

FOR SALE | Owner/User Opportunity

1155 East March Lane

📍 STOCKTON, CA

±18,300 SF
1.73 Acres



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Highlights



Fully operational, turn-key fitness facility that has been operating since 2015.



Fitness equipment available for purchase. Most equipment is approximately 11 years old.



Recently renovated facility with several upgrades, including a solar panel system, new roof, upgraded HVAC, and more.



Solar panels are owned and included in the real estate purchase. Solar system was installed in 2015 and was designed to produce approximately 135,650 kWh/year, with an estimated annual savings of \$47,000 in electrical charges. Cost at installation was over \$200,000.



Centrally located within Stockton at East March Lane and West Lane surrounded by a strong daytime population and dense residential neighborhoods

PROPERTY

Overview

OVERVIEW

Asking Price	Contact Broker
Building Size	±18,300 SF
Acres	1.73 Acres
Zoning	General Commercial
APN	104-080-06
Co-Tenants	Walmart Neighborhood Grocery, Dollar Tree, Taco Bell, Little Ceasars Pizza, McDonalds and more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	27,603	163,992	308,425
Daytime Population	22,278	160,321	309,911
Households	8,366	53,188	99,422
Average Household Income	\$92,191	\$96,389	\$103,834

TRAFFIC COUNTS

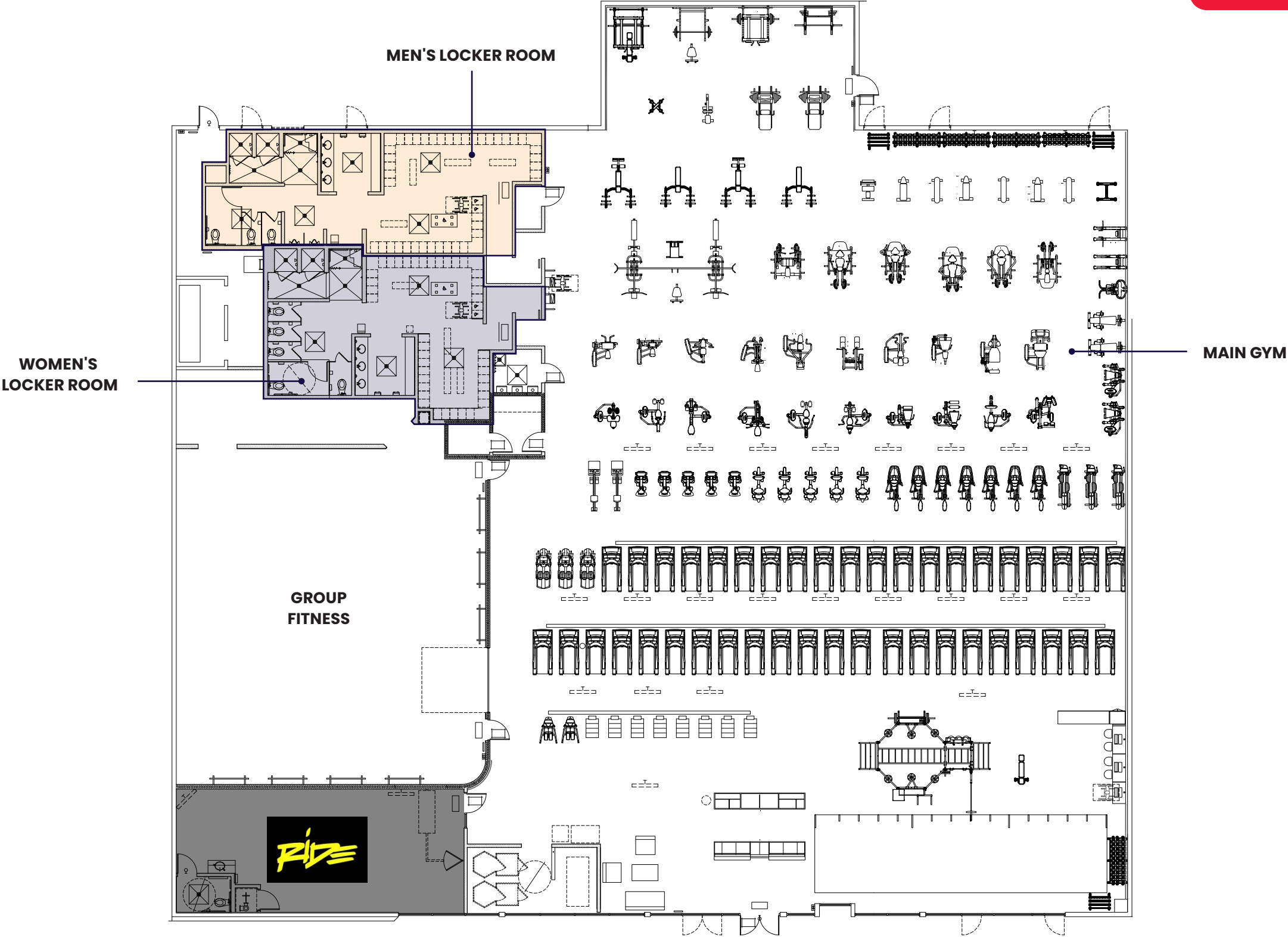
West Lane	±35,487 ADT
East March Lane	±38,418 ADT

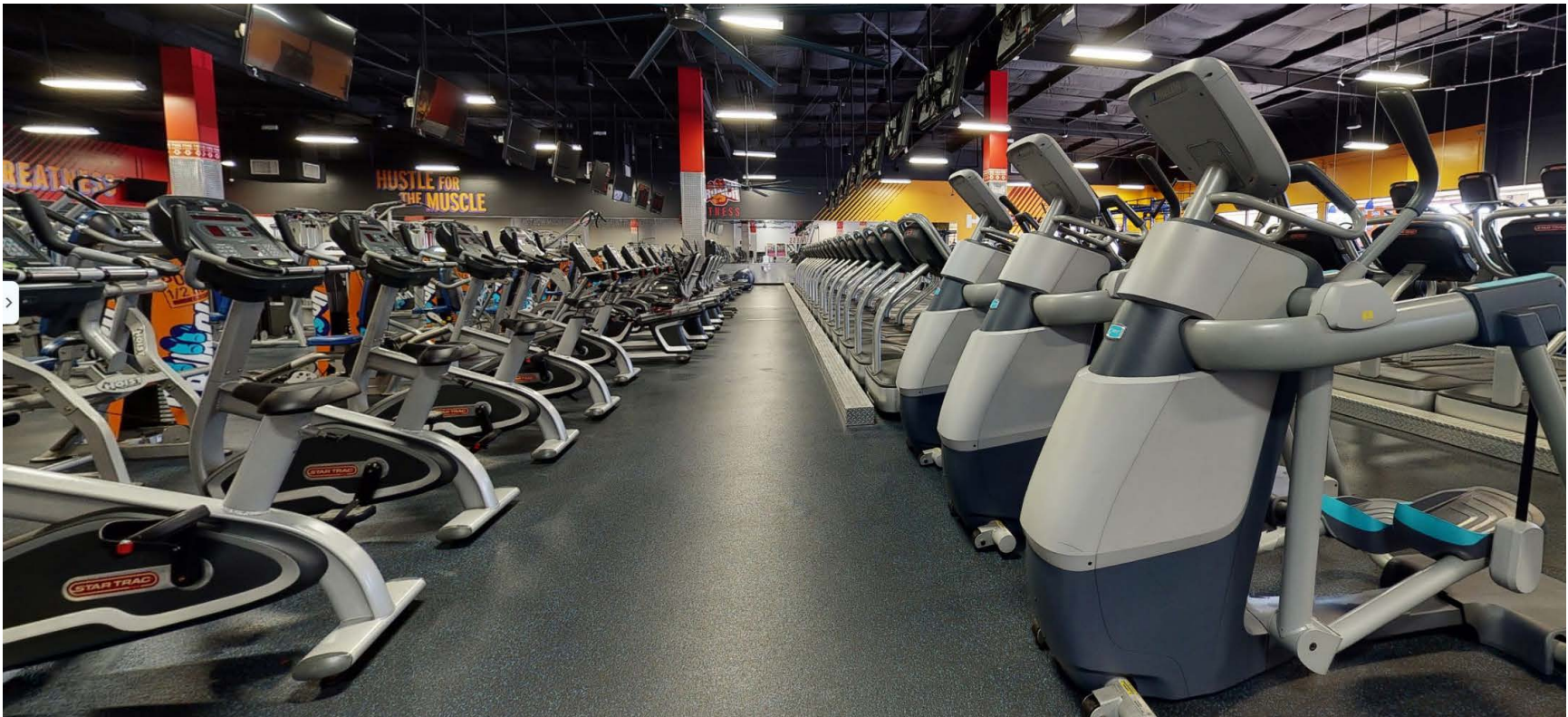
Source: 2026 Esri

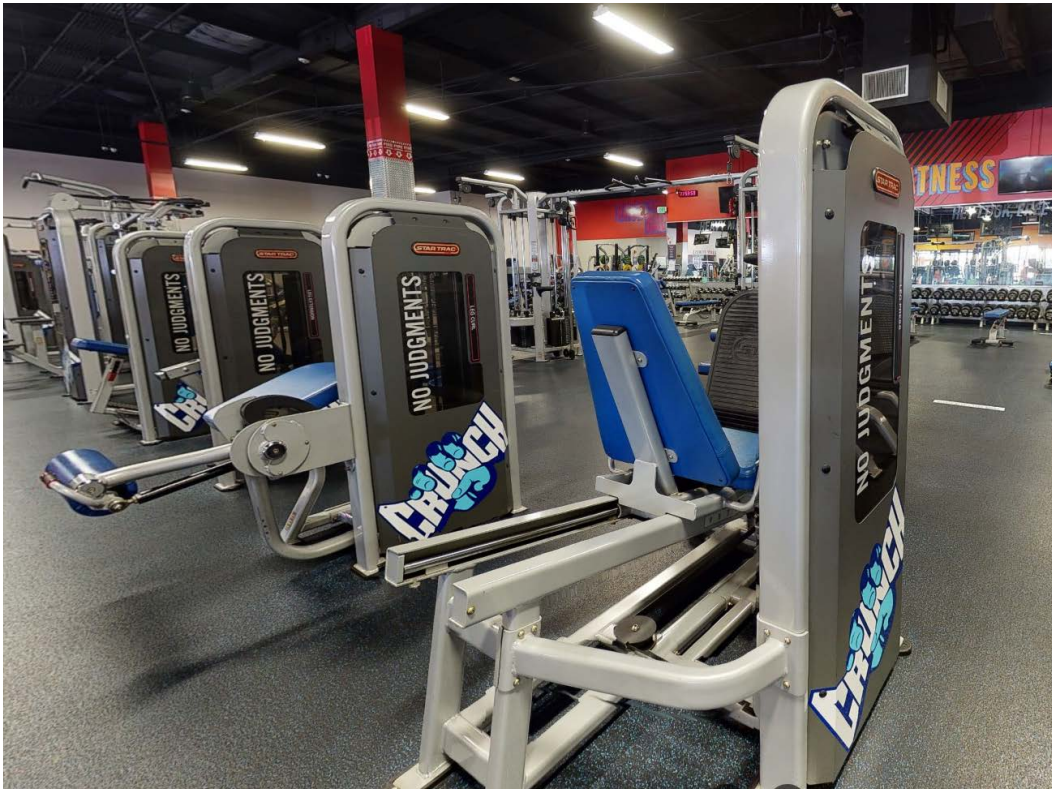


Floor Plan

 Virtual Tour









MARKET

Aerial



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