

# 1743 GRAND CANAL BLVD.

## *For Sale*

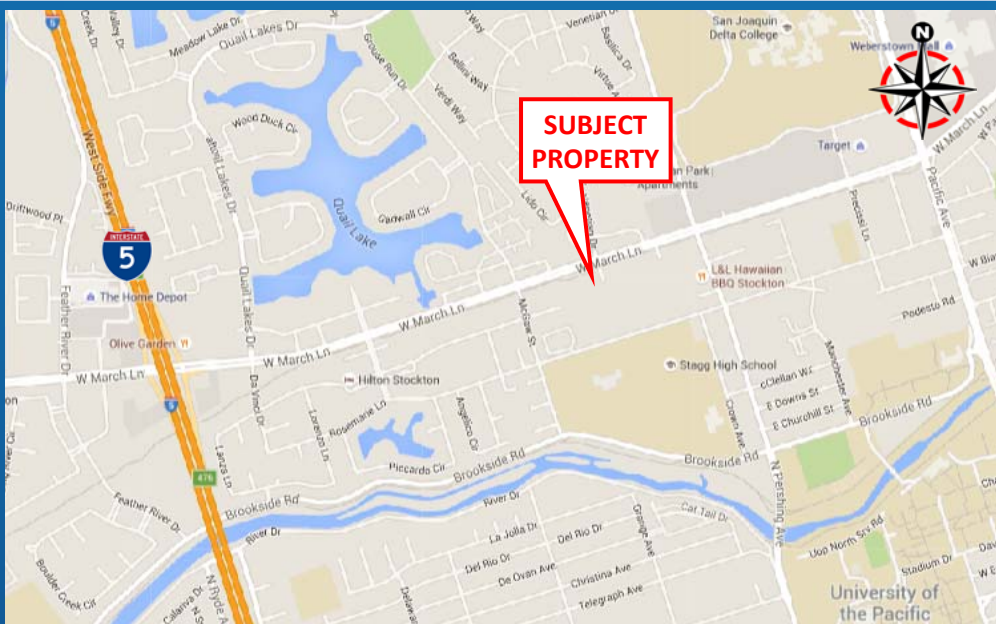
## STOCKTON, CALIFORNIA



## ±1,080 SQUARE FOOT OFFICE CONDO FOR SALE

### PROPERTY HIGHLIGHTS:

- FOUR (4) PRIVATE OFFICES
- ENSUITE RESTROOM
- RECEPTION AREA
- PROFESSIONALLY AND LOCALLY MANAGED
- LOCATED OFF MARCH LANE, STOCKTON'S PREMIER BUSINESS CORRIDOR
- LOCATED ONE MILE FROM INTERSTATE 5
- AMPLE PARKING
- SURROUNDED BY A NUMBER OF RETAIL AND RESTAURANT AMENITIES AND OTHER PROFESSIONAL SERVICE PROVIDERS



### EXCLUSIVE BROKER- OFFICE PROPERTIES:

**ERICA FREY**  
ASSOCIATE  
(209) 475-5127 DIRECT  
ERICA.FREY@COLLIERS.COM  
CA LICENSE No. 01870735



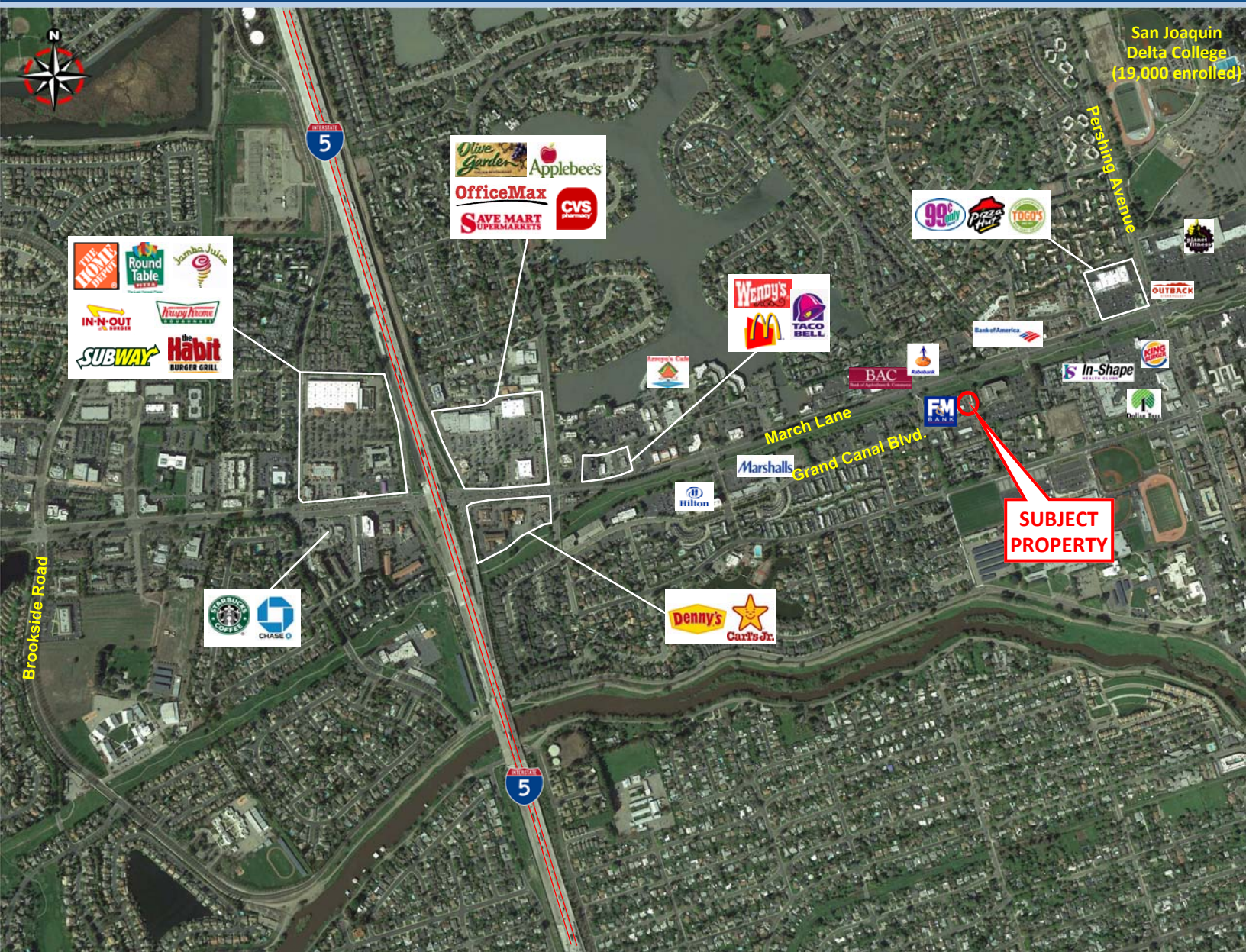
**COLLIERS INTERNATIONAL**  
3439 BROOKSIDE ROAD, SUITE 108  
STOCKTON, CA 95219  
Ph: +1 209 475 5100  
Fx: +1 209 475 5102  
[www.colliers.com](http://www.colliers.com)

The information furnished has been obtained from sources we deem reliable and is subject to errors, omissions and changes. Although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.



# 1743 GRAND CANAL BLVD.

## STOCKTON, CALIFORNIA



### DEMOGRAPHICS:

Population	1 Mile	3 Mile	5 Mile
2016 Estimate	19,874	145,092	307,927
2021 Projection	20,081	149,082	319,594
2016 Daytime Business	19,874	145,092	307,927

### DEMOGRAPHICS:

Population	1 Mile	3 Mile	5 Mile
2016 Household Estimate	8,245	47,981	95,658
Income	1 Mile	3 Mile	5 Mile
2013 Avg Household Income	\$52,176	\$50,435	\$56,795

### EXCLUSIVE BROKER- OFFICE PROPERTIES:

**ERICA FREY**  
 ASSOCIATE  
 (209) 475-5127 DIRECT  
 ERICA.FREY@COLLIERS.COM  
 CA LICENSE No. 01870735



**COLLIERS INTERNATIONAL**  
 3439 BROOKSIDE ROAD, SUITE 108  
 STOCKTON, CA 95219  
 Ph: +1 209 475 5100  
 Fax: +1 209 475 5102  
[www.colliers.com](http://www.colliers.com)

THE INFORMATION FURNISHED HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE AND IS SUBJECT TO ERRORS, OMISSIONS AND CHANGES. ALTHOUGH COLLIERS HAS NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED BY THE RECIPIENT PRIOR TO LEASE, PURCHASE, EXCHANGE, OR EXECUTION OF LEGAL DOCUMENTS.