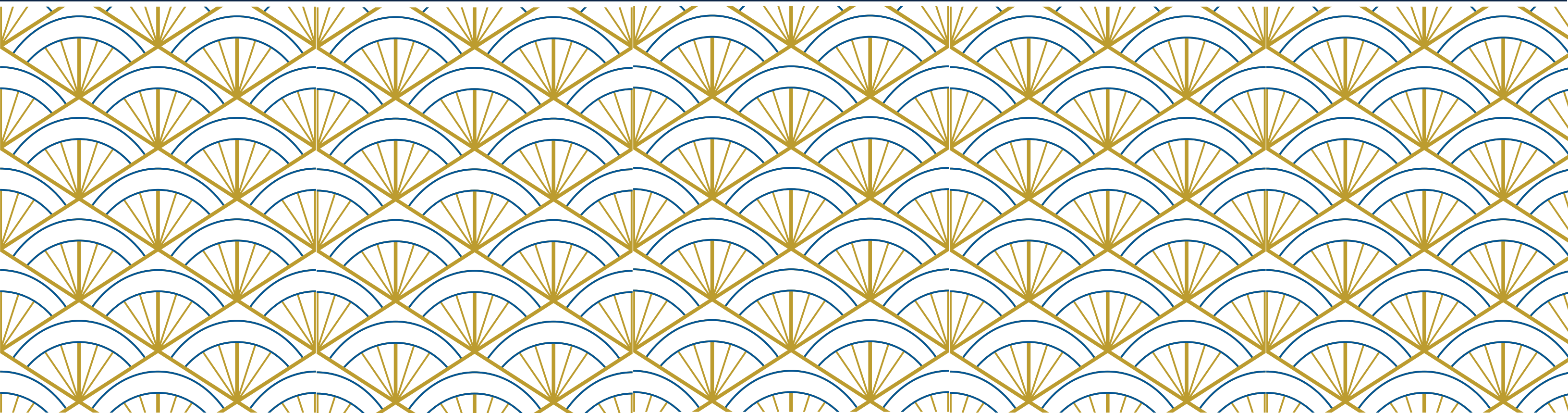


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110 N SAN JOAQUIN ST

DOWNTOWN STOCKTON, CA

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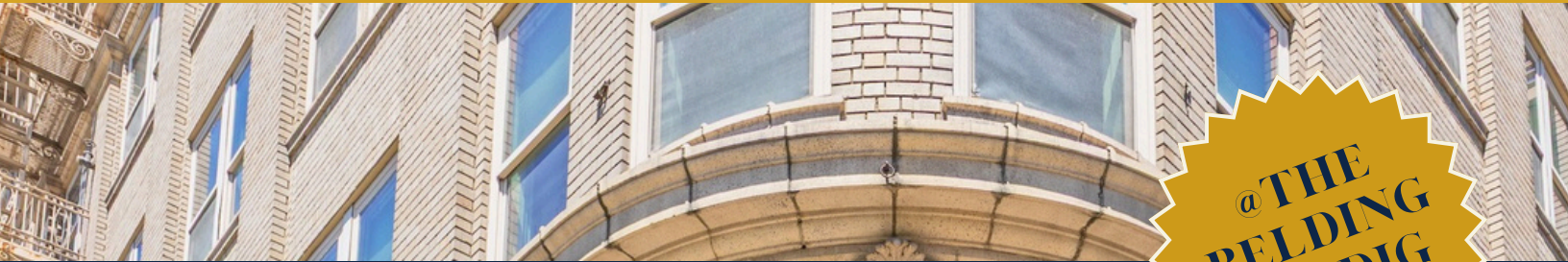
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THE OPPORTUNITY

±22,018 SF	\$2,850,000 PURCHASE PRICE	\$128 PER SF	±13,410 SF AVAILABLE
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HISTORIC PRESENCE. IMMEDIATE INCOME. FUTURE POTENTIAL.

The Belding Building presents a rare opportunity to acquire one of Downtown Stockton’s most recognizable historic properties. The five-story, ±22,018-square-foot building combines distinctive early twentieth-century architecture with a prominent location in the heart of Stockton’s business district. Built in 1915, the property offers identity that cannot be replicated through new construction, creating an attractive platform for an owner-user, investor, or organization seeking a visible downtown presence.

The property benefits from a diverse mix of office, coworking, and restaurant tenancy, providing meaningful in-place income from day one.

Based on the current pro forma, the building generates approximately

\$295,920 in scheduled annual base revenue, before vacancy, and approximately \$177,206 in net operating income. At the asking price, this equates to an approximate 6.2% going-in capitalization rate, offering an incoming buyer immediate cash flow with the potential to improve performance through active management, future leasing, and expense efficiencies.

For an owner-user, the Belding Building provides the ability to establish a headquarters while retaining income from other portions of the property. The upper floors offer flexible office configurations that can accommodate a single larger occupant or multiple smaller users over time.

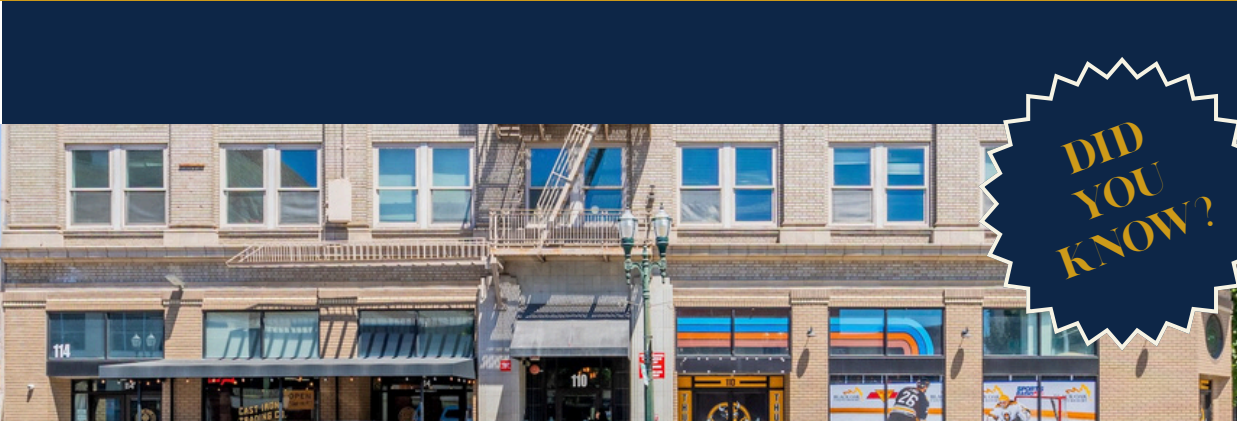
This structure allows a buyer to offset a significant portion of its occupancy costs

with revenue, while controlling a highly visible and architecturally significant downtown asset. The building can deliver ±13,410 sq. ft. across floors 2 through 4.

The building is directly across from the Superior Court of California, County of San Joaquin, and adjacent to City-owned public parking, creating a compelling location for legal, governmental, professional-service, and nonprofit users. The ground-floor presence of Cast Iron Trading Co., further activates the property.

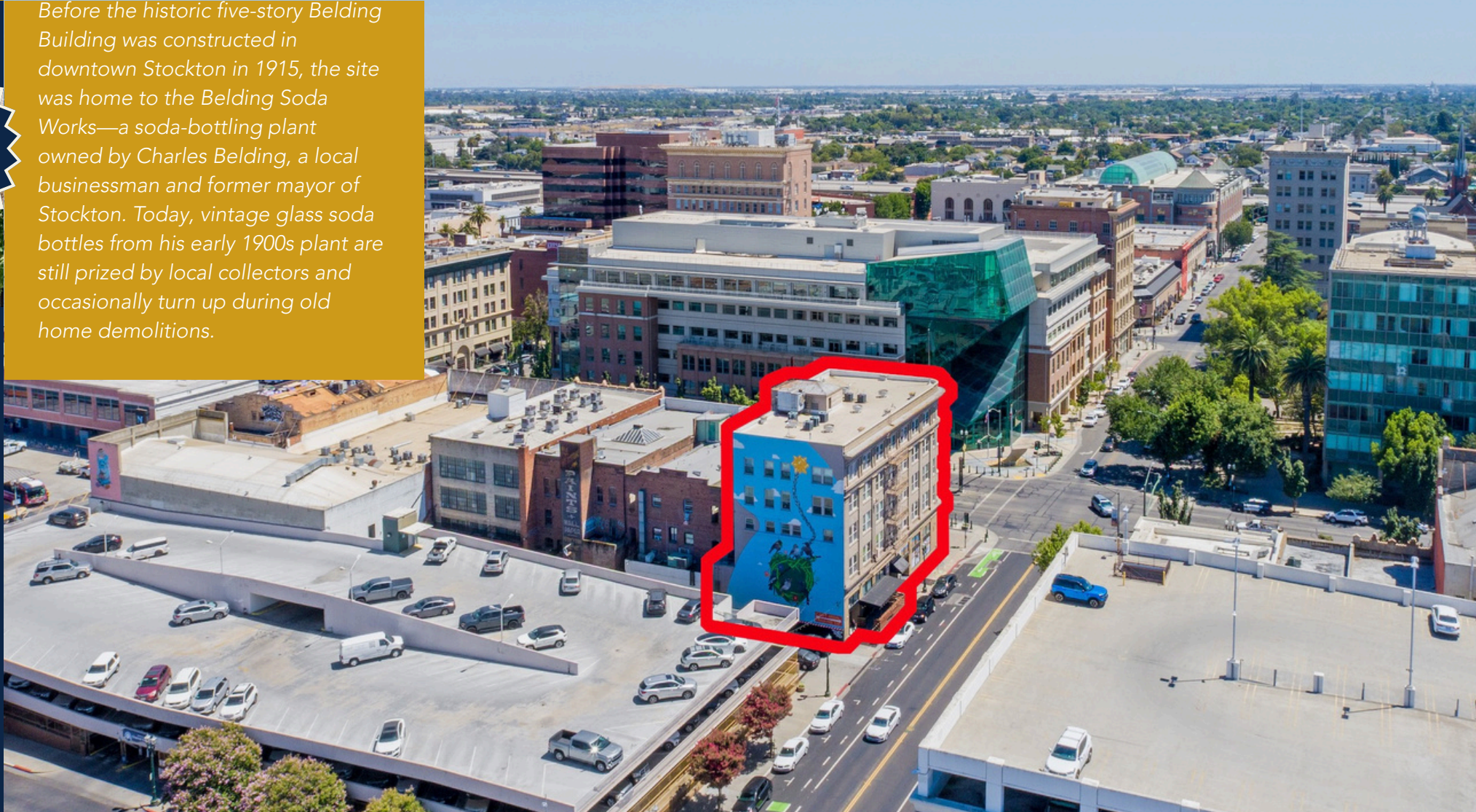
With its combination of historic character, existing income, occupancy flexibility, and an asking price of approximately \$128 per square foot, 110 N. San Joaquin Street is a strong value opportunity in the heart of Downtown Stockton.





DID YOU KNOW?

Before the historic five-story Belding Building was constructed in downtown Stockton in 1915, the site was home to the Belding Soda Works—a soda-bottling plant owned by Charles Belding, a local businessman and former mayor of Stockton. Today, vintage glass soda bottles from his early 1900s plant are still prized by local collectors and occasionally turn up during old home demolitions.



PROPERTY DETAILS

OVERVIEW	
Address:	114 N San Joaquin Street, Stockton, CA
APN:	139-120-110
Zoning:	CD (Core Downtown)
Building Size:	±22,018 SF
Parcel Size:	±5,050 SF
Year Built:	1915
Year Remodeled:	Various
Stories:	Five (5)
Price:	\$2,850,000.00
Price Per SF:	±\$129.44

UTILITY DETAILS	
Electricity:	PG&E
Gas:	PG&E
Water/Sewer/Storm:	City of Stockton MUD
Trash:	Republic/Waste Management

SEISMIC/FLOOD	
Fault Zone:	N/A (per Dept. of Conservation)
Flood Zone:	Zone X (per FEMA)

NEIGHBORING PROPERTY USES	
North:	Commercial
South:	Municipal
East:	Commercial
West:	Commercial



THE ECONOMICS

SCHEDULED REVENUE						
Tenant	Size (SF)	Base Rent Per SF (MG)	Monthly Base Rent (MG)	Annual Base Rent (MG)	LED	Notes
Cast Iron Cheese	1,900	\$1.42	\$2,701.00	\$32,412.00	7/31/27	Two (2) five year extensions.
Downtown Stockton Alliance	4,300	\$1.24	\$5,350.00	\$64,200.00	7/31/27	One (1) five year extension.
Huddle Co Work	15,818	\$1.05	\$16,609.00	\$199,308.00	5/31/28	None.
Totals	22,018		\$24,660.00	\$295,920.00		
Scheduled Revenue Net of 5% Vacancy Reserve				\$281,124.00		

OPERATING EXPENSES				
Tenant	\$ Amount	\$/SF/Mo	\$/SF/Yr	Notes
Property Management	\$7,800.00	\$0.03	\$0.35	
State Taxes	\$1,700.00	\$0.01	\$0.08	
Property Taxes	\$48,867.50	\$0.18	\$2.22	Estimated pro forma based on \$2,750,000.
Trash	\$850.00	\$0.00	\$0.04	Estimated based on historical performance.
Water	\$4,500.00	\$0.02	\$0.20	Estimated based on historical performance.
PG&E	\$10,041.00	\$0.04	\$0.46	Extrapolated from half year 2026.
Sewer	\$1,388.00	\$0.01	\$0.06	Estimated based on historical performance.
Storm Drain	\$48.00	\$0.00	\$0.00	Extrapolated from half year 2026.
Elevator R&M	\$5,640.00	\$0.02	\$0.26	Estimated at \$1,410 per quarter.
Security	\$9,264.00	\$0.04	\$0.42	Extrapolated from half year 2026.
Phone	\$1,320.00	\$0.00	\$0.06	Extrapolated from half year 2026.
General R&M	\$12,500.00	\$0.05	\$0.57	Estimated based on historical performance.
Totals	\$103,918.50	\$0.39	\$4.72	
Net Operating Income w/ 5% Vacancy Reserve		\$177,205.50		

CAPITALIZED VALUE			
Cap Rate	Value	Value Per Building SF	Notes
Value at	6.20%	\$2,858,153.23	\$129.81



THE LOCATION



DOWNTOWN STOCKTON, BUILT TO STAND OUT.

Downtown Stockton is the civic, legal and institutional heart of the city, and 110 N. San Joaquin Street is positioned squarely within that environment. The Belding Building sits directly across from the Superior Court of California, County of San Joaquin, placing it in immediate proximity to a steady concentration of attorneys, government employees, professional service firms, visitors and daily courthouse users. Adjacent City-owned public parking further strengthens the property's functionality for both owner-users and tenants.

The surrounding downtown district is defined by a mix of historic architecture, government facilities, office users, restaurants and local businesses, giving the area a character that is distinctly different from suburban office environments.

For a buyer seeking visibility and identity, the Belding Building offers an opportunity to own a recognizable historic asset rather than occupy a conventional office building. Its 1915 construction and Beaux-Arts Renaissance Revival architecture reinforce that sense of permanence and place within Downtown Stockton.

The property also benefits from being part of an established downtown ecosystem. Cast Iron Trading Co. activates the ground floor with a popular local restaurant use, while Downtown Stockton Alliance provides additional office tenancy within the building. That combination creates a more dynamic environment than a traditional single-purpose office property and supports the building's appeal to users seeking a downtown presence.

From an ownership perspective, Downtown Stockton offers an increasingly compelling basis for acquiring real estate at a cost that can be difficult to replicate in larger Northern California downtown markets. At \$2,850,000, or approximately \$128 per square foot, the Belding Building provides a buyer the opportunity to control a substantial, character-rich downtown asset while benefiting from existing income and future occupancy flexibility.

For an owner-user in particular, the combination of location, historic identity, adjacent parking and the ability to occupy a meaningful portion of the building creates a compelling alternative to continuing to lease space elsewhere.





25,374

POPULATION WITHIN 1 MILE



\$81,590

MEDIAN HH INCOME WITHIN 1 MILE



8,229

OCCUPIED HOUSING UNITS WITHIN 1 MILE



324,597

STOCKTON POPULATION



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