

## RETAIL FOR SALE

# 112 E MARKET ST

Stockton, CA 95202



### PROPERTY DESCRIPTION

Excellent opportunity for an owner-user to purchase an asset in the heart of Downtown Stockton. The property spans 5,594 sq ft and comprises of two separate units, allowing for flexibility in layout and usage. It's close to the Crosstown Freeway (SR 4), offering excellent connectivity to the community and ease of access for customers and deliveries. Downtown Stockton is experiencing transformation and growth, making this an opportune time for owner-users to invest in retail spaces that can benefit from increased foot traffic, visibility, and economic development.

### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$299,000   |
| Number of Units: | 2           |
| Building Size:   | 5,594 SF    |
| APN #:           | 149-040-030 |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 7,433    | 42,887   | 81,006   |
| Total Population  | 22,034   | 141,885  | 264,220  |
| Average HH Income | \$51,971 | \$75,897 | \$86,810 |

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### BILL JOHNSON

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### KW COMMERCIAL

3133 W. March Lane  
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### PROPERTY HIGHLIGHTS

- Downtown Commercial Zoning for versatile use
- Security Gating for added protection
- Rooftop Solar for energy efficiency
- Well-maintained building with established presence
- Close Proximity to Highway 99 and Interstate 5 via Highway 4 (Crosstown Freeway)
- Convenient location near various restaurants, professional businesses, hotels, retail, and financial institutions

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Sale Price

**\$299,000**

### PROPERTY INFORMATION

|                 |                     |
|-----------------|---------------------|
| Property Type   | Retail              |
| Zoning          | Downtown Commercial |
| Lot Size        | 5,786 SF            |
| APN #           | 149-040-030         |
| Lot Frontage    | 46 ft               |
| Corner Property | No                  |
| Power           | Yes                 |

### LOCATION INFORMATION

|                  |                    |
|------------------|--------------------|
| Street Address   | 112 E Market St    |
| City, State, Zip | Stockton, CA 95202 |
| County           | San Joaquin        |

### BUILDING INFORMATION

|                  |          |
|------------------|----------|
| Building Size    | 5,594 SF |
| Ceiling Height   | 10 ft    |
| Number of Floors | 1        |
| Units            | 2        |
| Year Built       | 1960     |

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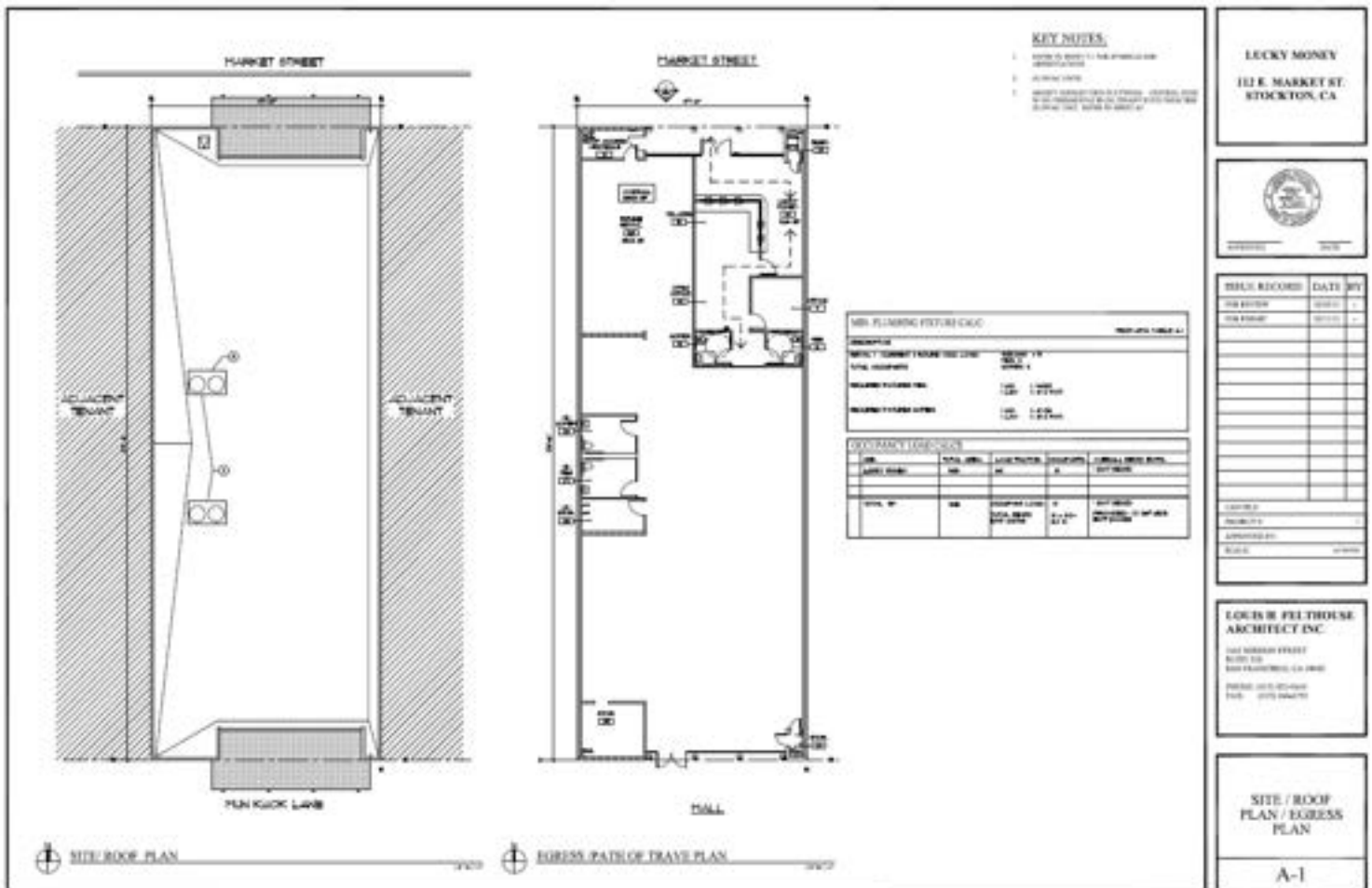
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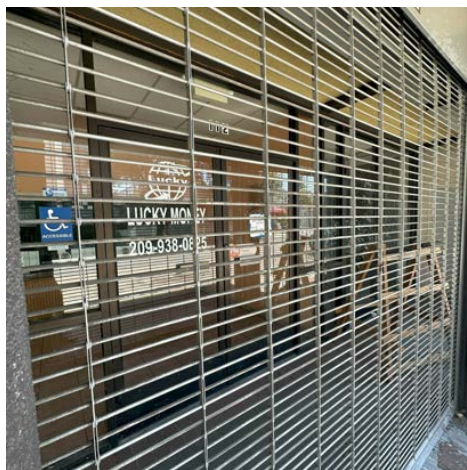
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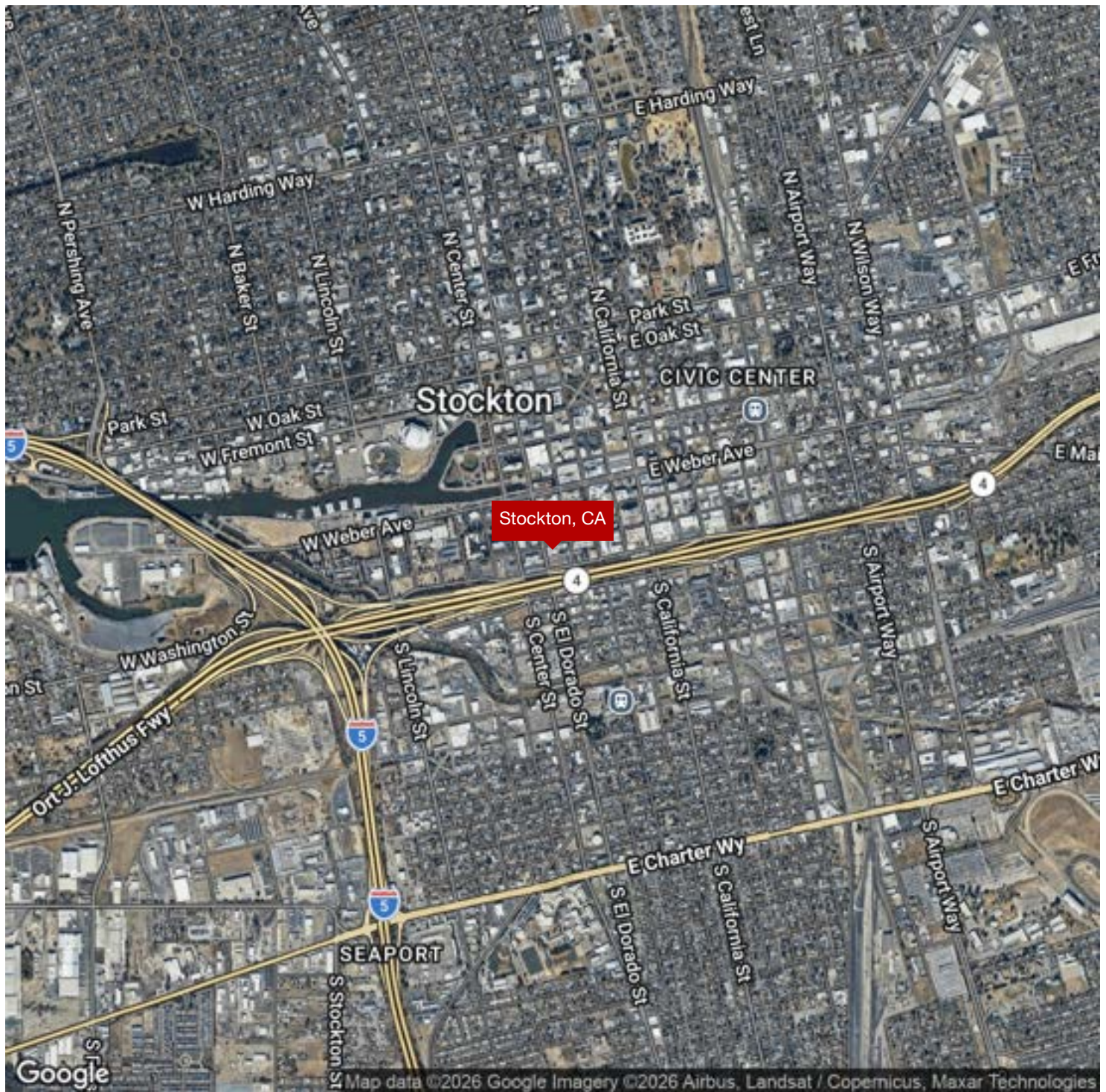
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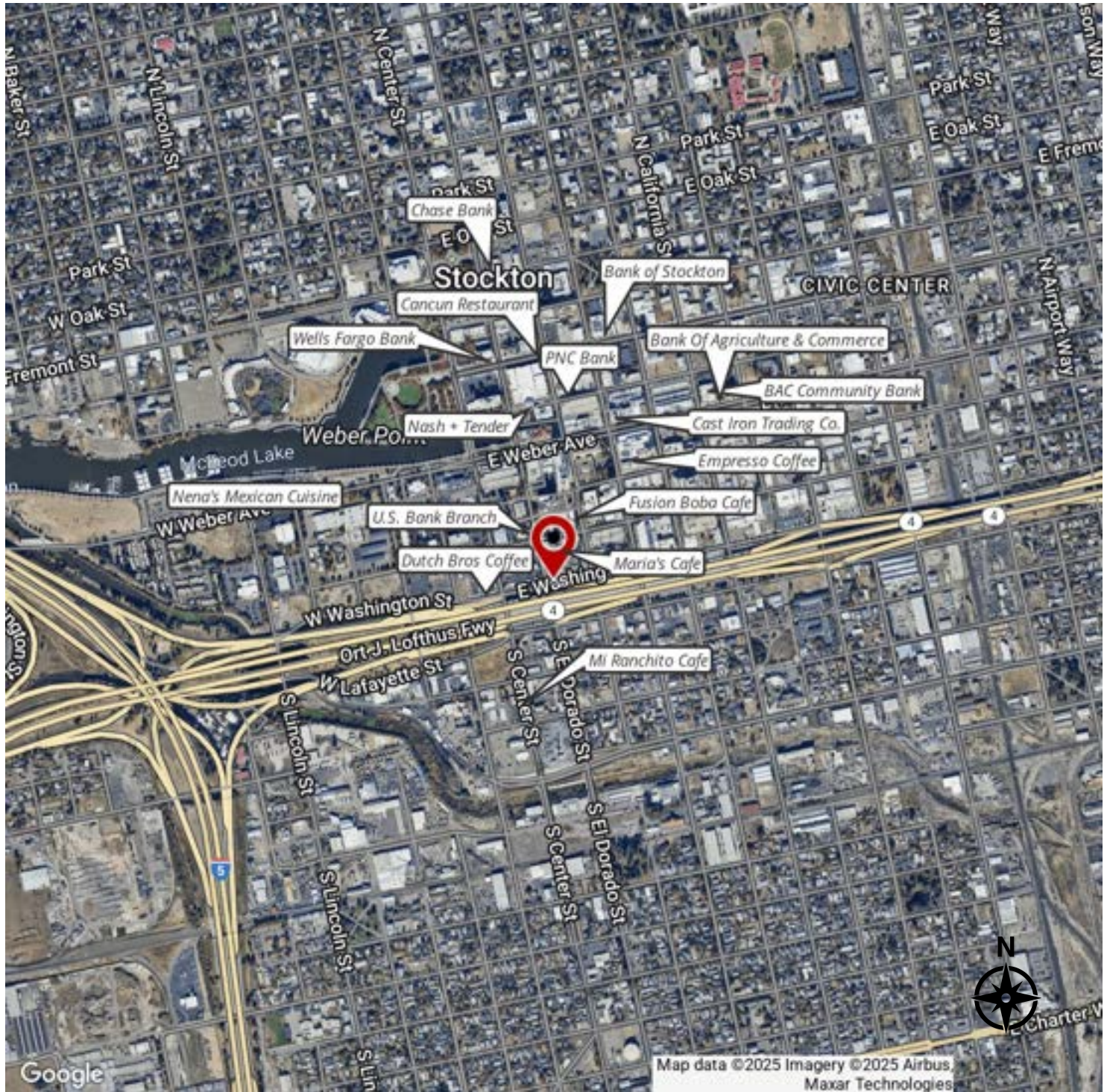
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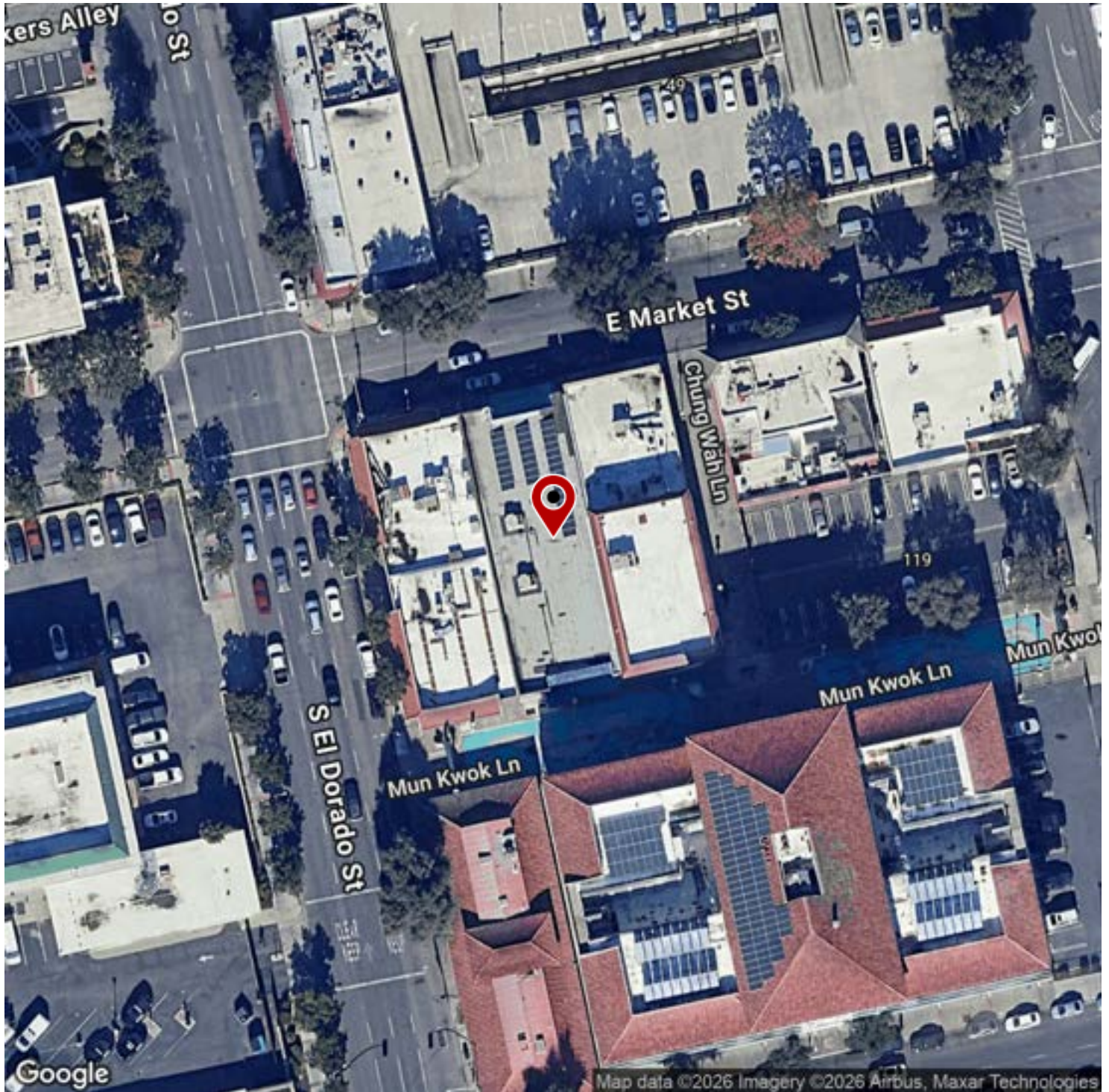
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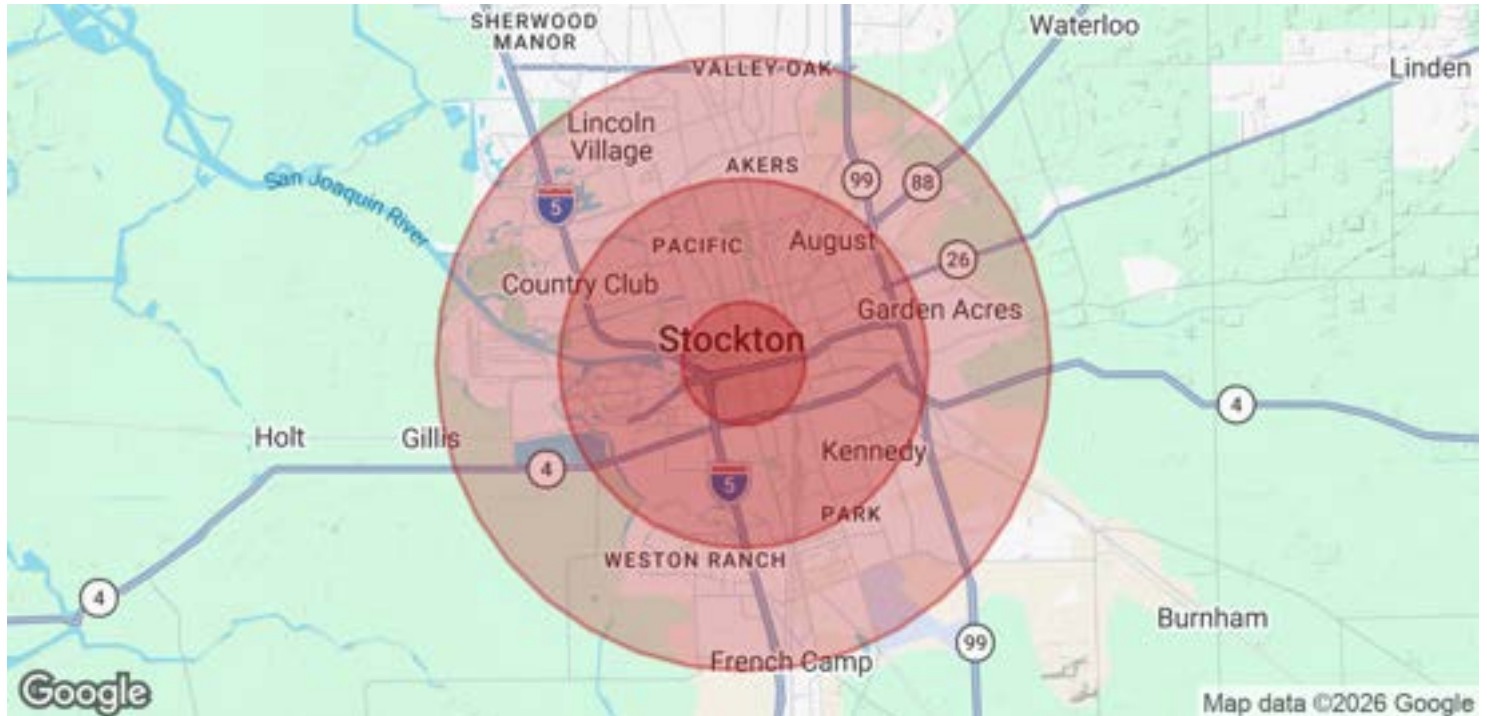
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 22,034 | 141,885 | 264,220 |
| Average Age          | 36     | 36      | 36      |
| Average Age (Male)   | 36     | 35      | 35      |
| Average Age (Female) | 36     | 36      | 37      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,433     | 42,887    | 81,006    |
| # of Persons per HH | 3         | 3.3       | 3.3       |
| Average HH Income   | \$51,971  | \$75,897  | \$86,810  |
| Average House Value | \$409,901 | \$395,522 | \$436,160 |

2020 American Community Survey (ACS)

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