FRENCH OFFICE PLAZA

1313 W. Robinhood Dr. & 5635 Stratford Cir.

TO BE SOLD



PURCHASE:

BUILDING SIZE:	48,320 square feet
LAND SIZE:	3.555 acres
ASKING PRICE:	$6,250,000
TERMS:	CASH, Cash to new loan
ZONING:	CO (Commercial Office)

COMMENTS:

The 'French Office Plaza' is a cluster of Five (5) Professional Office Buildings constructed in the 1970's on the northern side of San Joaquin Delta Community College.

All but 100% Leased with dozens of professional businesses, the location could hardly be better, only two blocks from both of Stockton's two major retail shopping malls and one block from one of Stockton's major Postal Centers.

This highly sought-after class of Highly Professional Business Complex is priced to sell and will not last! **Call Today for more in formation.**



For more information, please contact exclusive agent:



Chuck Lantznester

American Commercial Brokerage
www.americancb.com

Chuck Lantznester
DRE# 01260760
(209) 951-1888 x1002

1313 W. Robinhood Drive, Suite A3
Stockton, California 95207-5509
americancb@hotmail.com

Note No representations or warranties are expressed or implied as to the accuracy of the information contained herein and may be subject to errors, omissions, change of price, rental, least rate, or withdrawal without notice or other conditions not specified herein. This information is supplied with the understanding that all purchase and/or lease proposals will be negotiated through the offices of American Commercial Brokerage. DRE# 00448112



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5636 Stratford Cir.
Stockton, California









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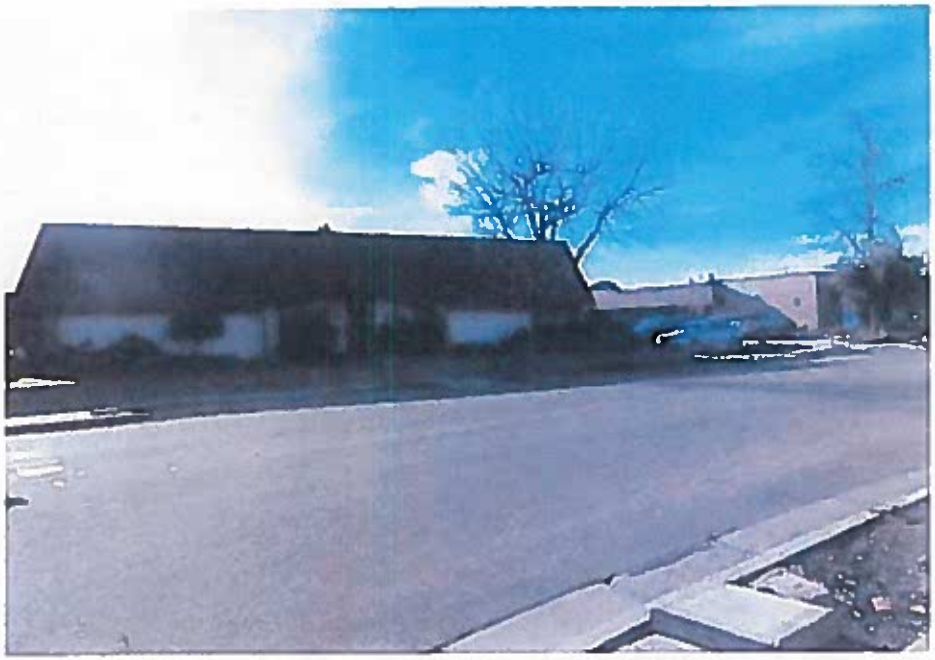

1313
CARRINGTON COLLEGE
















5635


5635
STRATFORD

5635 Stratford Cir & 1313 W Robinhood Dr Saved on this device

File Edit View Add Tools Help



1313 W Robinhood Drive Zoning Map



Property Information

Property ID 10815005-25118
Location 1313 W ROBINHOOD DR
Owner

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Details

Property

Address	1313 W ROBINHOOD DR
Zipcode	95207
APN	10815005

Ownership

Address	,
Assessor Use Code	170 0
Assessor Use Description	1 STORY OFFICE BUILDING

Land

Acres	1.83
Sq. Ft.	77,868.82
Zone	CO
General Plan	Administrative Professional
Design Districts	OUT
Lat/Long	37.9991795, -121.32297298
FEMA Flood Zones	X500 98.90%, XLEV 1.10%
Annexation Name	STATE HOSPITAL FARM
Annexation Date	10/2/1953

City Districts

City Limits	IN
C ty Council	DISTRICT 3
Garbage Service	Republic Services
Garbage PickUp	Tuesday
Water Service	STOCKTON CITY WATER
School District	stockton
Census Tract	31.1
Police District	Lakeview
Police RD	0277
Fire District	STOCKTON
Fire Response (City Only)	4
Greater Downtown	OUT

Valuation

Structures	$
Land	$1,220,048
Agricultural	$
Person	$0

APN History

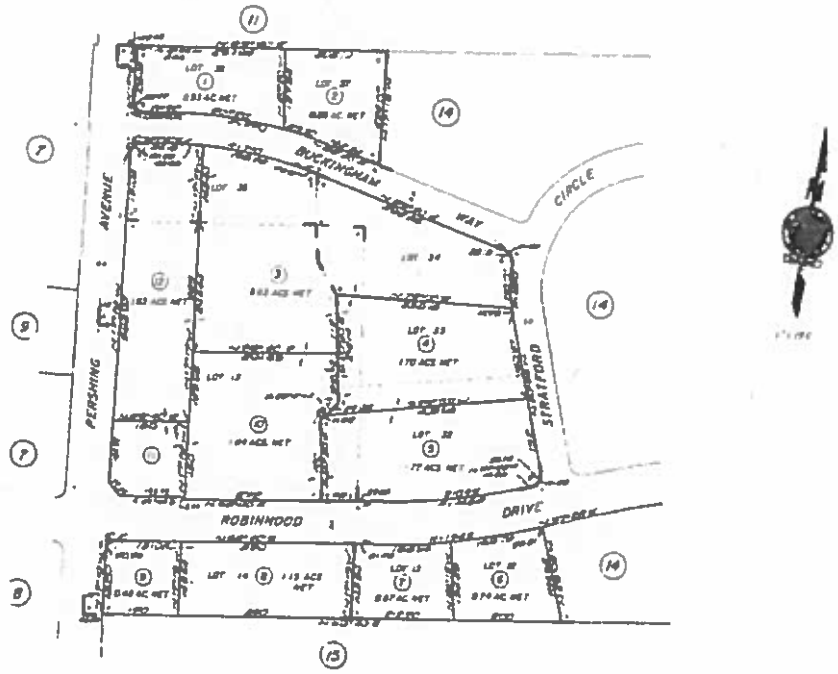
Land Management

No results found

A — POR SHERWOOD PLAZA UNIT NO 1
B — POR SHERWOOD PLAZA UNIT NO 3

THIS MAP FOR ASSESSMENT USE ONLY

108-15



A - R M Bk 17 Pg 98
B - R M Bk 18 Pg 1
C - P M Bk 1 Pg 34
D - R S Bk 18 Pg 141

NOTE - Assessor's Parcel Numbers Shown in Circles

CITY OF STOCKTON
Assessor's Map Bk 108-Pg 15

An official website of the United States government Here's how you know

United States Census

QuickFacts

Stockton city, California

What's New & FAQs >

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

Enter state, county, city, town, or zip code -- Select a fact --

Table

All Topics	Stockton city, California
Population estimates, July 1, 2024, (V2024)	**324,975**
Population	
Population estimates, July 1, 2025, (V2025)	NA
Population estimates, July 1, 2024, (V2024)	**324,975**
Population estimates base, April 1, 2020, (V2025)	NA
Population estimates base, April 1, 2020, (V2024)	320,802
Population, percent change - April 1, 2020 (estimates base) to July 1, 2025, (V2025)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	1.3%
Population, Census, April 1, 2020	320,804
Population, Census, April 1, 2010	291,707
Age and Sex	
Persons under 5 years, percent	6.7%
Persons under 18 years, percent	26.7%
Persons 65 years and over, percent	13.0%
Female persons, percent	51.3%
Race and Hispanic Origin	
White alone, percent	21.8%
Black alone, percent (a)	11.3%
American Indian and Alaska Native alone, percent (a)	1.6%
Asian alone, percent (a)	21.3%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.6%
Two or More Races, percent	21.0%

Is this page helpful? Yes No

Hispanic or Latino, percent (b)	⚠ 45.6%
White alone, not Hispanic or Latino, percent	⚠ 16.8%
Population Characteristics	
Veterans, 2020-2024	8,764
Foreign-born persons, percent, 2020-2024	26.5%
Housing	
Housing Units, July 1, 2024, (V2024)	X
Owner-occupied housing unit rate, 2020-2024	53.9%
Median value of owner-occupied housing units, 2020-2024	$440,900
Median selected monthly owner costs - with a mortgage, 2020-2024	$2,217
Median selected monthly owner costs - without a mortage, 2020-2024	$686
Median gross rent, 2020-2024	$1,577
Building Permits, 2024	X
Families & Living Arrangements	
Households, 2020-2024	99,093
Persons per household, 2020-2024	3.20
Living in the same house 1 year ago, percent of persons age 1 year+, 2020-2024	89.6%
Language other than English spoken at home, percent of persons age 5 years+, 2020-2024	47.5%
Computer and Internet Use	
Households with a computer, percent, 2020-2024	95.9%
Households with a broadband Internet subscription, percent, 2020-2024	91.7%
Education	
High school graduate or higher, percent of persons age 25 years+, 2020-2024	77.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2020-2024	20.0%
Health	
With a disability, under age 65 years, percent, 2020-2024	10.1%
Persons without health insurance, under age 65 years, percent	⚠ 7.7%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2020-2024	61.6%
In civilian labor force, female, percent of population age 16 years+, 2020-2024	55.5%
Total accommodation and food services sales, 2022 ($1,000) (c)	707,660
Total health care and social assistance receipts/revenue, 2022 ($1,000) (c)	2,794,093
Total transportation and warehousing receipts/revenue, 2022 ($1,000) (c)	1,224,057
Total retail sales, 2022 ($1,000) (c)	5,429,712
Total retail sales per capita, 2022 (c)	$16,924
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2020-2024	31.7

Is this page helpful? ×
Yes No

Income & Poverty	
Median households income (in 2024 dollars), 2020-2024	$79,907
Per capita income in past 12 months (in 2024 dollars), 2020-2024	$31,918
Persons in poverty, percent	⚠ 15.5%
Businesses	
Total employer establishments, 2023	X
Total employment, 2023	X
Total annual payroll, 2023 ($1,000)	X
Total employment, percent change, 2022-2023	X
Total nonemployer establishments, 2023	X
All employer firms, Reference year 2022	3,748
Men-owned employer firms, Reference year 2022	S
Women-owned employer firms, Reference year 2022	2,075
Minority-owned employer firms, Reference year 2022	1,818
Nonminority-owned employer firms, Reference year 2022	1,244
Veteran-owned employer firms, Reference year 2022	122
Nonveteran-owned employer firms, Reference year 2022	2,973
Geography	
Population per square mile, 2020	5,157.0
Population per square mile, 2010	4,730.2
Land area in square miles, 2020	62.21
Land area in square miles, 2010	61.67
FIPS Code	0675000

About datasets used in this table

Value Notes

⚠ Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2025) refers to the final year of the series (2020 thru 2025). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2020-2024 ACS 5-year estimates to other ACS estimates. For more information, please visit the 2024 5-year ACS Comparison Guidance page.

Follow the U.S. Census Bureau citation guidelines to help credit your data sources correctly.

Fact Notes

(a) Includes persons reporting only one race
(b) Hispanics may be of any race, so also are included in applicable race categories

Is this page helpful? ✕
Yes No

(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
- - Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

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Yes No



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