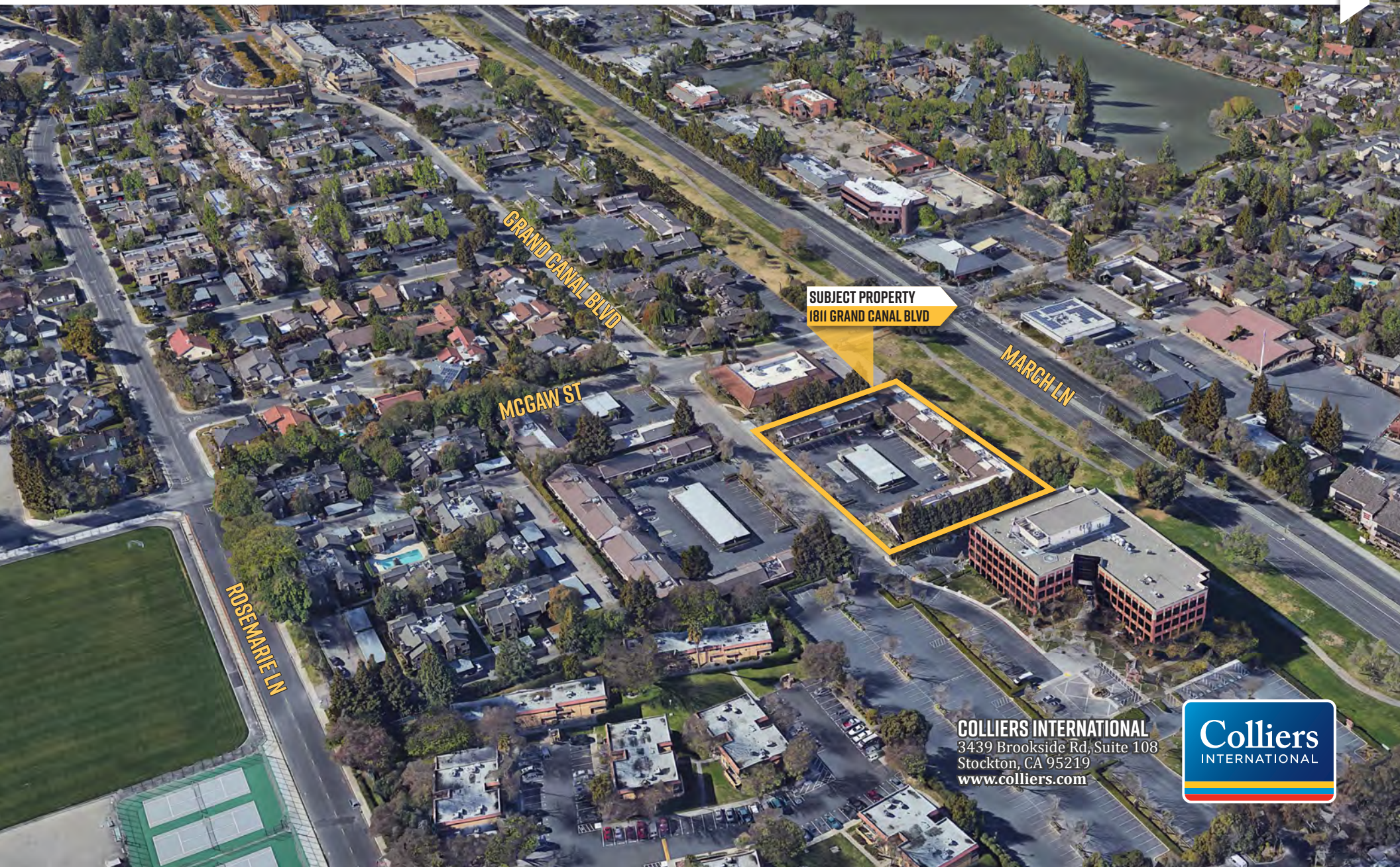




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# FOR LEASE OR SALE MODERN OFFICE SPACE AVAILABLE

1811 GRAND CANAL BOULEVARD | STOCKTON, CALIFORNIA



SUBJECT PROPERTY  
1811 GRAND CANAL BLVD

COLLIERS INTERNATIONAL  
3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
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## PROPERTY SPECIFICATIONS

### DESCRIPTION:

- ±1,047 - ±2,094 SF AVAILABLE
- THREE (3) PRIVATE OFFICES
- TWO (2) CONFERENCE ROOMS
- TWO (2) PRIVATE RESTROOMS
- OPEN BULL PEN AREA
- KITCHEN
- MARCH LANE ADJACENT
- EASY ACCESS TO INTERSTATE 5

### AMENITIES:

- SURROUNDED BY A VARIETY OF  
PROFESSIONAL SERVICE PROVIDERS,  
RESTAURANTS, AND RETAILERS



### EXCLUSIVE BROKERS - OFFICE SERVICES TEAM:

**ERICA FREY**

ASSOCIATE VICE PRESIDENT  
+1 209 475 5127 Direct  
erica.frey@colliers.com  
CA License No. 01870735

**COLLIERS INTERNATIONAL**  
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Stockton, CA 95219  
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## DEMOGRAPHICS/TRAFFIC COUNTS

DEMOGRAPHICS (2019):	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	19,069	148,493	300,679
DAYTIME POPULATION	10,741	59,844	104,680
AVG. HOUSEHOLD INCOME	\$71,212	\$76,561	\$75,161

### TRAFFIC COUNTS (2017 CoStar & 2016 Caltrans):

MARCH LANE - 41,000 ADT (2017)

MCGAW STREET - 4,900 ADT (2017)

INTERSTATE 5 - 120,000 (2016)

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## FLOOR PLAN

