

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

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1120 Scenic Dr / Modesto, CA 95350
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S Center St 14,010 ADT

S El Dorado St 13,028 ADT



E Hazelton Ave

SITE

S Hunter St



EXECUTIVE SUMMARY

APN 147-220-11
Stockton CA 95203



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



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*



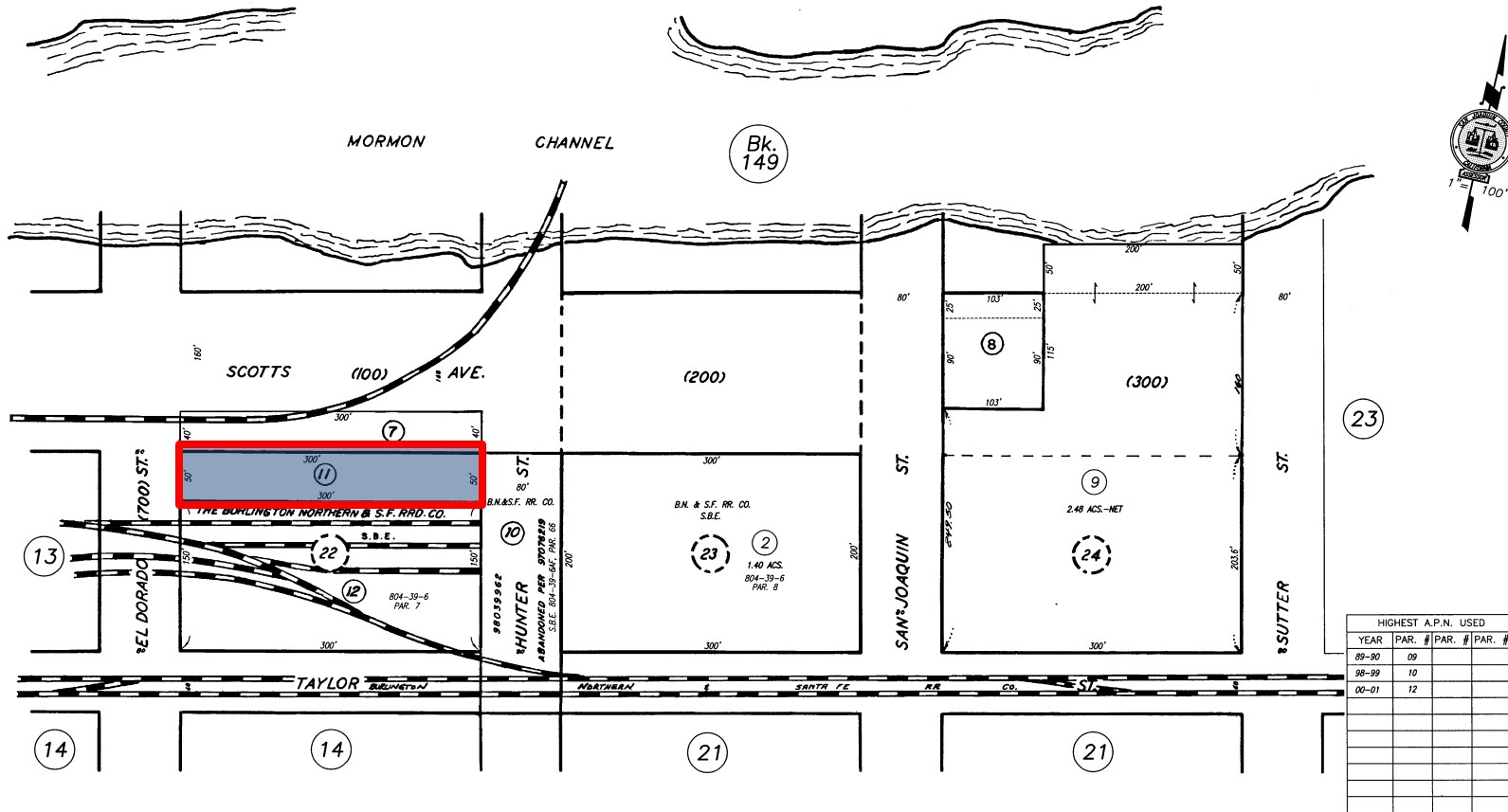
*Measurement on parcel map are not exact. San Joaquin County Tax Assessor has confirmed that the parcel is 15,159 SF

Parcel Map*

POR. SOUTH OF MORMON CHANNEL

THIS MAP FOR ASSESSMENT USE ONLY

147-22



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
89-90	09		
98-99	10		
00-01	12		

NOTE: Original Dimensions are Stockton City Standard.
By U.S. Standard, Lots Average 50.50' x 101'
And 50.50' x 151.50'.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

CITY OF STOCKTON
Assessor's Map Bk.147 Pg. 22
County of San Joaquin, Calif.

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



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

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

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