.6%	11.4%	11.3%
2020 Estimated Asian/Pacific Islander:	19.1%	17.6%	23.3
2020 Estimated American Indian/Native Alaskan:	1.3%	1.3%	1.1%
2020 Estimated Hispanic:	32.6%	37.1%	41%
2020 Estimated Other Races:	21.7%	24.3%	27.1%

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