

# 512 W HARDING WAY

Stockton, CA 95203



Sale Price

**\$499,000**

## OFFERING SUMMARY

Building Size:	3,552 SF
Lot Size:	0.23 Acres
Price / SF:	\$140.48
Year Built:	1965
Zoning:	General Commercial (GC)

## PROPERTY OVERVIEW

512 W Harding Way presents a rare opportunity to acquire a vacant freestanding commercial building in central Stockton with highly desirable General Commercial zoning and immediate repositioning potential. Offered at \$499,000, the property consists of an approximately 3,500 square foot standalone building situated on a prominent signalized corner at Harding Way and Lincoln Street. Unlike many small standalone assets burdened by restrictive zoning, this parcel benefits from General Commercial (GC) zoning, allowing a broad range of retail, office, medical, service, and commercial uses subject to standard municipal approvals. This substantially widens the buyer universe and creates multiple business-plan pathways for both owner-users and investors.

Historically utilized as a medical office building, the property offers an efficient layout suitable for healthcare, wellness, counseling, administrative office, education, professional services, showroom, or specialty commercial uses. Ownership is in process of completing installation of a full fire sprinkler/life-safety system, representing a meaningful capital improvement that can reduce future occupancy costs and expedite tenant/user readiness. The building is currently vacant and in fair overall condition, with the opportunity for a new owner to create immediate value through cosmetic improvements including paint, cleanup, and window upgrades. For buyers seeking control of a standalone commercial property at a basis below replacement cost, this asset offers flexibility, visibility, and upside in one of Stockton's established infill corridors.

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### BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

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## OFFICE/RETAIL BUILDING FOR SALE

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### PROPERTY HIGHLIGHTS

- General Commercial zoning supports a broad spectrum of office, retail, medical, and service-oriented uses.
- Vacant possession at close enables immediate occupancy, renovation, or lease-up execution.
- Signalized corner location provides strong visibility, access, and long-term tenant desirability.
- Freestanding building format allows full operational control, signage identity, and no shared common area constraints.
- Dedicated parking lot
- Former medical office improvements may reduce conversion costs for healthcare or office users.
- Full fire sprinkler system in process, a significant capital item being completed by ownership.
- Limited competing standalone commercial inventory in this price range within Stockton.
- Potential future care-facility / sober living pathway subject to completion of conditional approval process and City requirements.
- Surrounded by dense residential neighborhoods, service businesses, healthcare users, and established retail corridors
- Owner Financing may be available

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## OFFICE/RETAIL BUILDING FOR SALE



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### LOCATION INFORMATION

Street Address	512 W Harding Way
City, State, Zip	Stockton, CA 95203
County	San Joaquin

### BUILDING INFORMATION

Building Size	3,552 SF
Building Class	C
Number of Floors	1
Entry Way	1
Breakroom/Kitchen	1
Individual Rooms	11
Restrooms	3 1/2
Basement	Yes
Year Built	1965
Gross Leasable Area	3,500 SF
Construction Status	Existing
Condition	Fair
Free Standing	Yes

### PROPERTY INFORMATION

Property Type	Office
Zoning	General Commercial (GC)
Lot Size	0.23 Acres
APN #	137-093-040
Corner Property	Yes
Traffic Count	23000
Traffic Count Street	Harding Way
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.17
Number of Parking Spaces	12

### UTILITIES & AMENITIES

Central HVAC	Yes
Fire Suppression System	Yes

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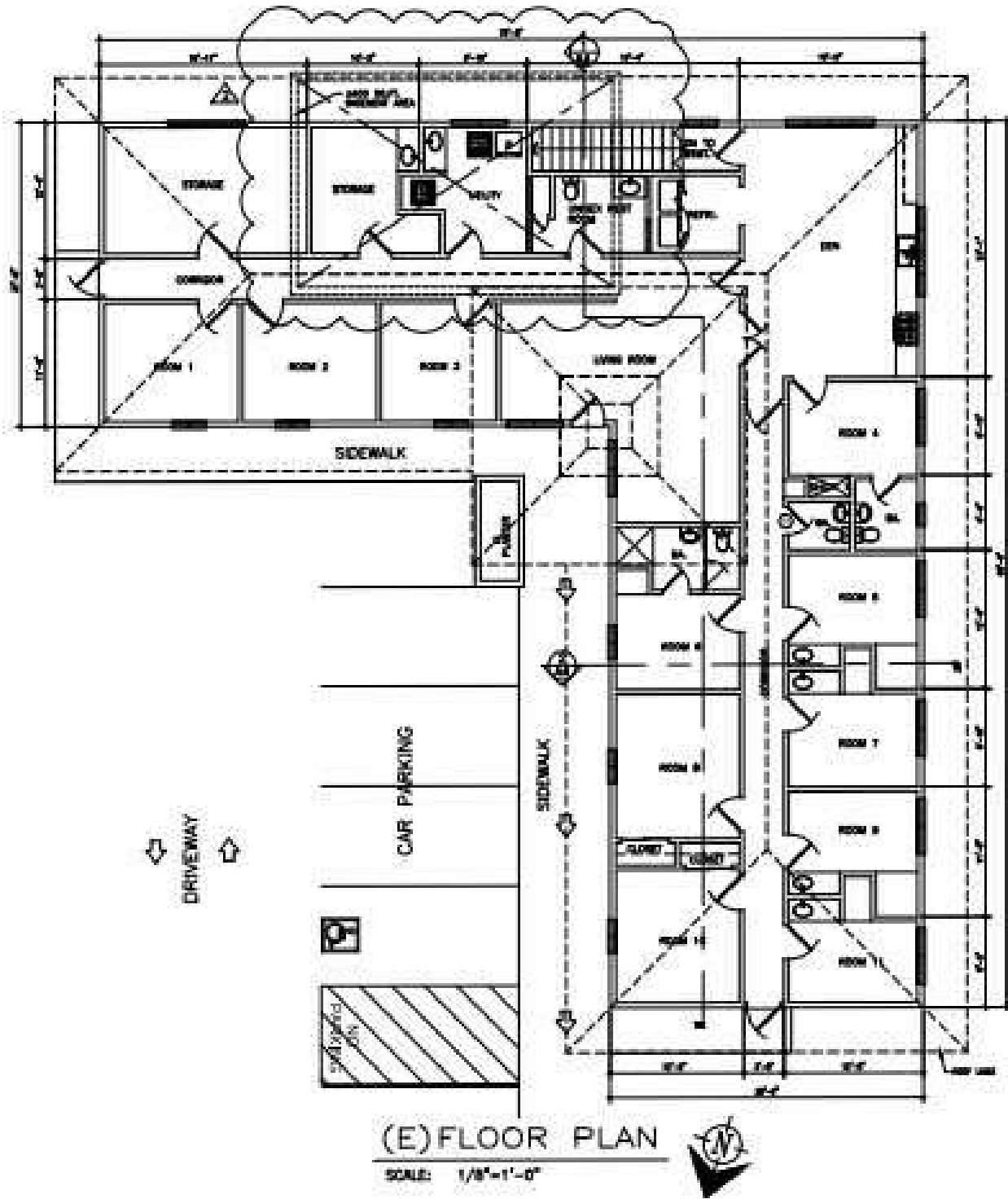
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# FLOOR PLAN

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# EXTERIOR PHOTOS

Stockton, CA 95203



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# AERIAL & EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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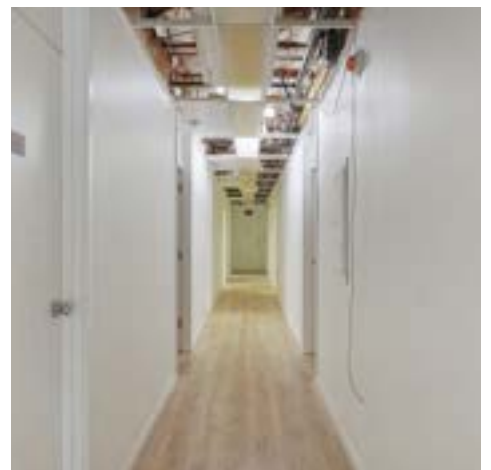
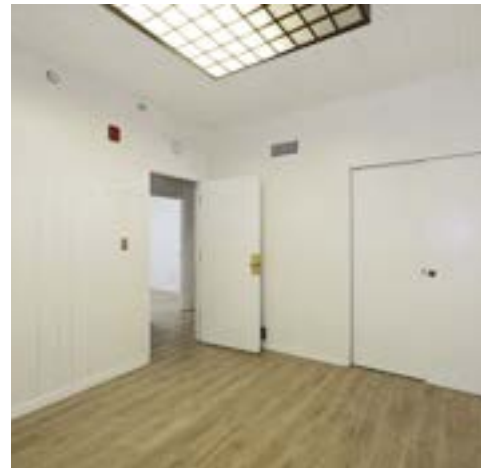
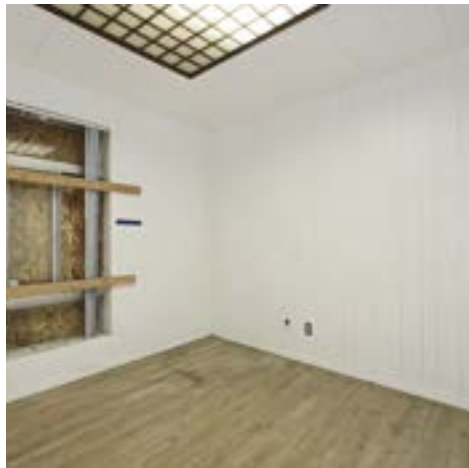
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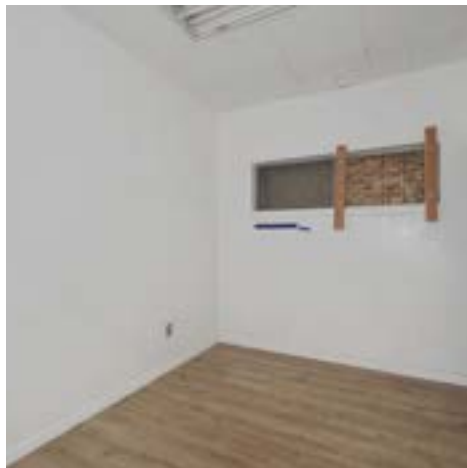
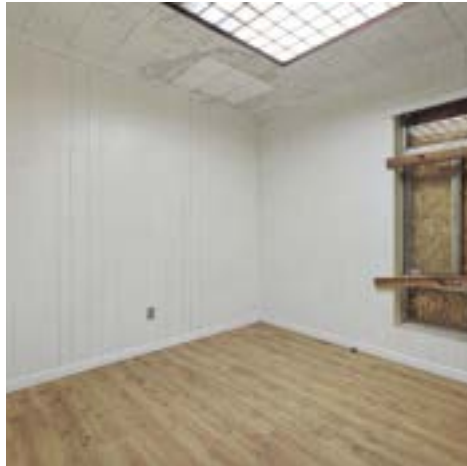


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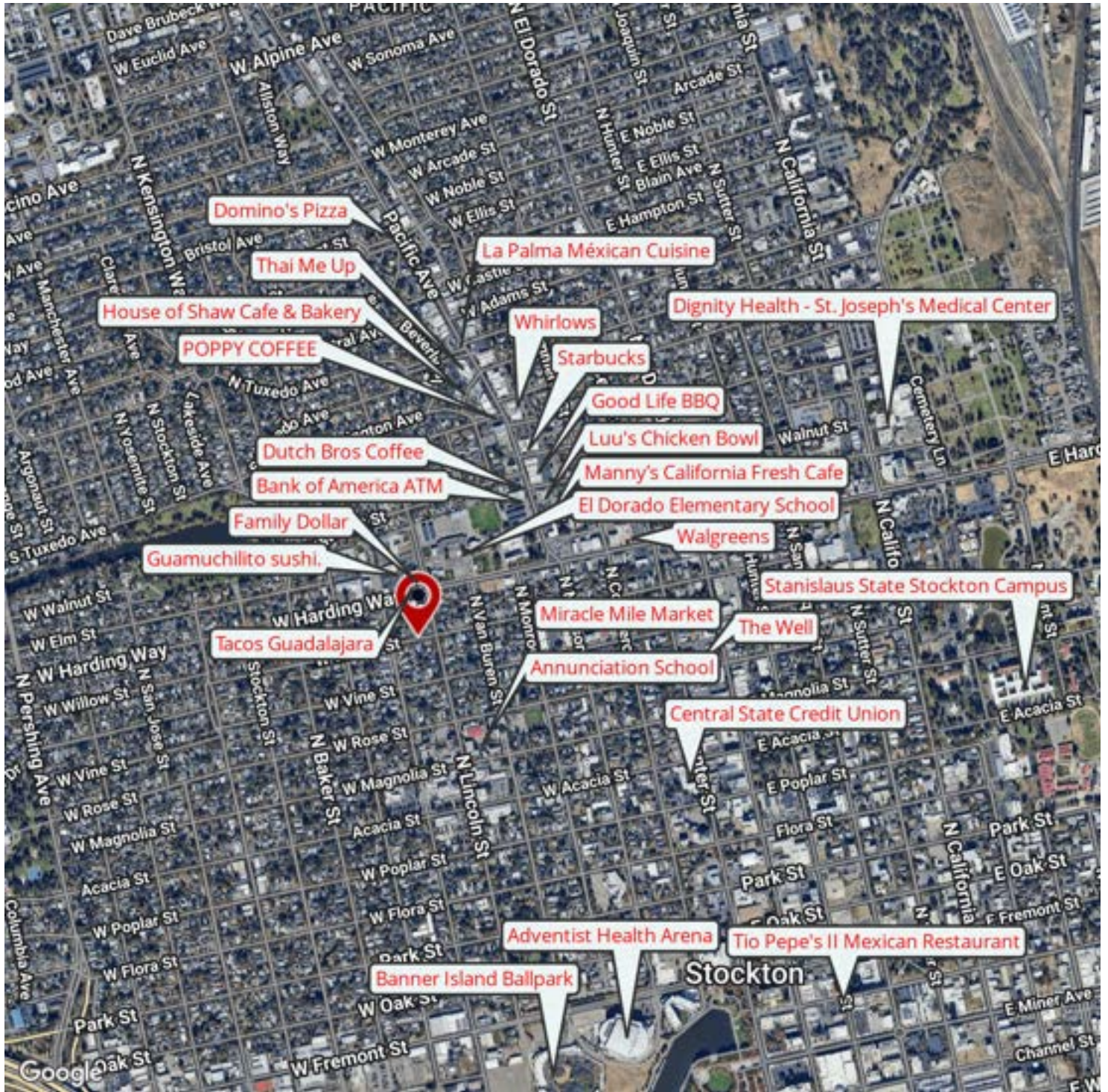
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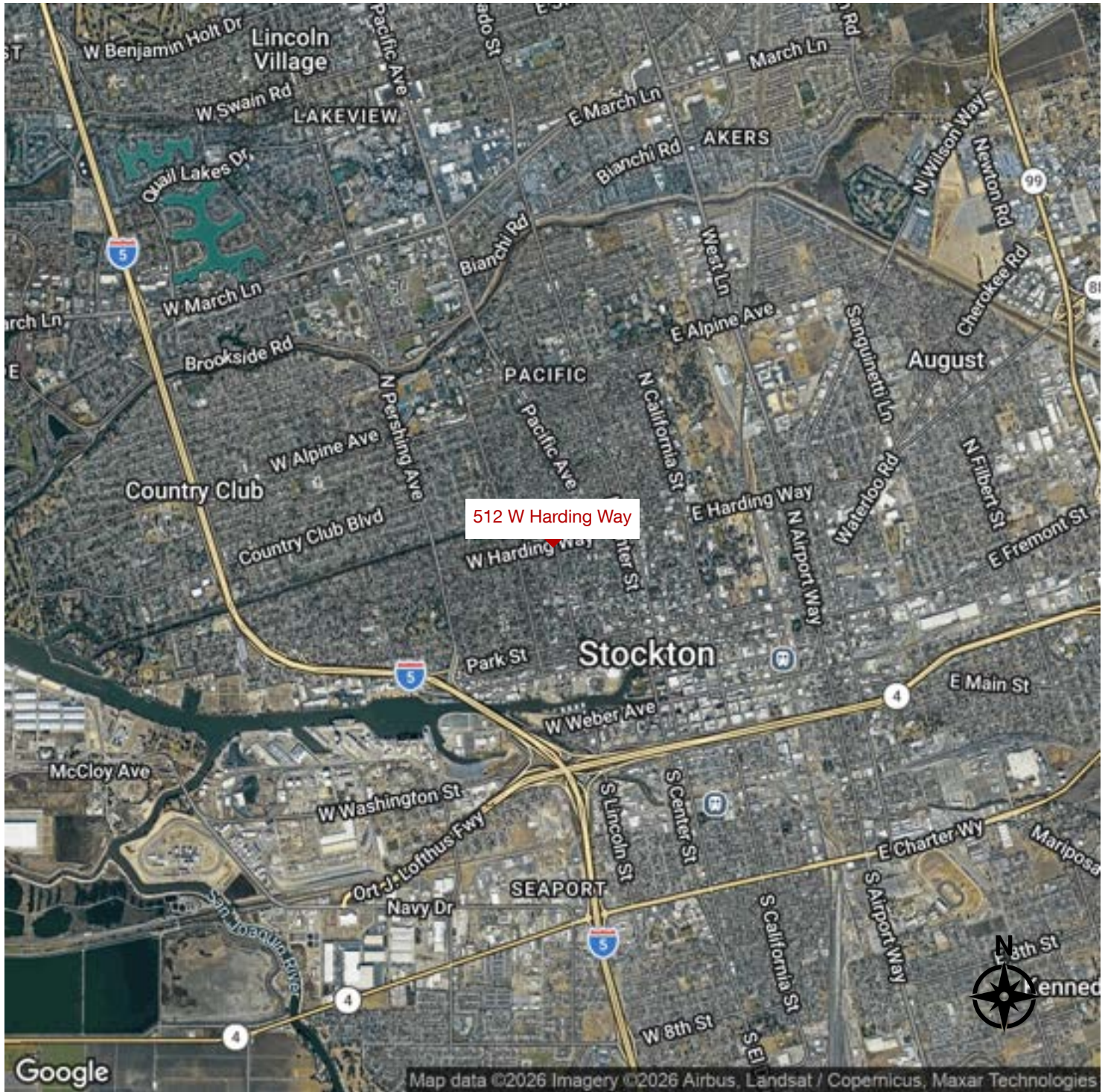
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# REGIONAL MAP

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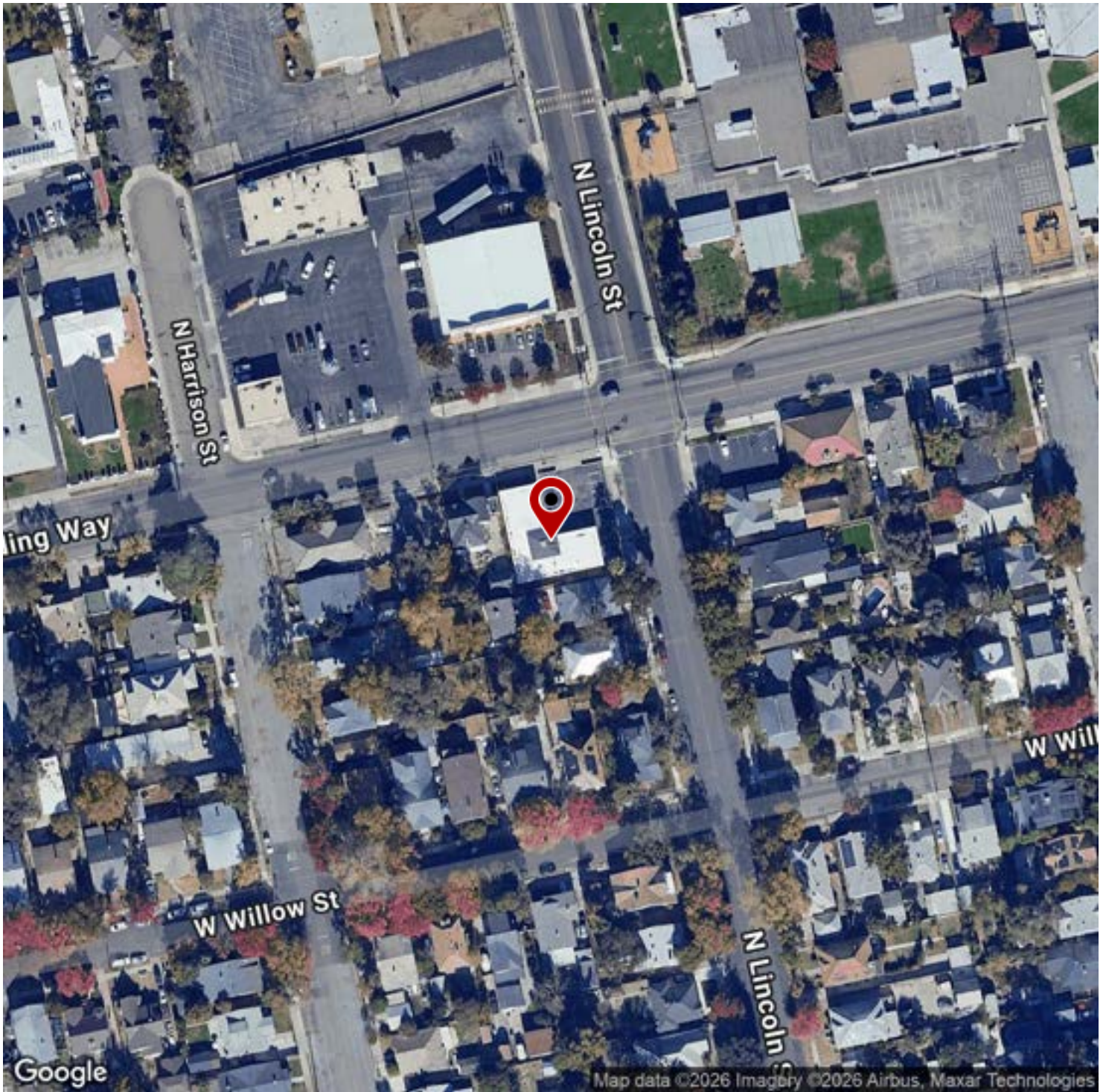
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# DEMOGRAPHICS MAP & REPORT

Stockton, CA 95203

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,863	151,356	310,127
Average Age	36.3	33.4	34.0
Average Age (Male)	33.8	32.2	33.2
Average Age (Female)	38.0	34.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,045	48,564	96,038
# of Persons per HH	2.6	3.1	3.2
Average HH Income	\$80,409	\$83,694	\$91,662
Average House Value	\$384,690	\$370,401	\$397,518

2023 American Community Survey (ACS)

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