

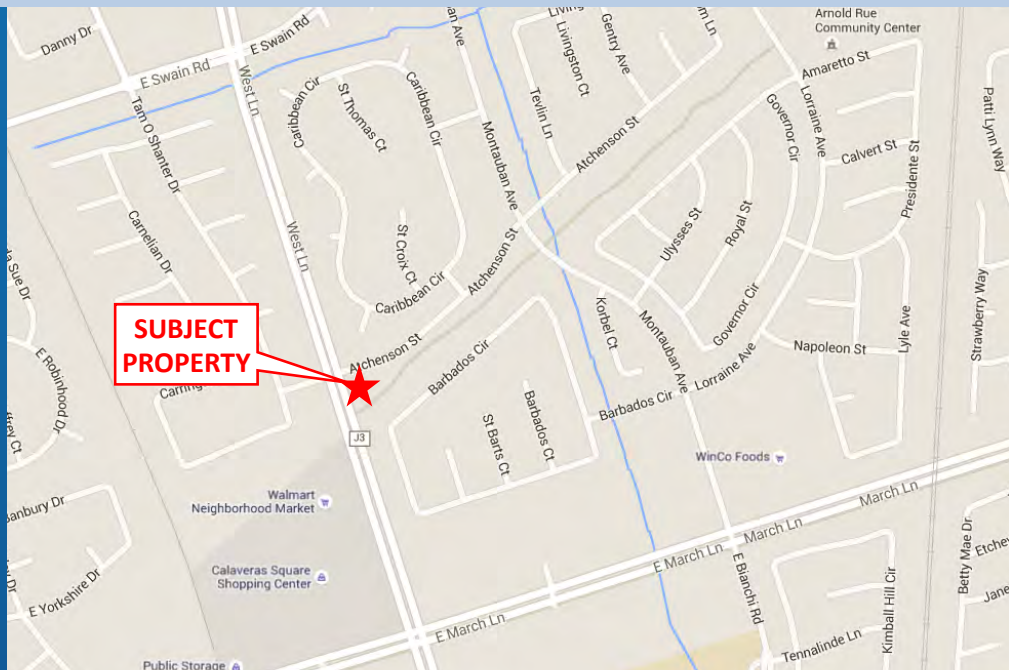
**Office Available For Lease**

# 5380 WEST LANE STOCKTON, CALIFORNIA



## PROPERTY HIGHLIGHTS:

- ±1,650 SQUARE FEET AVAILABLE
- 6 PRIVATE OFFICES
- RECEPTION AREA
- INTERIOR RESTROOM
- AMPLE PARKING
- BUILDING SIGNAGE AVAILABLE
- CONVENIENT ACCESS TO HWY 99 VIA HAMMER LANE
- SURROUNDED BY A NUMBER OF RETAIL AND RESTAURANT AMENITIES
- LOCATED IN THE SMALL BUSINESS ENTERPRISE ZONE



## EXCLUSIVE BROKER- OFFICE PROPERTIES:

ERICA FREY  
ASSOCIATE  
(209) 475-5127 DIRECT  
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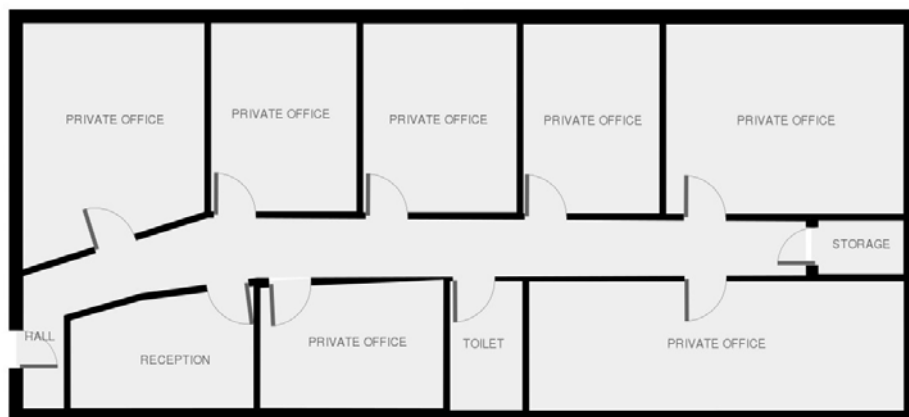


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## **DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population			
2016 Estimate	27,073	151,270	291,312
2021 Projection	28,401	157,182	302,763
2016 Daytime Business	5,606	55,391	108,226
2016 Household Estimate	8,245	47,981	95,658
Income			
2016 Avg. HH Income	\$54,986	\$56,293	\$61,157

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