



Waterloo Central Center TO BE LEASED

1120 Waterloo Road
Stockton, California



<u>Suite #</u>	<u>Sq.Ft.</u>	<u>Per Month</u>	<u>Lease Rate</u>	<u>CAM/NNN(.30)</u>	<u>Total</u>
1120-1B	2,000	\$2,000	(\$1.00')	\$600	\$2,600
1120-2B	2,600	\$2,600	(\$1.00')	\$780	\$3,380
1120-5	11,723	\$11,723	(\$1.00')	\$3,517	\$15,240
1120-5B	7,629	\$7,629	(\$1.00')	\$2,289	\$9,918
1140-5	3,000	\$3,000	(\$1.00')	\$900	\$3,900

(3% Annual Increase on multiple year Leases)

ZONING: CG (COMMERCIAL GENERAL)

COMMENTS: **Waterloo Central Center is one of east Stockton's hard to find retail centers ranging from large to small sizes. Anchored by Harbor Freight, this is a high traffic volume center that will help your business thrive!**

Please Contact Exclusive Agent:

Chuck Lantzner

209-951-1888 ext 1002

American Commercial Brokerage

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