

Arch Road Business Park

# 3663

## ARCH ROAD

Stockton • California

**±3,158 AND 3,400 SF  
FOR LEASE**



Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

# PROPERTY FEATURES



Available **Suite 150:**  $\pm 3,158$  SF  
Unit is in shell condition and can be built out to meet tenant's space requirements;  
Can be combined with Suite 200

**Suite 600:**  $\pm 3,400$  SF  
 $\pm 400$  SF private office, small lobby, and  $\pm 10,400$  SF of fenced yard/parking.  
One (1) grade level door.

**Combined Total:**  $\pm 6,558$  SF

Total Building Size  $\pm 32,640$  SF

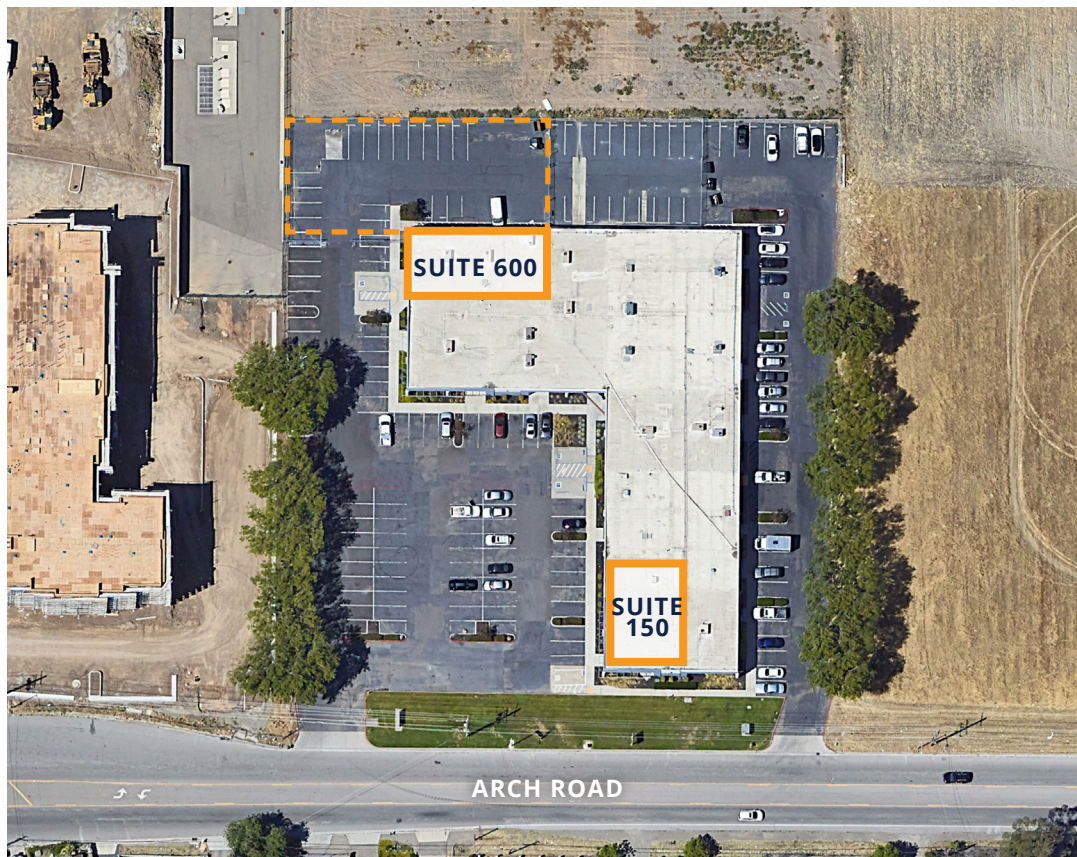
Parcel Size  $\pm 2.5$  AC

Clear Height 16'

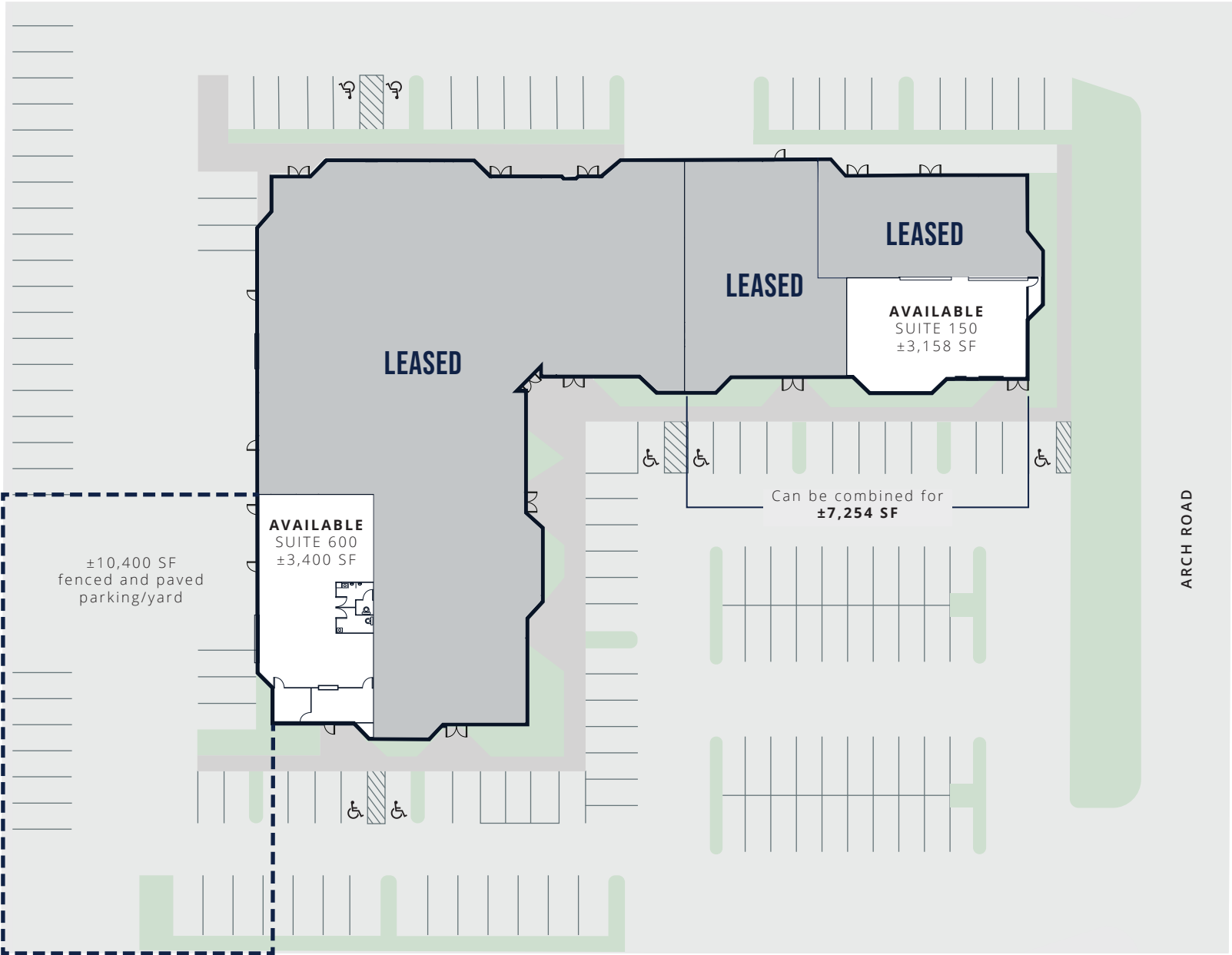
Frontage Arch Road

Access Immediate access to Hwy 99

Lease Rate Contact Broker



# FLOOR PLAN



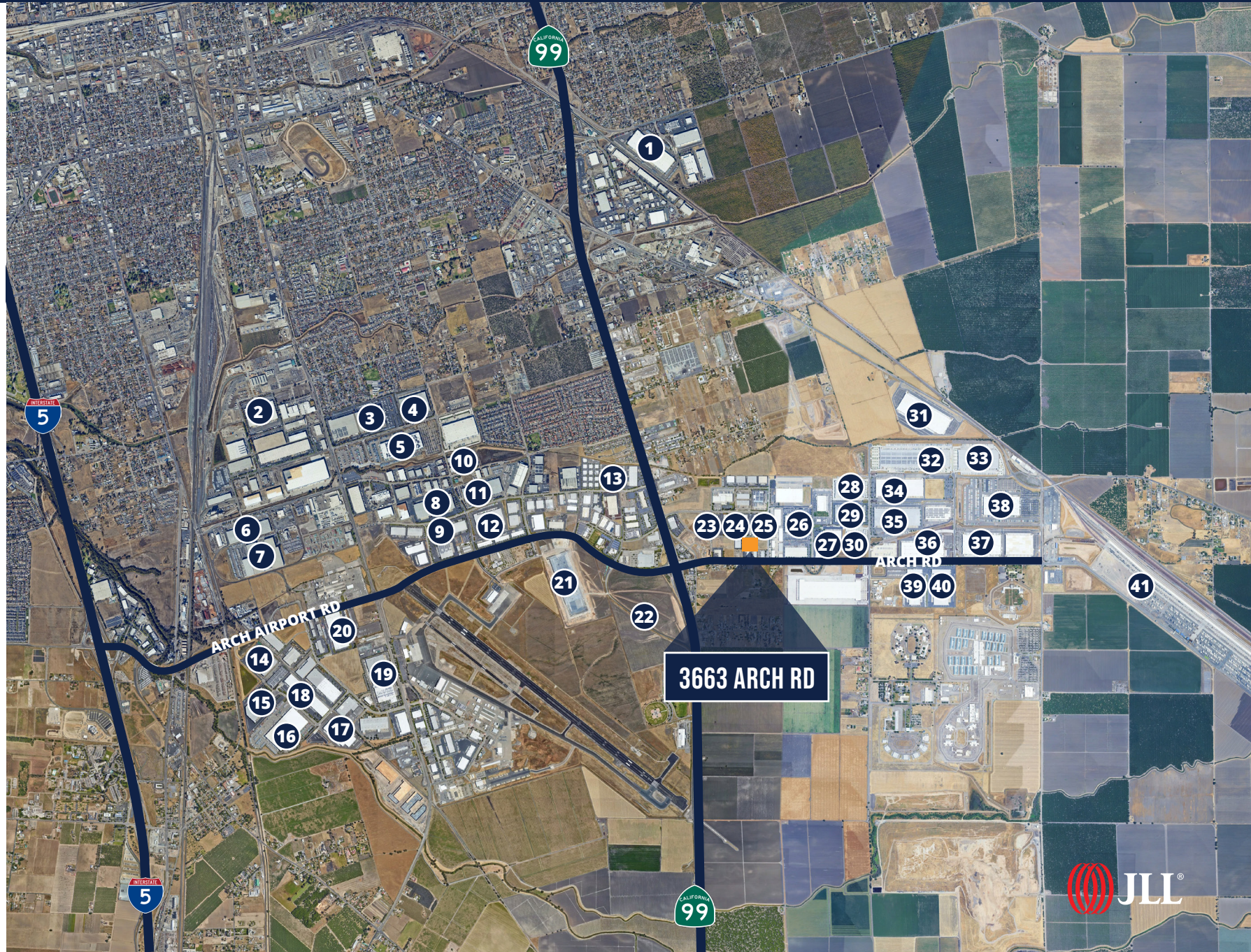
\*FLOOR PLANS NOT  
DRAWN TO SCALE



# CORPORATE NEIGHBORS



- 1 Costco
- 2 O'Reilly
- 3 Cost Plus World Market
- 4 Cost Plus World Market
- 5 Amazon
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Staples
- 10 Home Depot
- 11 Trader Joe's
- 12 Whirlpool
- 13 Lifestyle
- 14 BMW
- 15 Prism Logistics
- 16 Dollar Tree
- 17 Allen Distribution
- 18 Pactiv
- 19 Simpson StrongTie
- 20 CPFD
- 21 Amazon
- 22 Target
- 23 Weber
- 24 International Paper
- 25 Southwest Traders
- 26 Pace Supply
- 27 Allen Distribution
- 28 Amazon
- 29 Fox
- 30 Pitney Bowes
- 31 PG&E
- 32 Amazon
- 33 Allen Distribution
- 34 KeHe
- 35 General Mills
- 36 Niagara
- 37 Niagara
- 38 Amazon
- 39 FedEx
- 40 Amera Care Royal
- 41 BNSF





**3663**  
ARCH ROAD

#### EXCLUSIVE BROKERS

##### TIM MUSTIN

JLL | Sr. Managing Director  
tim.mustin@jll.com  
+1 209 390 1687  
RE License #01857876

##### JOHN FONDALE, SIOR

JLL | Sr. Managing Director  
john.fondale@jll.com  
+1 209 390 1694  
RE License #01017415

##### MICHAEL MATTER

JLL | Vice President  
michael.matter@jll.com  
+1 209 390 1702  
RE License #01435801

##### MICHAEL REED

Buzz Oates | Asset Manager  
michaelreed@buzzoates.com  
+1 916 379 3859  
RE License #01477117

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

