



# RETAIL OR OFFICE SPACE TO BE LEASED

8016 N El Dorado Street  
Stockton, California



<u>Suite #</u>	<u>Approx.Sq.Ft.</u>	<u>Per Month Lease Rate</u>	<u>Cam NNN(.38)</u>	<u>Total</u>
8006	1,200	\$1,200 (\$1.00')	\$456	\$1,656
8016	2,000	\$2,000 (\$1.00')	\$760	\$2,760

ZONING: CG (COMMERCIAL GENERAL)

COMMENTS: **Outstanding Hammer Lane and El Dorado Street Area Retail Center. Directly between Interstate I-5 and Highway 99.**

*Please Contact Exclusive Agent:*

**Chuck Lantzner**  
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**American Commercial Brokerage**  
**1313 W Robinhood Drive, Suite A3**  
**Stockton, CA 95207-5509**