

COMMERCIAL LAND IN DOWNTOWN STOCKTON

701 & 719 N California St and 425 E Park St, Stockton CA 95202
0.51 AC Asking \$1,200,000



To discuss your property or an commercial real estate needs please contact

DAVID QUIÑONEZ
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JOSH BOWER
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(209) 988-8428 | jbower@pmz.com

PMZCommercial.com

PROPERTY INFORMATION:

The subject property consists of 4 parcels totaling 22,500 SF (0.51 AC) located at a signalized intersection in the heart of Downtown Stockton, CA. Zoned CG General Commercial, ideal uses include gas/service station and fast food.

PROPERTY HIGHLIGHTS:

- Located on a major thoroughfare with great visibility
- Great traffic counts with 16,000 ADT
- Located on a signalized intersection

PROPERTY DETAILS:

Offering price: \$1,200,000

APNs: 139-174-07, 139-174-08, 139-174-09, 139-174-10

Size: 22,500 SF (0.51 AC)

Zoning: CG General Commercial

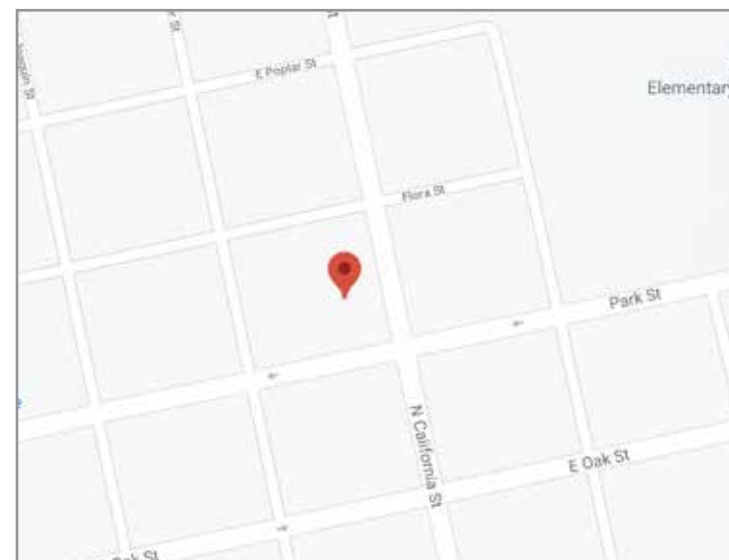
Ownership: Fee Simple

Terms: Cash, conventional, other

Electricity/Gas: PG&E

Water: City of Stockton

Sewer: City of Stockton



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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	21,007	157,993	297,601
Growth '10 - '20	10.87%	9.07%	8.40%
Growth '20 - '25	5.75%	5.49%	5.39%
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,924	48,712	92,303
Growth '10 - '20	10.52%	9.41%	8.64%
Growth '20 - '25	5.73%	5.54%	5.43%
Average HH Income	\$44,346	\$53,962	\$65,692

Street	Cross Street	Count Year	ADT	Distance
California St	Flora St	2014	11,000	.03
E Park St	American St	2014	5,000	.07
E Oak St	California St	2014	5,200	.11

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