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**COMMERCIAL**  
REAL ESTATE

# Lot Perfect For Commercial Or Residential Development

## 732 S El Dorado St, Stockton CA 95203



**Sale Price: \$275,000 (\$18.14/SF)**

**Lot Size: 15,159 SF**

# TABLE OF CONTENTS

|                                    |   |
|------------------------------------|---|
| Executive Summary/Property Details | 1 |
| Aerial                             | 2 |
| Demographics                       | 3 |
| Disclaimer                         | 4 |

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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<br>Stockton CA 95203 |
| APN      | 147-220-11                              |
| LOT SIZE | 15,159 SF                               |
| ZONING   | CG General Commercial                   |

## HIGHLIGHTS

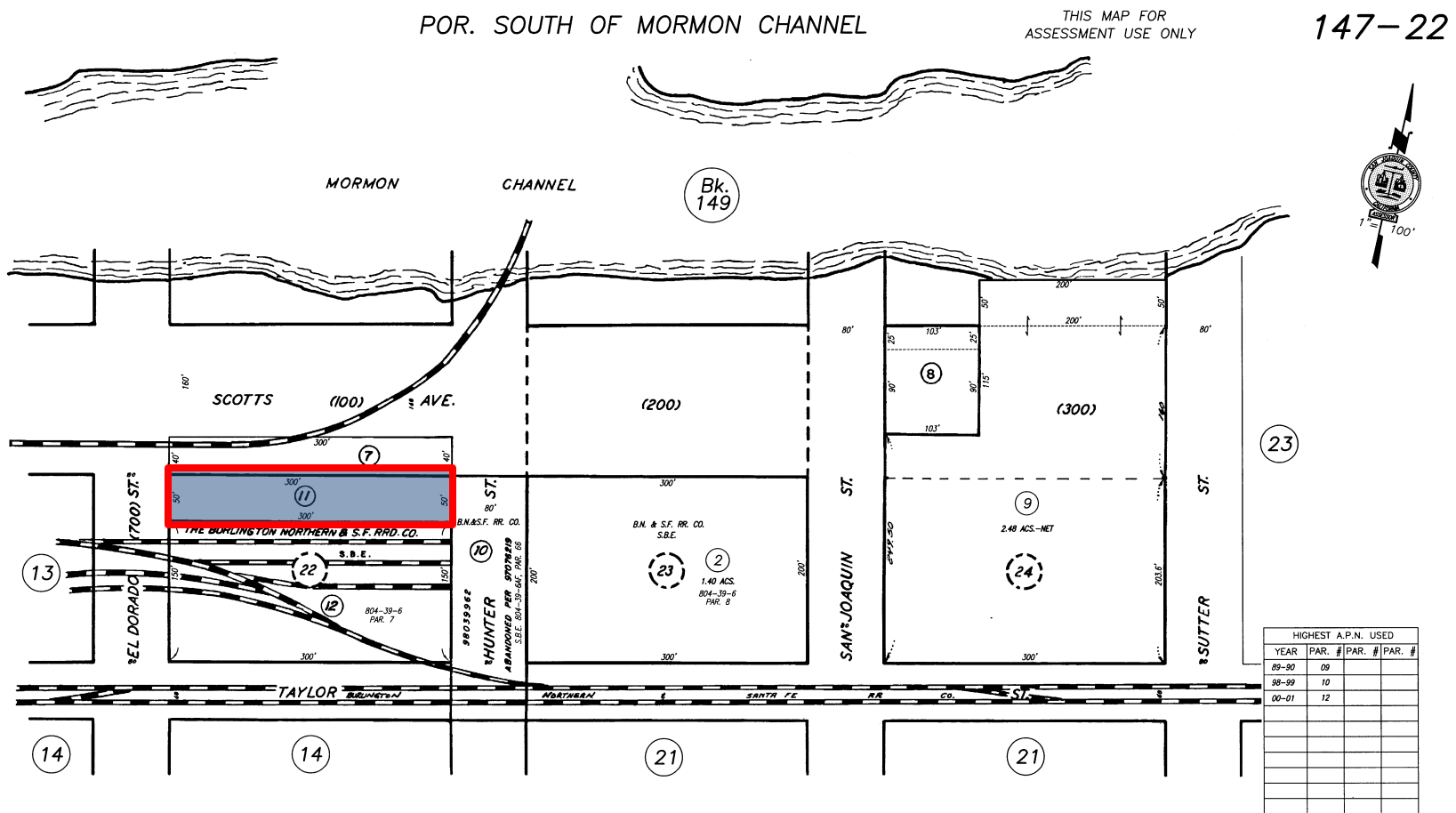
- Freeway visibility, with approximately 141,419 ADT
- Immediate freeway access
- Flexible zoning allows for commercial or residential
- Retail commercial uses allowed
- Close to nearby retailers, residential and industrial

## 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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