

FOR SALE: BOWLING ALLEY/RE-DEVELOPMENT OPPORTUNITY

3900 WEST LANE • STOCKTON, CALIFORNIA

Colliers
INTERNATIONAL



For More Information, Please Contact:

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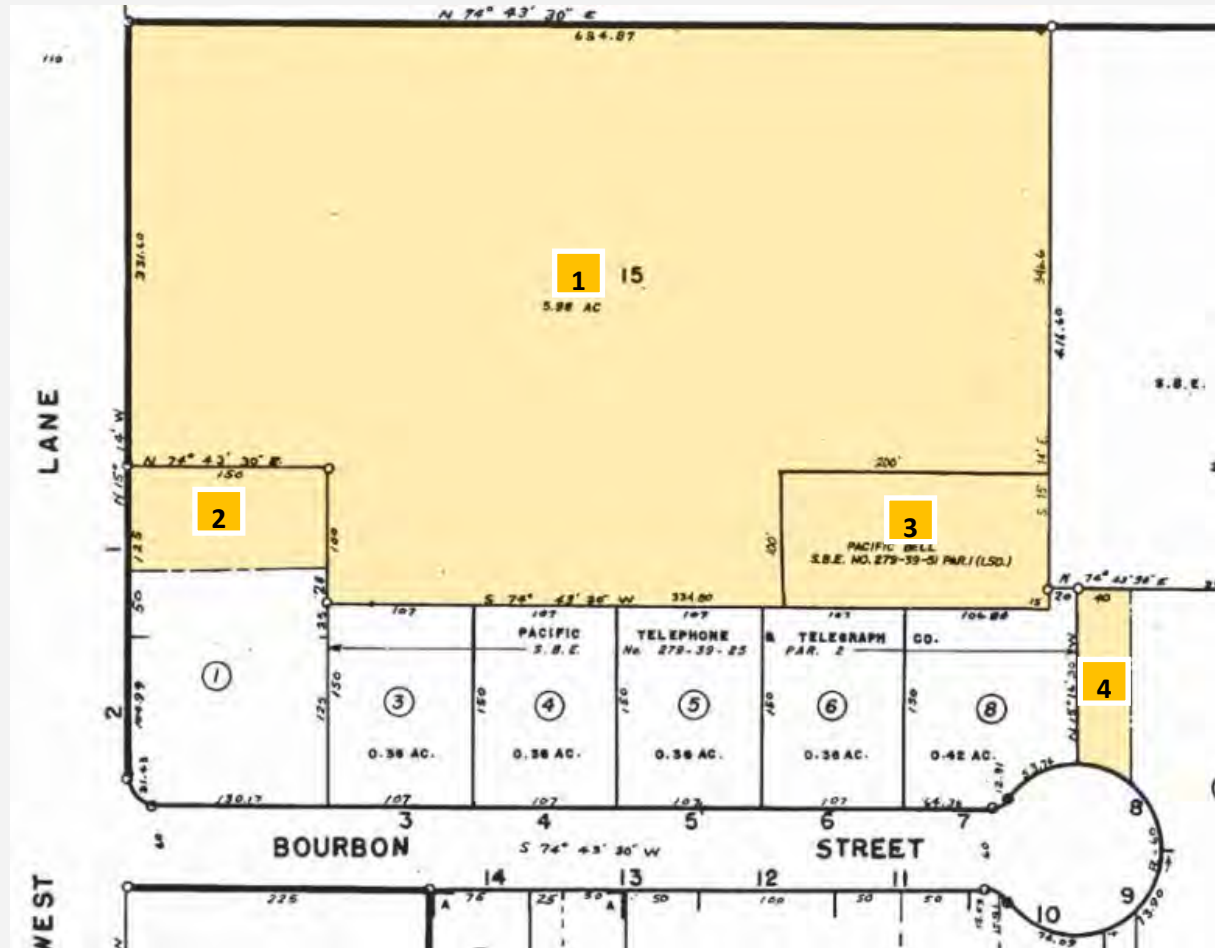
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Property Specifications:

- > Location: 3900 West Lane, Stockton
- > APN (four parcels):
 - 1** 117-030-20 (5.98 Ac)
 - 2** 117-030-02 (0.26 Ac)
 - 3** 117-030-21 (0.46 Ac)
 - 4** 117-030-10 (0.26 Ac)
- > Total Acreage: 6.96 Ac
- > Zoning: I-L (Industrial Limited, City of Stockton)
- > Parking: 320 marked stalls
- > Thirty six (36) ten pin bowling lanes with auto pin setters, ball return & scoring
- > Fully equipped restaurant, bar and grill
- > Restaurant dining area & private banquet room
- > Minutes away from University of the Pacific
- > Concrete & masonry block construction with concrete floors

* Please contact broker for pricing information



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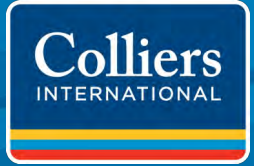
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Lease Abstract :

West Lane Bowl - 3900 West Ln, Stockton, CA 95204

November 28, 2016

#	Property Address	Business Name	Square Footage	Lease Expire	Options to Renew	Monthly Rent	Annual Rent
1	3900 West Lane	Bowling Center	N/A	N/A	N/A	\$3000/mo	\$36,000
2	3900 West Lane	Pro Shop of West Lane Bowl	N/A	May 31st, 2018	One 1 year option	\$600/mo	\$7,200
3	Rear of 3900 West Lane	Pacific Gas & Electric Co	1 AC	June 30th, 2018	Two 2 year options	\$1,500/mo	\$18,000
4	Unimproved Land at 3900 West Lane	Pacific Bell Telephone Co	55,965 SF	October 31st, 2020	One 5 year option	\$2,400/mo	\$28,800
5	Parking Lot of 3900 West Lane	American Promotional Events	N/A	July 4th, 2017	None Listed	\$3,000/yr	\$3,000
6	3820 N West Lane Ave	Thamkrabrook Market	2,668 SF.	June 30th, 2017	None Listed	\$2,065/mo	\$24,780
7	3826 N West Lane Ave	West Lane Liquors	3,120 SF	November 30th, 2017	None Listed	\$2,200/mo	\$26,400
						TOTAL RENT	\$144,180

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