

FRENCH OFFICE PLAZA

1313 W. Robinhood Dr. & 5635 Stratford Cir.

TO BE SOLD



PURCHASE:

BUILDING SIZE: 41,227 square feet
LAND SIZE: 3.555 acres
ASKING PRICE: \$4,650,000
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, including long-term Anchor Tenants, San Joaquin Valley College and the United States Department of Agriculture.

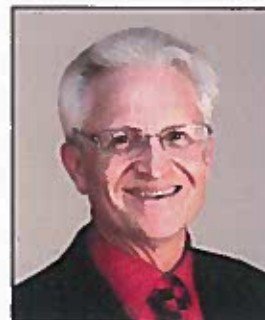
The property was also tentatively approved for a Cell Tower.

Located two blocks from both of Stockton's two Major Retail Malls, this highly sought-after Professional Business Complex is priced to sell!

— Call Today for more information. —



**For more information,
please contact exclusive agent:**



Chuck Lantzner

American
Commercial Brokerage
www.americancb.com

Chuck Lantzner
DRE# 01260760

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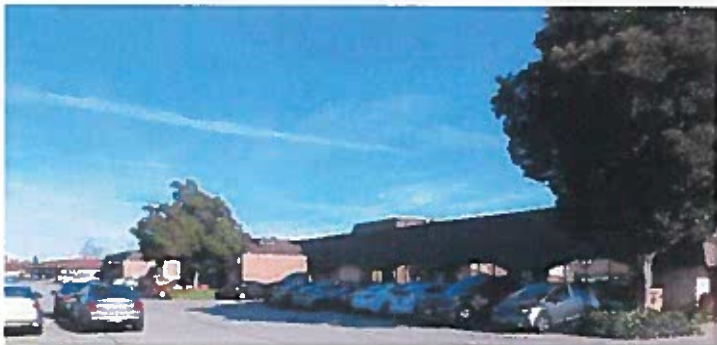
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5636 Stratford Cir.
Stockton, California**



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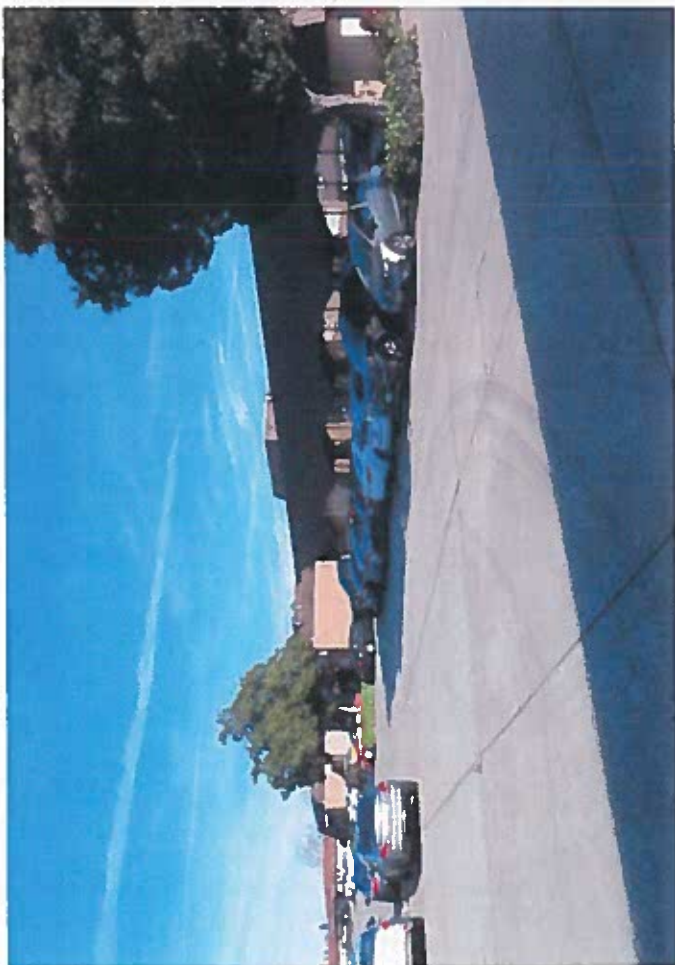
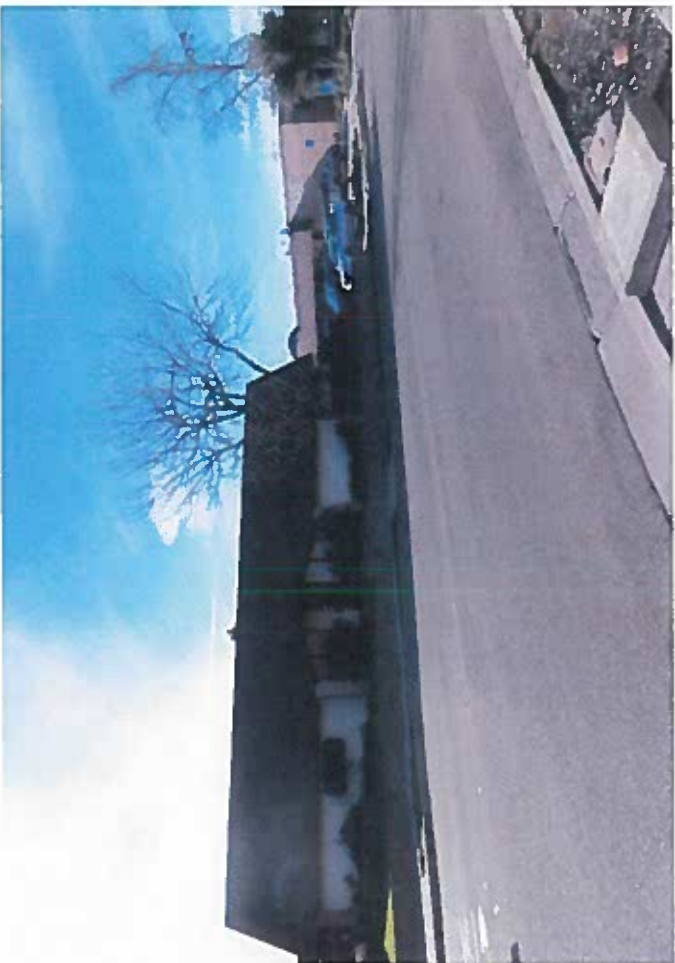
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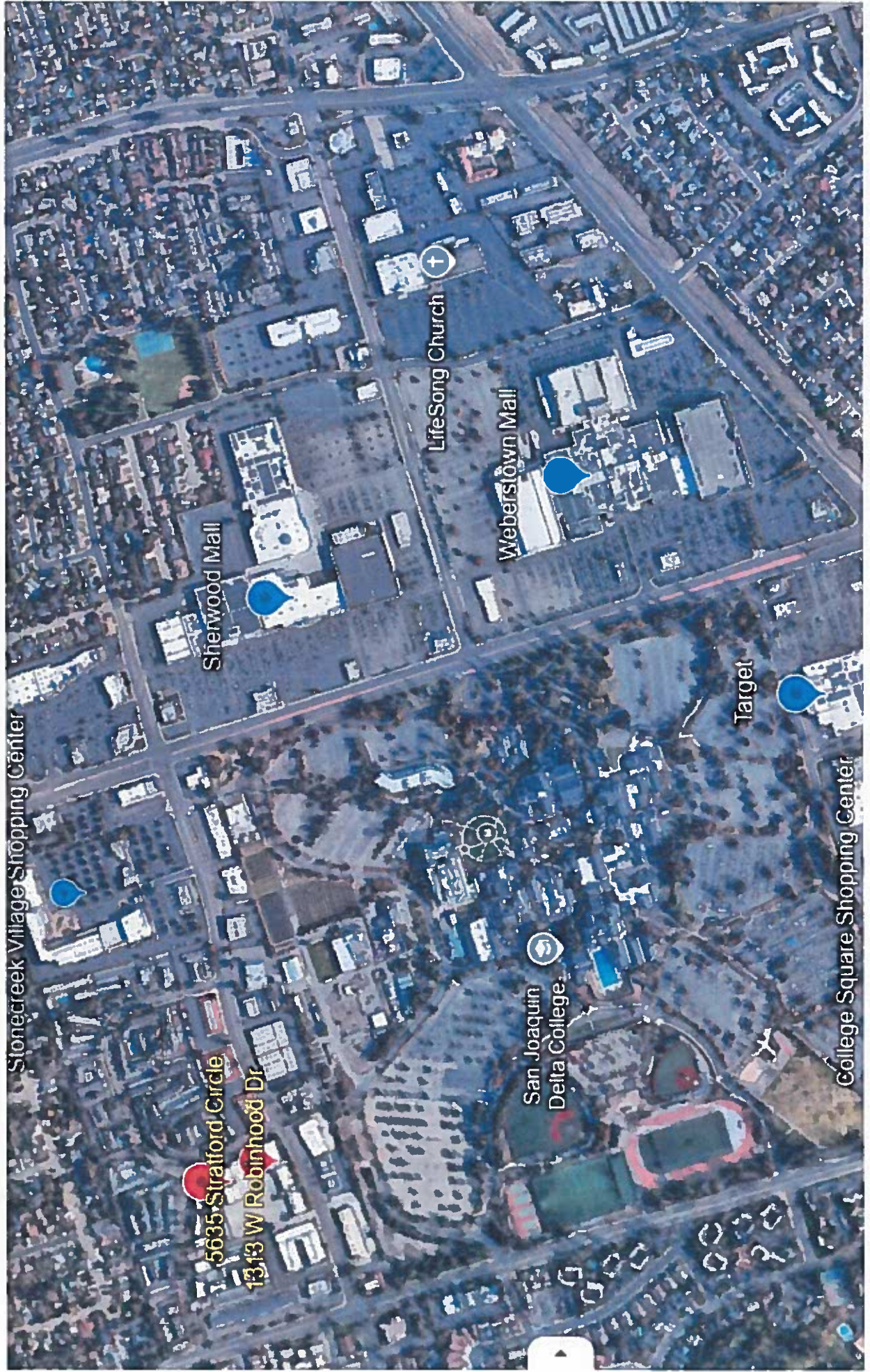




5635 Stratford Cir & 1313 W Robinhood Dr ☒ Saved on this device



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 1 STORY OFFICE
Description 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 X500 98.90%, XLEV 1.10%
Zones
Annexation Name STATE HOSPITAL FARM
Annexation Date 10/2/1953

City Districts

City Limits IN
City 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

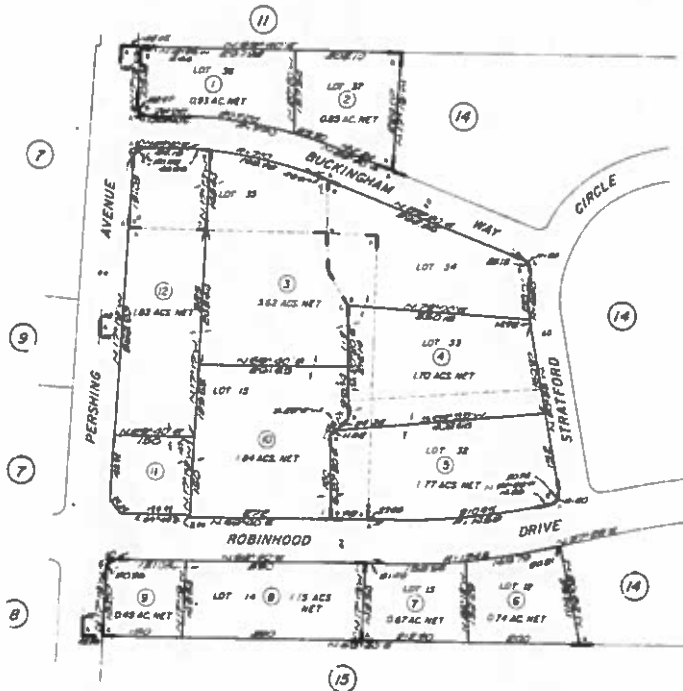
Land Management

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. Bl. 17 Pg. 86
 B - R.M. Bl. 18 Pg. 1
 C - R.M. Bl. 1 Pg. 34
 D - R.S. Bl. 18 Pg. 141

NOTE - Assessor's Parcel Numbers Shown in Circles

CITY OF STOCKTON
 Assessor's Map Bl. 108-Pg. 15

QuickFacts

Stockton city, California

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

PEOPLE

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 mortgage, 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? X

Yes

No

Income & Poverty

Median household 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	\$
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?



(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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Measuring America's People and Economy

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 Yes

 No

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IS OUR
BUSINESS**



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