

# PROFESSIONAL SINGLE STORY OFFICE

1044 NORTH EL DORADO STREET | STOCKTON, CALIFORNIA

±8,000 SF AVAILABLE FOR SALE OR LEASE



## EXCLUSIVE BROKER - OFFICE SERVICES:

**ERICA FREY**

ASSOCIATE VICE PRESIDENT

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**COLLIERS INTERNATIONAL**

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## DESCRIPTION:

**1044 NORTH EL DORADO STREET** IS A PROFESSIONAL SINGLE STORY OFFICE BUILDING. THE BUILDING TOTALS ±8,000 SQUARE FEET AND INCLUDES SECURED PARKING WITH DIRECT ACCESS TO THE PROPERTY. IT IS LOCATED ±1.5 MILES EAST OF INTERSTATE 5 IN DOWNTOWN STOCKTON, NEAR ENTERTAINMENT, RETAIL, RESTAURANT AND BANKING ESTABLISHMENTS.



## AMENITIES:

- **24-HOUR ON-SITE SECURITY AND CAMERA SURVEILLANCE**
- **SECURED PARKING LOT**
- **ADA COMPLIANT**
- **ON-SITE MANAGER AND ENGINEER, PROFESSIONALLY MANAGED BY PROBLOCK, INC.**



## BUILDING AT-A-GLANCE:

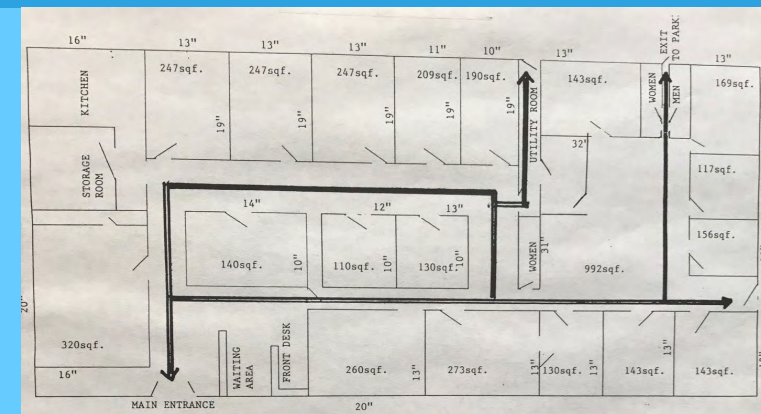


## PREVIOUS TENANTS:

- CROCE & COMPANY
- CENTER FOR EMPLOYMENT OPPORTUNITY

## AVAILABILITY:

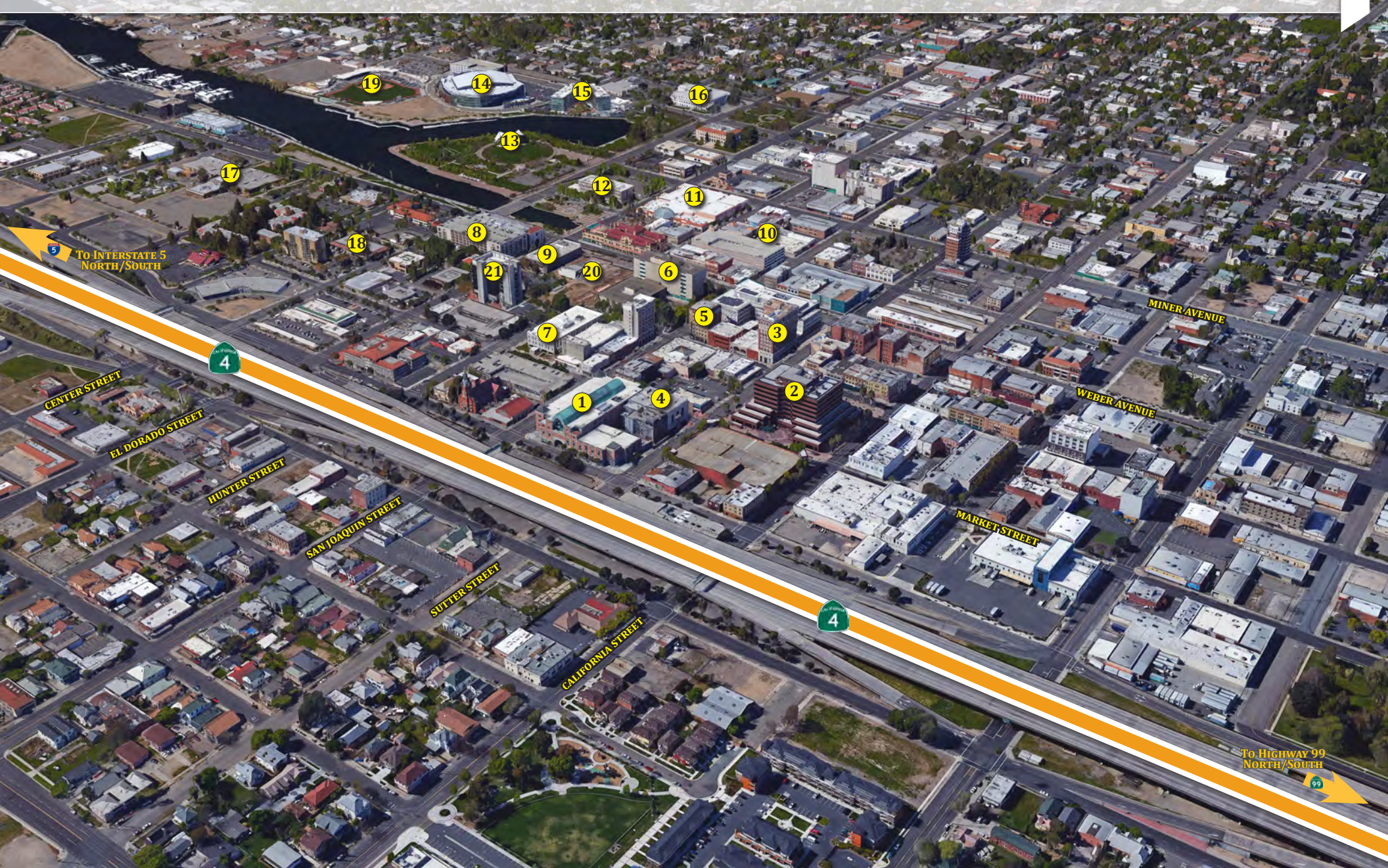
- **TOTAL: ±8,000 SQUARE FEET**





# MAJOR DOWNTOWN OCCUPIERS:

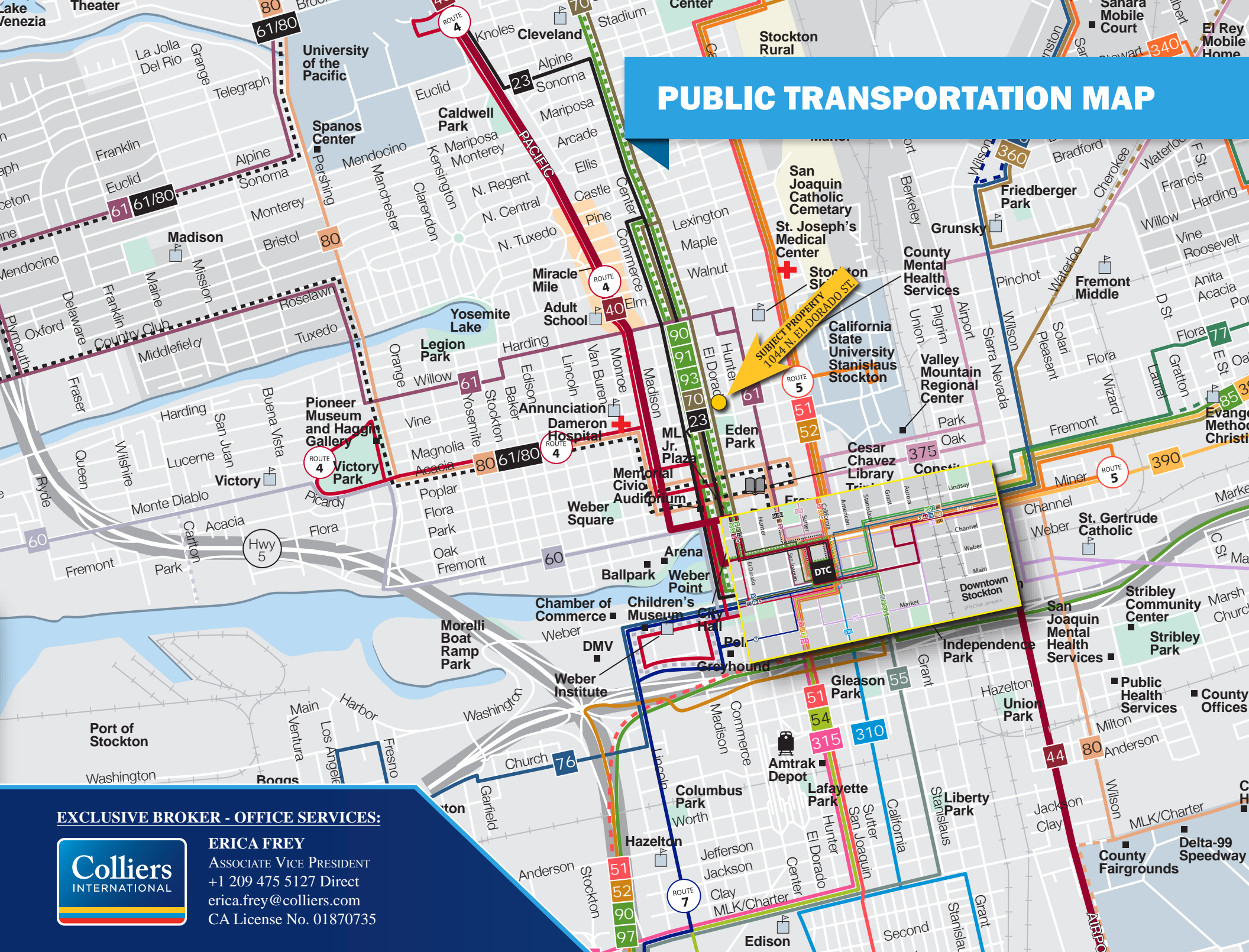
1. SAN JOAQUIN COUNTY - 102 S. SAN JOAQUIN ST.
2. CITY OF STOCKTON - 400 E. MAIN ST.
3. CORT TOWER - 343 E. MAIN ST.
4. MASONIC TEMPLE - 340 E. MARKET ST.
5. SAN JOAQUIN COUNTY - 44 N. SAN JOAQUIN ST.
6. SAN JOAQUIN COUNTY - 222 E. WEBER ST.
7. SAN JOAQUIN COUNTY - 24 S. HUNTER ST.
8. CITY OF STOCKTON - 22 E. WEBER ST.
9. BANK OF AMERICA - 110 E. WEBER ST.
10. CITY OF STOCKTON - 131 N. SAN JOAQUIN ST.
11. STOCKTON CITY CENTRE - 222 N. EL DORADO ST.
12. STATE OF CALIFORNIA - 31 E. CHANNEL ST.
13. WEBER POINT EVENTS CENTER - 221 N. CENTER ST.
14. STOCKTON ARENA - 248 N. FREMONT ST.
15. UNIVERSITY PLAZA WATERFRONT HOTEL
16. STOCKTON CIVIC AUDITORIUM
17. STOCKTON UNIFIED SCHOOL DISTRICT
18. FILIPINO ORGANIZATION OF SJC
19. BANNER ISLAND BALL PARK
20. STOCKTON COURTHOUSE
21. IN-SHAPE PLAZA - 6 S. EL DORADO ST.



To Highway 99  
North/South



# PUBLIC TRANSPORTATION MAP



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