

# UNIVERSITY PARK

EDUCATION - COMMERCIAL - MEDICAL - RESIDENTIAL

STOCKTON, CALIFORNIA  
[www.cbre.us/cacentralvalley](http://www.cbre.us/cacentralvalley)



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[www.cbre.us/cacentralvalley](http://www.cbre.us/cacentralvalley)

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## PROPERTY SPECIFICATIONS

APN: 139 210 08

Ample Parking

Zone: MX (Mixed Use)



### DESCRIPTION

- Great Central Stockton location
- Easy and convenient access to Highway 99 and Interstate 5
- CSU Stanislaus Stockton on site
- Stockton Unified K-8 and Health Careers Academy Charter High School on site
- Located within medical district
- Safe, pedestrian friendly campus-like setting
- Retail services and restaurants nearby
- Public transportation on site
- Fast track permitting

### AMENITIES

- Renovation plans with new design standards and features
- Conference/meeting facilities
- Fiber optic exists throughout
- Abundant and convenient parking
- On site, 24/7 security patrol
- On site Project superintendent
- Professionally managed 24/7 by Grupe Huber Commercial
- 1 Mile Discovery Trail
- World Peace Rose Garden
- Tenant appreciation events
- EV charging stations coming soon

### TENANT MIX

- CSU Stanislaus Stockton
- Stockton Unified K-8 and Health Career Academy Charter High School
- Valley Mountain Regional Center
- Satellite Healthcare
- Dignity Health Medical Group Stockton
- Verizon
- Quest Diagnostics
- Hanger Clinic
- Central California Surgery, Inc.
- Stockton PACE
- Vibra Healthcare
- KIPP Bay Area Public School
- Touro University Medical Group

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## AERIAL



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COUNTY MAP



CITY MAP

## SITE PLAN

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- Buildings Under Construction
- Existing Buildings
- Future Buildings
- One Mile Discovery Trail Loop



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

## GEM FOODS SITE PLAN

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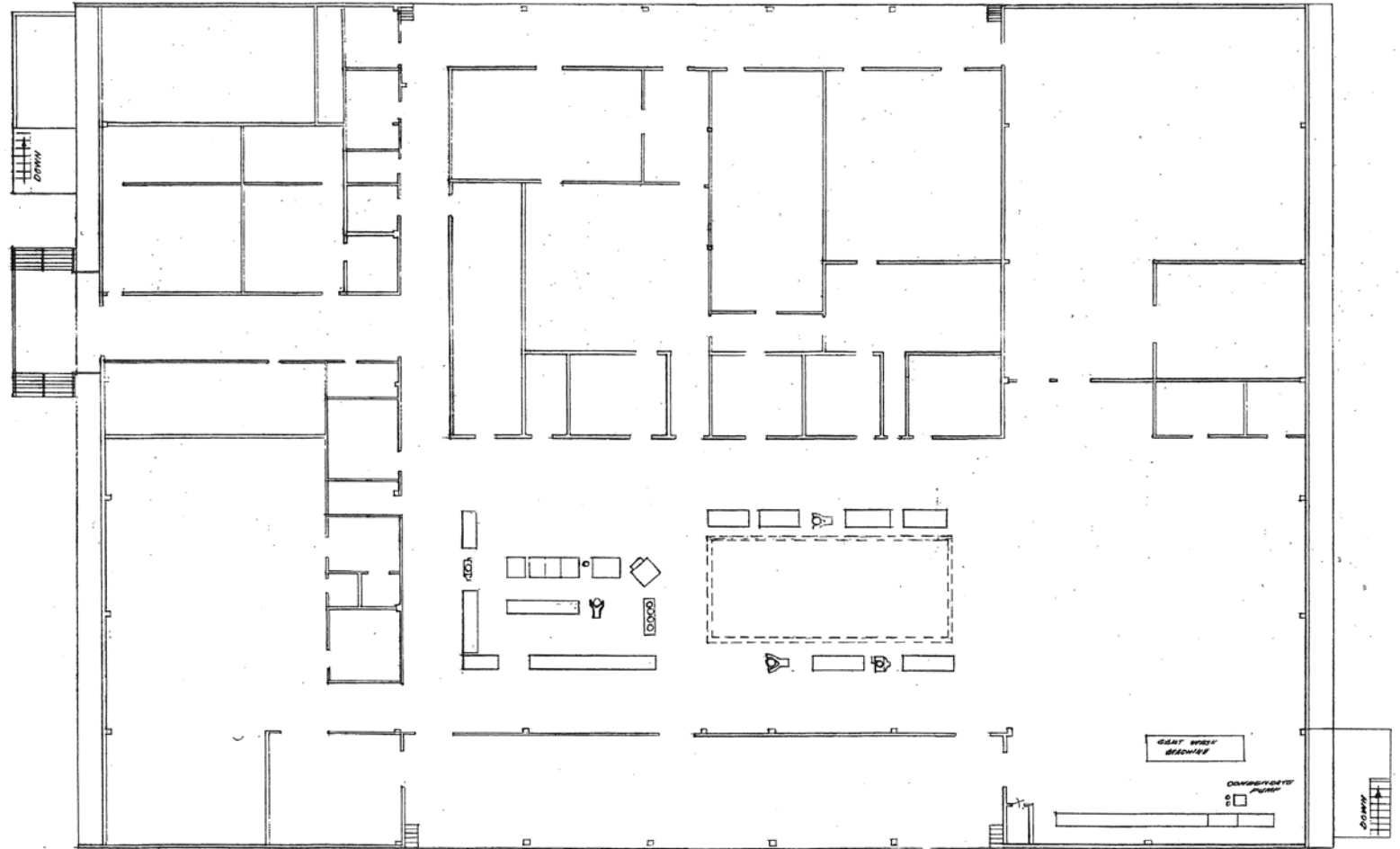
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## BUILD-TO-SUIT OPPORTUNITIES



### OFFICE C ±24,000 SF

Can be delivered  
9-12 months from  
Lease Execution



## BUILD-TO-SUIT OPPORTUNITIES



**VALLEY MOUNTAIN  
REGIONAL CENTER**

**±62,000 SF**

Completed 2005  
City of Stockton Award of Excellence



**SATELLITE DIALYSIS**

**±9,200 SF**

Completed Fall 2012  
City of Stockton Award of Excellence



**DIGNITY HEALTH**

**±10,000 SF**

Completed Spring 2014

## BUILD-TO-SUIT OPPORTUNITIES



STOCKTON PACE  
±17,686 SF  
Completed 2018

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1004 N. GRANT // STOCKTON, CA

|                        |            |
|------------------------|------------|
| Total Square Feet:     | ±19,600 SF |
| Available Square Feet: | ±9,800 SF  |
| Minimum Square Feet:   | ±9,800 SF  |

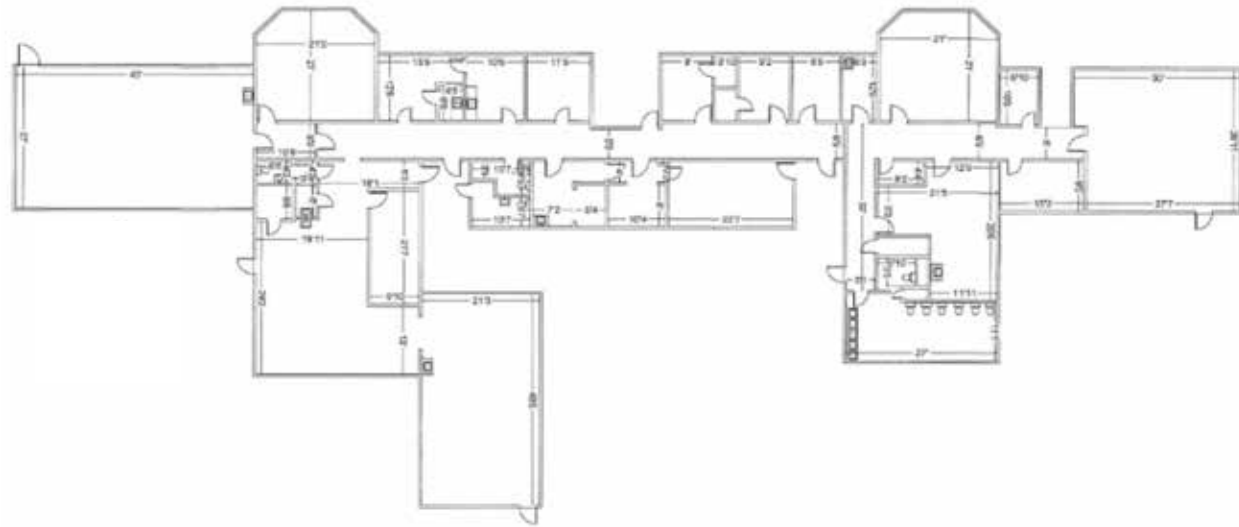




## OAK HALL

FOR LEASE  
±9,800 SF

First Floor



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1080 N. GRANT // STOCKTON, CA

|                        |            |
|------------------------|------------|
| Total Square Feet:     | ±11,202 SF |
| Available Square Feet: | ±11,202 SF |
| Minimum Square Feet:   | ±3,000 SF  |



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FOR LEASE  
±3,000 - ±11,202 SF



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755 E. MAGNOLIA // STOCKTON, CA

|                        |            |
|------------------------|------------|
| Total Square Feet:     | ±17,218 SF |
| Available Square Feet: | ±17,218 SF |
| Minimum Square Feet:   | ±3,000 SF  |



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1281 N. GRANT // STOCKTON, CA

|                        |            |
|------------------------|------------|
| Total Square Feet:     | ±20,000 SF |
| Available Square Feet: | ±20,000 SF |
| Minimum Square Feet:   | ±3,000 SF  |



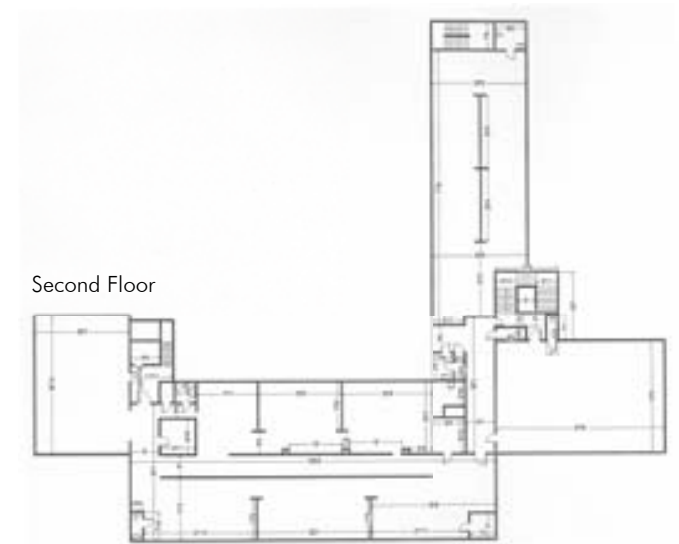
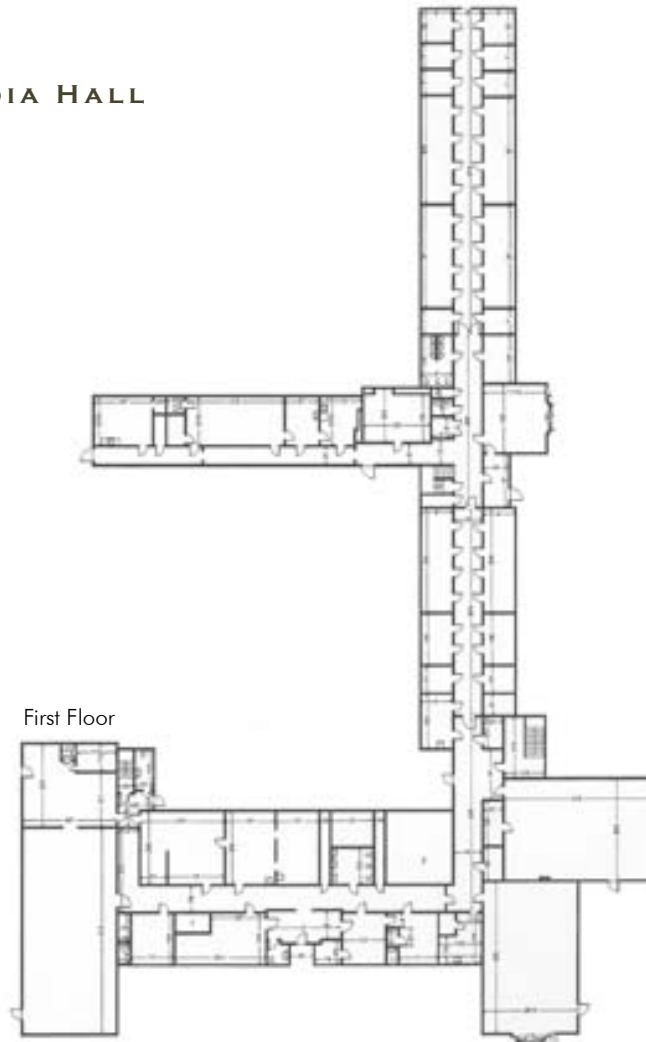
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FOR LEASE  
±3,000 - ±28,174 SF



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1204 N. GRANT // STOCKTON, CA

|                        |           |
|------------------------|-----------|
| Total Square Feet:     | ±6,744 SF |
| Available Square Feet: | ±6,744 SF |
| Minimum Square Feet:   | ±1,500 SF |





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