

SALE PRICE: \$1,125,000



FOR SALE
6006 N El Dorado St
STOCKTON, CALIFORNIA

J. Peter
REALTORS
JP-REALTORS.COM

INDUSTRIAL - COMMERCIAL DIVISION

FOR MORE INFORMATION

CONTACT:

Albert Martinez

209.321.2415

DRE01997678

albert@jp-realtors.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

6006 N El Dorado St Stockton Features

Size: ± 5,733 SF Commercial Office Building

Lot Size: ± 34,805 SF

APN: 081-331-14

Parking: Over 70 on-site

6006 N El Dorado Street offers a rare opportunity to acquire a highly visible commercial building in one of North Stockton's most active and established corridors. With over **5,700 sq. ft.** of flexible office/retail/professional space, this property is well-suited for a variety of business uses seeking strong exposure and convenience.

N El Dorado St
W Swain Rd

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6006 N El Dorado



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PROPERTY FEATURES

- New roof
- New HVAC Units/Ducts
- All LED lighting
- Newly remodeled ADA-compliant restrooms
- New LVP Flooring
- Lobby and reception area
- Large conference rooms
- Multiple private office spaces
- Open work areas
- Additional storage rooms
- Almost one-acre lot providing exceptional on-site parking
- Highly visible building with strong street presence
- Ideal for office, retail, medical, professional services, or service-based operations



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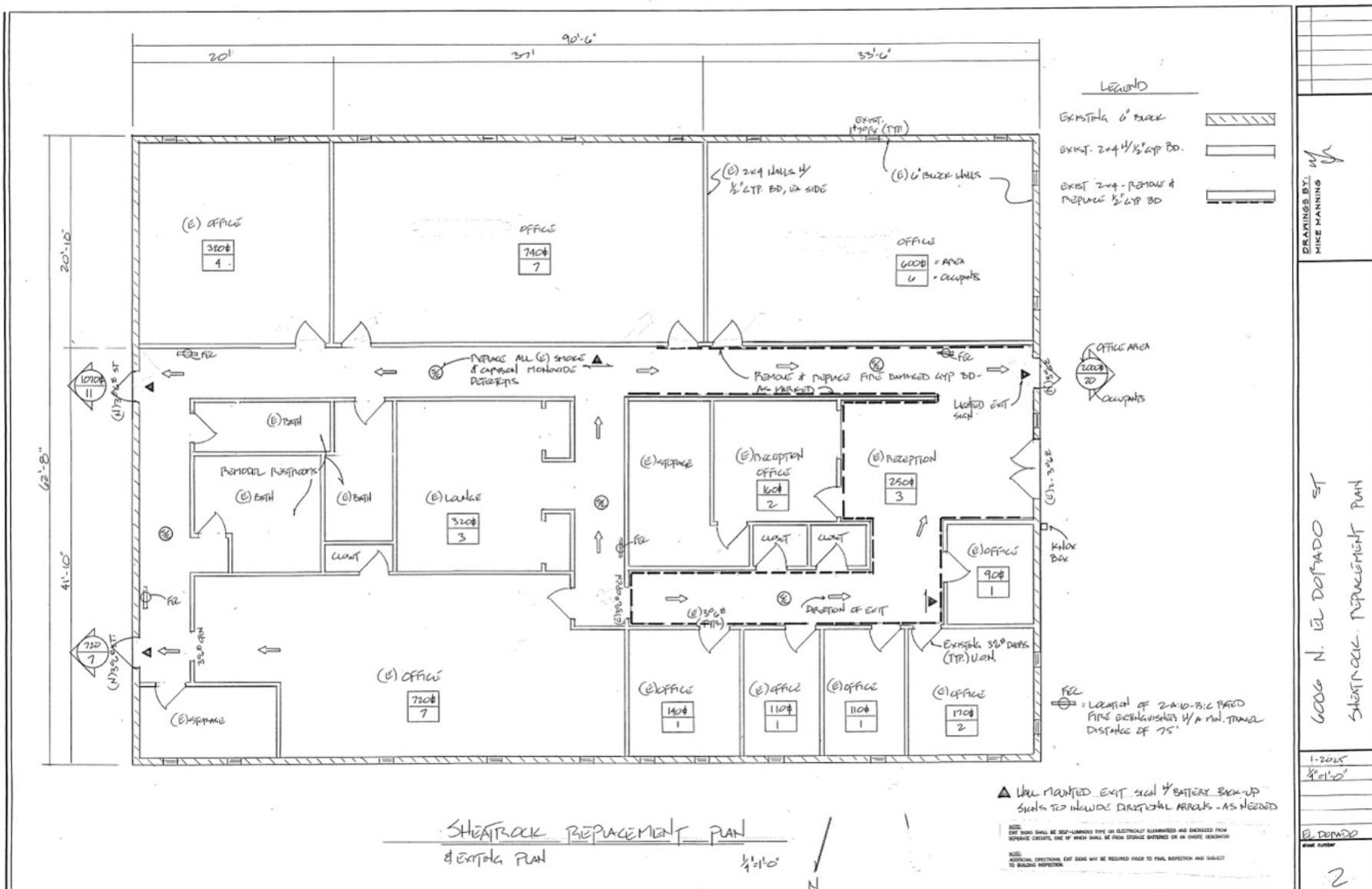
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Conference Rooms / Restrooms



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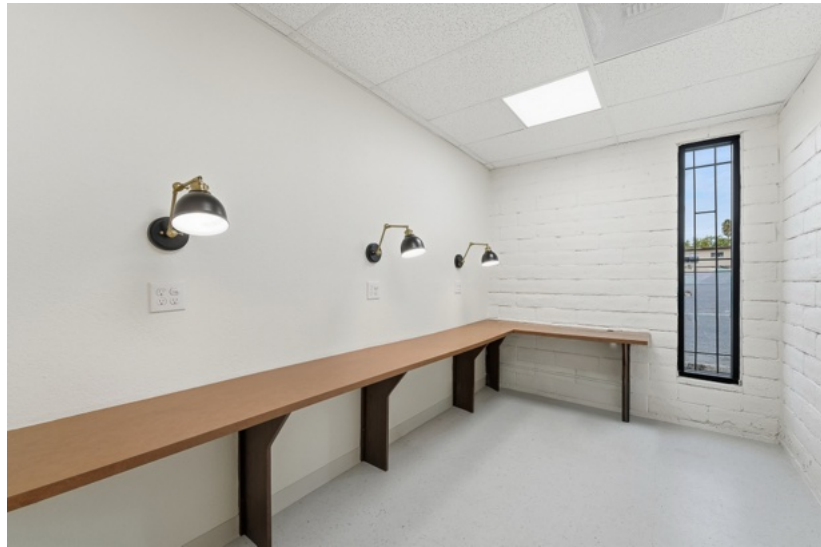
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Utility rooms



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Aerial Photos



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VICINITY MAP & FREEWAY ACCESS ROUTES



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