

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

Lot Perfect For Commercial Or Residential Development

E Scotts Ave & S Hunter St, Stockton CA 95203



S Center St 14,010 ADT

S El Dorado St 13,028 ADT



E Hazelton Ave

SITE

S Hunter St

Sale Price: \$239,000 (\$15.93/SF)

Lot Size: 15,000 SF

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EXECUTIVE SUMMARY

APN 147-220-11
Stockton CA 95203



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

259,780

Population

78,351

Households

\$78,093

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	732 S El Dorado St Stockton CA 95203
APN	147-220-11
LOT SIZE	15,159 SF
ZONING	CG General Commercial

HIGHLIGHTS

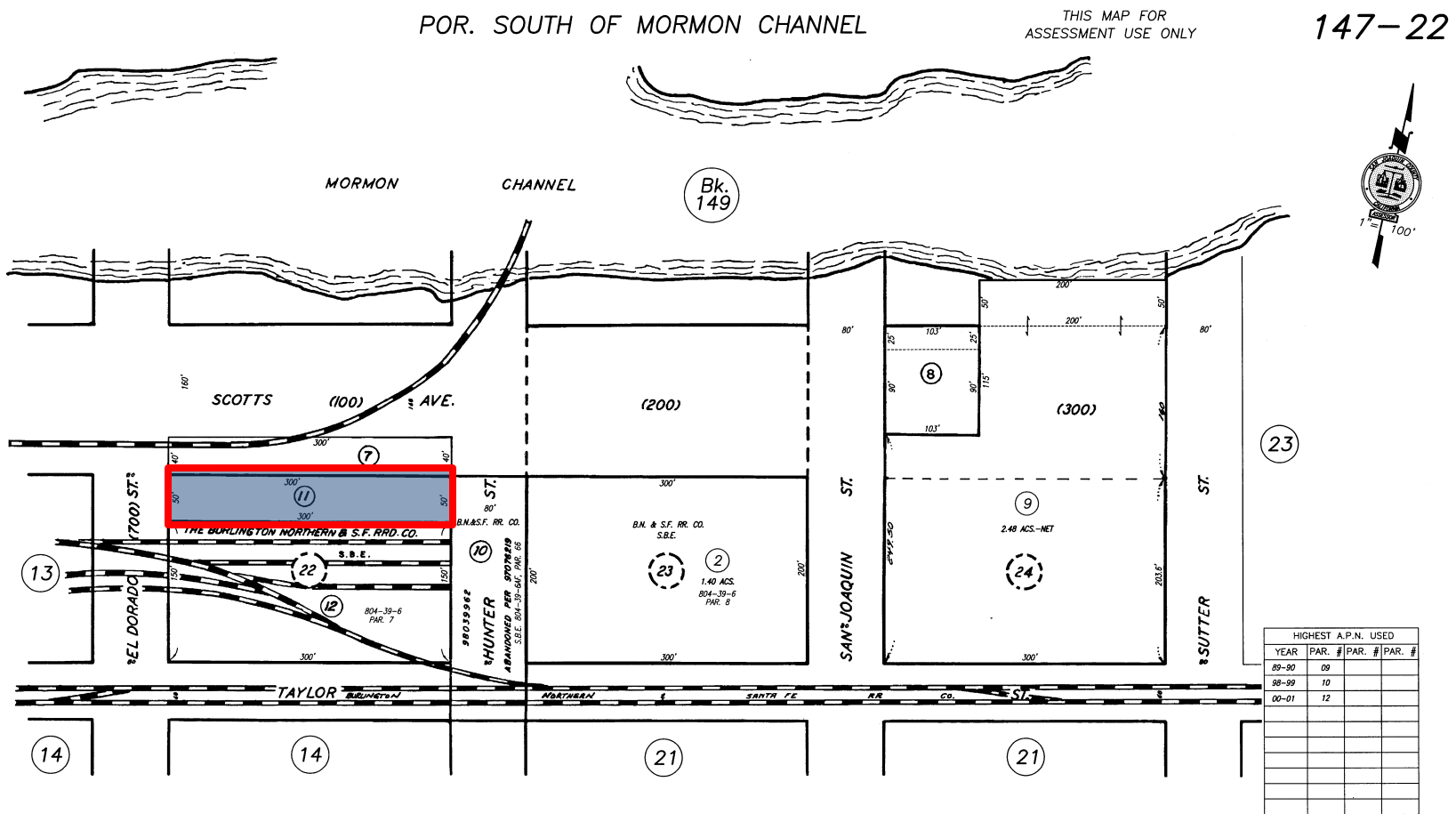
- Freeway visibility, with approximately 141,419 ADT
- Immediate freeway access
- Flexible zoning allows for commercial or residential
- Retail commercial uses allowed
- Close to nearby retailers, residential and industrial

Aerial With Approximate Dimensions*



*Measurement on parcel map are not exact. San Joaquin County Tax Assessor has confirmed that the parcel is 15,159 SF

Parcel Map*



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	20,409	144,260	259,780
Growth 2024-2029	5.16%	5.39%	5.35%
Growth 2020-2024	1.82%	3.12%	2.91%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.66%	5.58%	5.49%
Growth 2020-2024	4.84%	4.34%	3.82%
2024 Average HH Income	\$43,559	\$68,594	\$78,093

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
S El Dorado St	E Scotts Ave	2024	13,107	0.05
S El Dorado St	E Scotts Ave	2025	13,028	0.12
Center St	E Hazelton Ave	2024	14,011	0.16
Center St	E Hazelton Ave	2022	14,010	0.16
S San Joaquin St	E Sonora St	2024	2,953	0.11
S San Joaquin St	E Sonora St	2025	2,925	0.11
S San Joaquin St	E Hazelton Ave	2025	2,697	0.12
S Sutter St	E Hazelton Ave	2025	2,661	0.15

DISCLAIMER

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