



MARKETING BROCHURE

ALPINE INDUSTRIAL PARK

1624 E Alpine Ave # A, Stockton, CA 95205

Marcus & Millichap

1624 E ALPINE AVE #A,

EXCLUSIVELY LISTED BY

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1624 E ALPINE AVE #A,


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Aerial 1

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OFFERING SUMMARY

1624 E ALPINE AVE #A,



Listing Price
\$6,250,000



Gross Building SF
± 55,300 SF



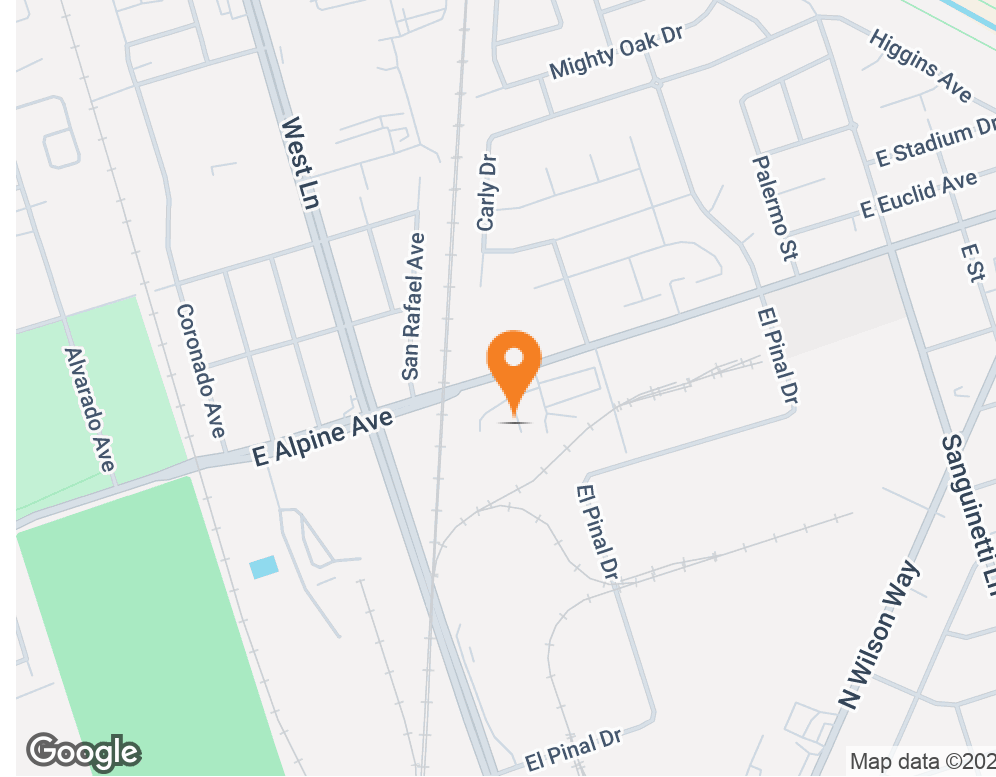
Gross Lot Size
± 12.63 Acres

FINANCIAL

Listing Price	\$6,590,000
Price/SF (Buildings)	\$113
Price/SF (Land)	\$11
Price/Acre (Land)	\$494,854
Seller-Financing	Available to qualified buyers

PROPERTY

Property Address	1624 E Alpine Ave # A, Stockton, CA 95205
Assessors Parcel Number	117-080-060
Gross Square Feet	± 55,300 SF
- Warehouse Space	± 49,000 SF
- Office Space	± 6,300 SF
Lot Size	± 12.63 Acres (± 550,162 SF)
Zoning	I-L (Limited Industrial), City of Stockton



ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

1624 E Alpine Ave #A, Stockton, CA 95205

INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market for sale Alpine Industrial Park located at 1624 E. Alpine Avenue #A, Stockton, CA. The offering is ±12.63-acres improved with four (4) warehouses and three (3) office buildings totaling ±55,300 square feet. The property also features substantial excess yard space suitable for a variety of industrial outdoor storage requirements. In addition, the seller has initiated the entitlement process for a self-storage conversion, presenting the buyer with a potential significant value-add development opportunity upon approval.

Strategically positioned just minutes from Highway 99, adjacent to West Lane, and directly along an approved truck route, the property provides excellent accessibility and high visibility. The property is zoned I-L (Light Industrial) by the City of Stockton, which accommodates a broad array of permitted uses including truck parking and repair, transportation and logistics, wholesaling, distribution, light manufacturing, and outdoor storage.

In summary, Alpine Industrial Park represents a rare opportunity to acquire a large, well-situated industrial asset in one of the Central Valley's most sought-after logistics markets. The offering provides immediate in-place income, flexible occupancy through existing month-to-month tenancies, and the freedom to reposition the asset in alignment with the buyer's long-term operational or investment strategy, including the potential to advance the seller's conceptual plans for an on-site self-storage conversion.

INVESTMENT HIGHLIGHTS

- ±12.63-Acre Industrial Park with Seven (7) Buildings Totaling ±55,300 Square Feet and Substantial Excess Yard Space
- Broad I-L Zoning Accommodating Manufacturing, Distribution, Logistics, Warehousing, and Outdoor Storage
- Premier Logistics Location Minutes From Highway 99 With High Visibility and Approved Truck Route Access
- Self-Storage Entitlement Process Initiated Offering Significant Value-Add Development Upside
- Immediate In-Place Income With Flexible Month-to-Month Tenancies and Seller Financing Available to Qualified Buyers.



OAK PARK



PAULK'S
AUTO BODY & RESTORATION CENTER



WEST LN 26,614 VPD

E ALPINE AVE 14,500 VPD

mechatron solar

SECTION 2

02

PROPERTY INFORMATION

Aerial 2
Building Details 1-2
Building Details 3-4
Building Details 5-6
Building Details 7
Regional & Local Map

Marcus & Millichap



BLDG 7 - OFFICE
± 1,500 SF

BLDG 4 - WAREHOUSE
± 5,000 SF

BLDG 5 - WAREHOUSE
± 5,000 SF

BLDG 3 - WAREHOUSE
± 9,000 SF

WEST LN
26,614 VPD

E ALPINE AVE 14,500 VPD

BLDG 2 - WAREHOUSE
± 30,000 SF

BLDG 6 - OFFICE
± 1,500 SF

BLDG 1 - OFFICE
± 3,300 SF

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

BUILDING DETAILS 1-2



BUILDING #1

Building Type	Office
Gross Square Feet	± 3,300 SF
Construction Type	Wood Frame
Ceiling Height	± 9'
Restrooms	Three (3)



BUILDING #2

Building Type	Warehouse
Gross Square Feet	± 30,000 SF
Construction Type	Masonry
Clear Height	± 15'
Grade-level Doors	Nine (9)
Loading Docks	Two (2)
Fire Sprinklers	Wet System
Power Capacity	1,000 Amps, 120/240v, 3p, 4w
Restrooms	One (1)
Additional Comments	Features a ±650 SF paint booth on the exterior of the building.

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

BUILDING DETAILS 3-4



BUILDING #3

Building Type	Warehouse
Gross Square Feet	± 9,000 SF
Construction Type	Concrete
Clear Height	± 16'
Grade-level doors	Four (4)
Loading Docks	N/a
Fire Sprinklers	N/a
Power Capacity	1,000 Amps, 120/240v, 3p, 4w
Restrooms	Two (2)



BUILDING #4

Building Type	Warehouse
Gross Square Feet	± 5,000 SF
Construction Type	Metal
Clear Height	± 16'
Grade-level Doors	Four (4)
Loading Docks	Not Applicable
Fire Sprinklers	Wet System
Power Capacity	400 amps, 480v, 3p, 4w
Restrooms	N/a

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

BUILDING DETAILS 5-6



BUILDING #5

Building Type	Warehouse
Gross Square Feet	± 5,000 SF
Construction Type	Metal
Clear Height	± 18'
Grade-level Doors	Six (6) (3 roll-up & 3 sliding)
Loading Docks	N/a
Fire Sprinklers	N/a
Power Capacity	300 amps, 480v, 3p, 4w
Restrooms	N/a



BUILDING #6

Building Type	Office
Gross Square Feet	± 1,500 SF
Construction Type	Wood Frame
Ceiling Height	± 8'
Fire Sprinklers	N/a
Restrooms	Two (2)

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

BUILDING DETAILS 7

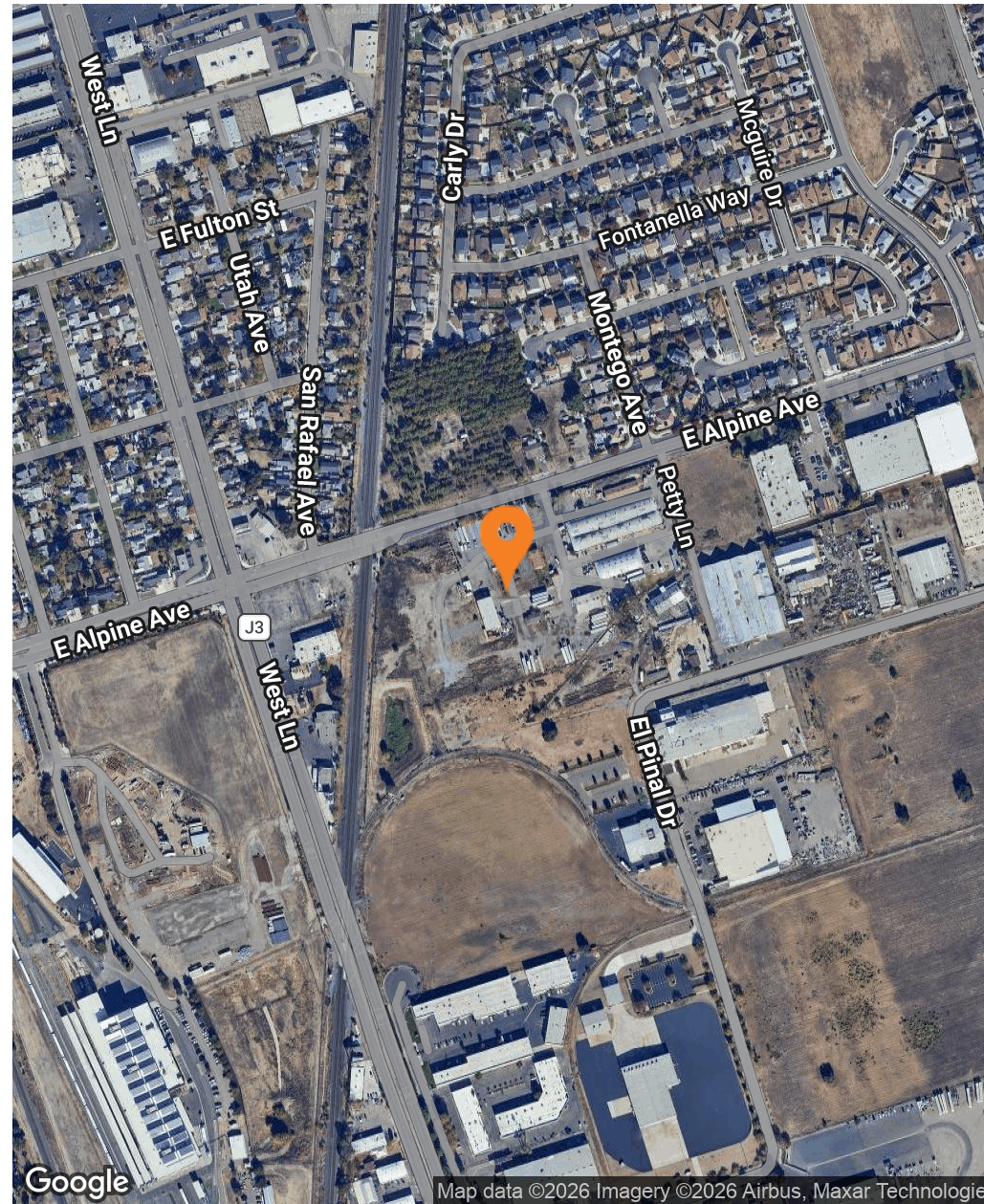
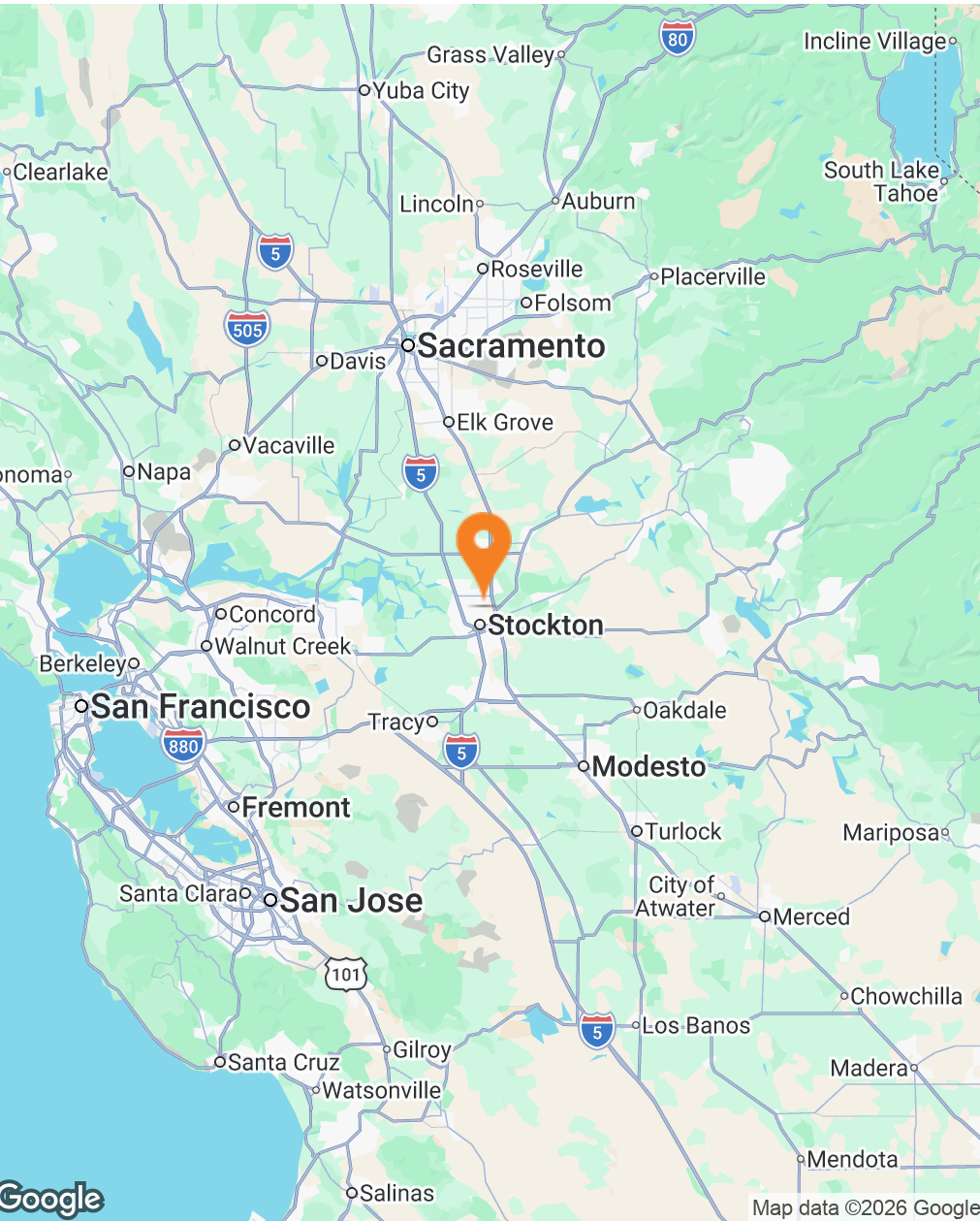


BUILDING #7

Building Type	Office
Gross Square Feet	± 1,500 SF
Construction Type	Wood Frame
Ceiling Height	± 8'
Restrooms	Two (2)

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

REGIONAL & LOCAL MAP





SECTION 3

03



MARKET OVERVIEW

Market Overview
Demographics
Disclaimer

Marcus & Millichap





OAKMORE GOLF COURSE

STOCKTON OPEN AIR MALL & FLEA MARKET

HARRISON ELEMENTARY SCHOOL

UHAUL INTERNATIONAL

99

99

TRI VALLEY RECYCLING

SUSD Stockton Unified School District Since 1852

J.P. Jones & Associates

Vinotheque WINE CELLARS

mechatron solar

ROCKMON & WOODY

E ALPINE AVE 14,500 VPD

Alpinebay

ELECTRICAL TRAINING INSTITUTE

7 ELEVEN

B&B AUTO COLOR

West Lane Pet Hospital

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

MARKET OVERVIEW

STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

QUICK FACTS



POPULATION

797K

Growth 2024-2029*
3.1%



HOUSEHOLDS

253K

Growth 2024-2029*
3.3%



MEDIAN AGE

35.0

U.S. Median:
39.0

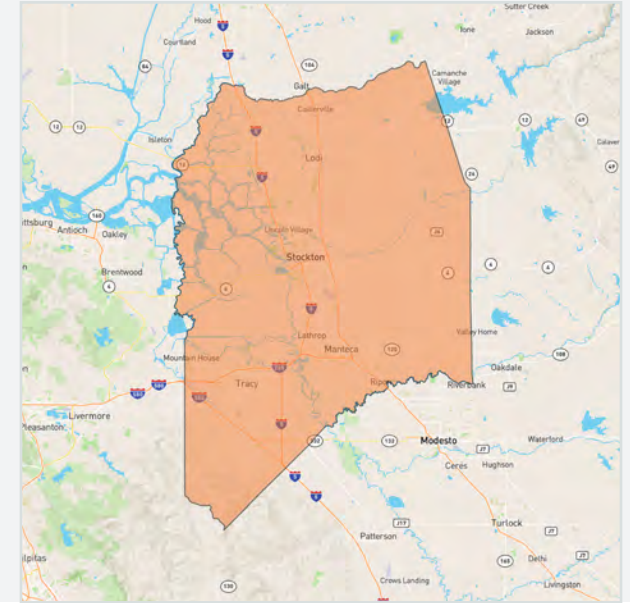


MEDIAN HOUSEHOLD INCOME

\$92,600

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS

STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.

MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.

COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2025, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	17,507	156,187	323,973
2025 Estimate			
Total Population	17,139	153,397	317,285
2020 Census			
Total Population	16,694	153,356	315,394
2010 Census			
Total Population	14,638	140,185	288,968
Daytime Population			
2025 Estimate	14,993	164,838	290,540
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,129	51,809	104,629
2025 Estimate			
Total Households	5,021	50,801	102,297
Average (Mean) Household Size	3.4	3.0	3.1
2020 Census			
Total Households	4,816	48,853	97,801
2010 Census			
Total Households	4,359	45,674	91,276

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	7.2%	4.9%	7.5%
\$150,000-\$199,999	8.9%	7.5%	8.1%
\$100,000-\$149,999	18.7%	15.4%	17.3%
\$75,000-\$99,999	13.9%	13.4%	14.3%
\$50,000-\$74,999	14.8%	17.2%	16.6%
\$35,000-\$49,999	11.9%	11.2%	10.8%
\$25,000-\$34,999	7.4%	8.2%	7.6%
\$15,000-\$24,999	6.6%	8.6%	7.3%
Under \$15,000	10.6%	13.5%	10.5%
Average Household Income	\$97,131	\$81,637	\$91,350
Median Household Income	\$78,342	\$64,983	\$74,093
Per Capita Income	\$27,822	\$27,334	\$30,067
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	17,139	153,397	317,285
Under 20	31.0%	29.7%	29.8%
20 to 34 Years	21.4%	23.1%	22.0%
35 to 39 Years	7.4%	7.0%	7.0%
40 to 49 Years	12.7%	11.8%	12.1%
50 to 64 Years	15.3%	15.4%	15.7%
Age 65+	12.3%	12.9%	13.4%
Median Age	33.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,679	96,349	200,014
Elementary (0-8)	21.1%	15.3%	15.3%
Some High School (9-11)	14.0%	10.6%	10.0%
High School Graduate (12)	32.5%	31.4%	29.9%
Some College (13-15)	17.7%	20.6%	19.7%
Associate Degree Only	4.4%	7.5%	8.3%
Bachelor's Degree Only	7.0%	9.6%	11.3%
Graduate Degree	3.3%	5.0%	5.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	36.0	35.0	34.0

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 317,285. The population has changed by 9.80 percent since 2010. It is estimated that the population in your area will be 323,973 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,036 people per square mile.



HOUSEHOLDS

There are currently 102,297 households in your selected geography. The number of households has changed by 12.07 percent since 2010. It is estimated that the number of households in your area will be 104,629 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 3.1 people.



INCOME

In 2025, the median household income for your selected geography is \$74,093, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 78.90 percent since 2010. It is estimated that the median household income in your area will be \$85,544 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is \$30,067, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$91,350, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 130,284 people in your selected area were employed. The 2010 Census revealed that 48.1 percent of employees are in white-collar occupations in this geography, and 23.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$386,084 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 46,378.00 owner-occupied housing units and 44,897.00 renter-occupied housing units in your area.



EDUCATION

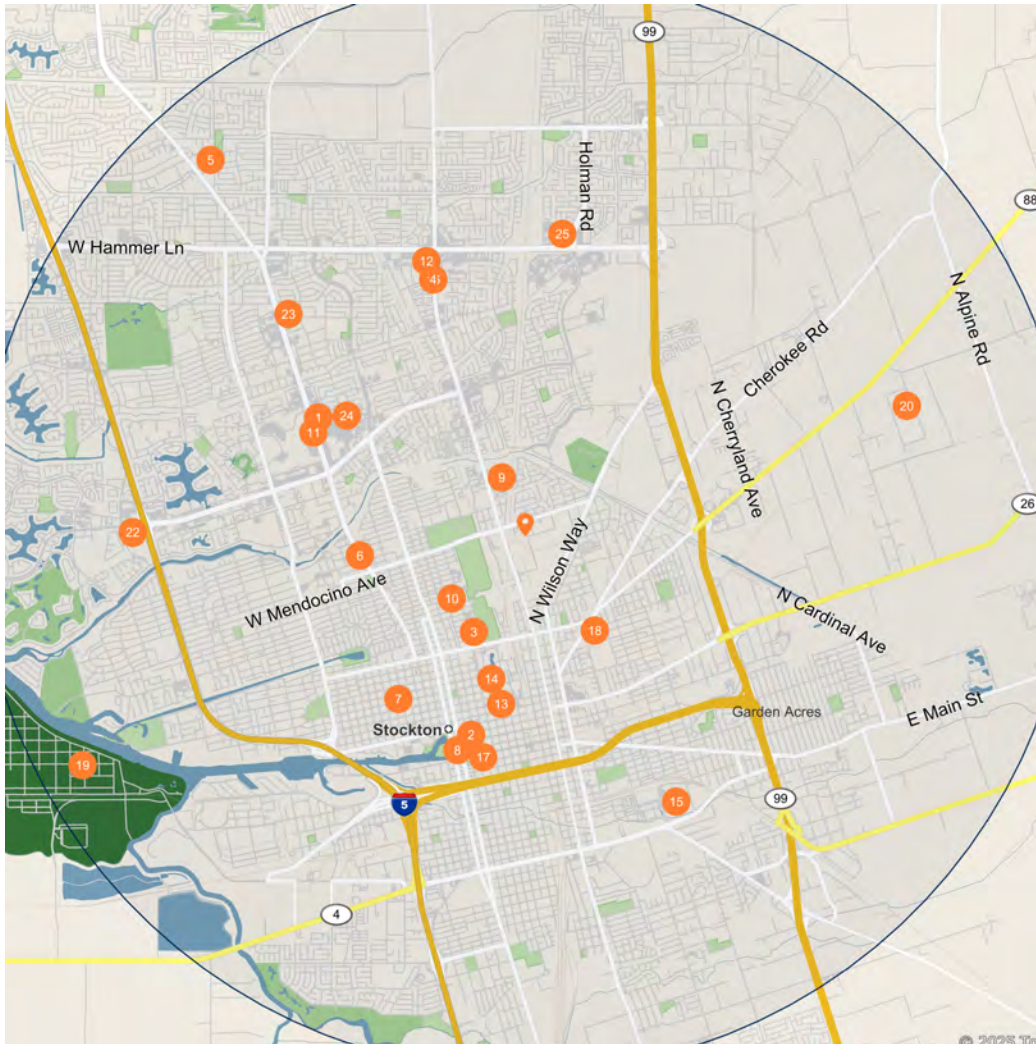
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 16.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.9 percent in the selected area compared with the 19.6 percent in the U.S.

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

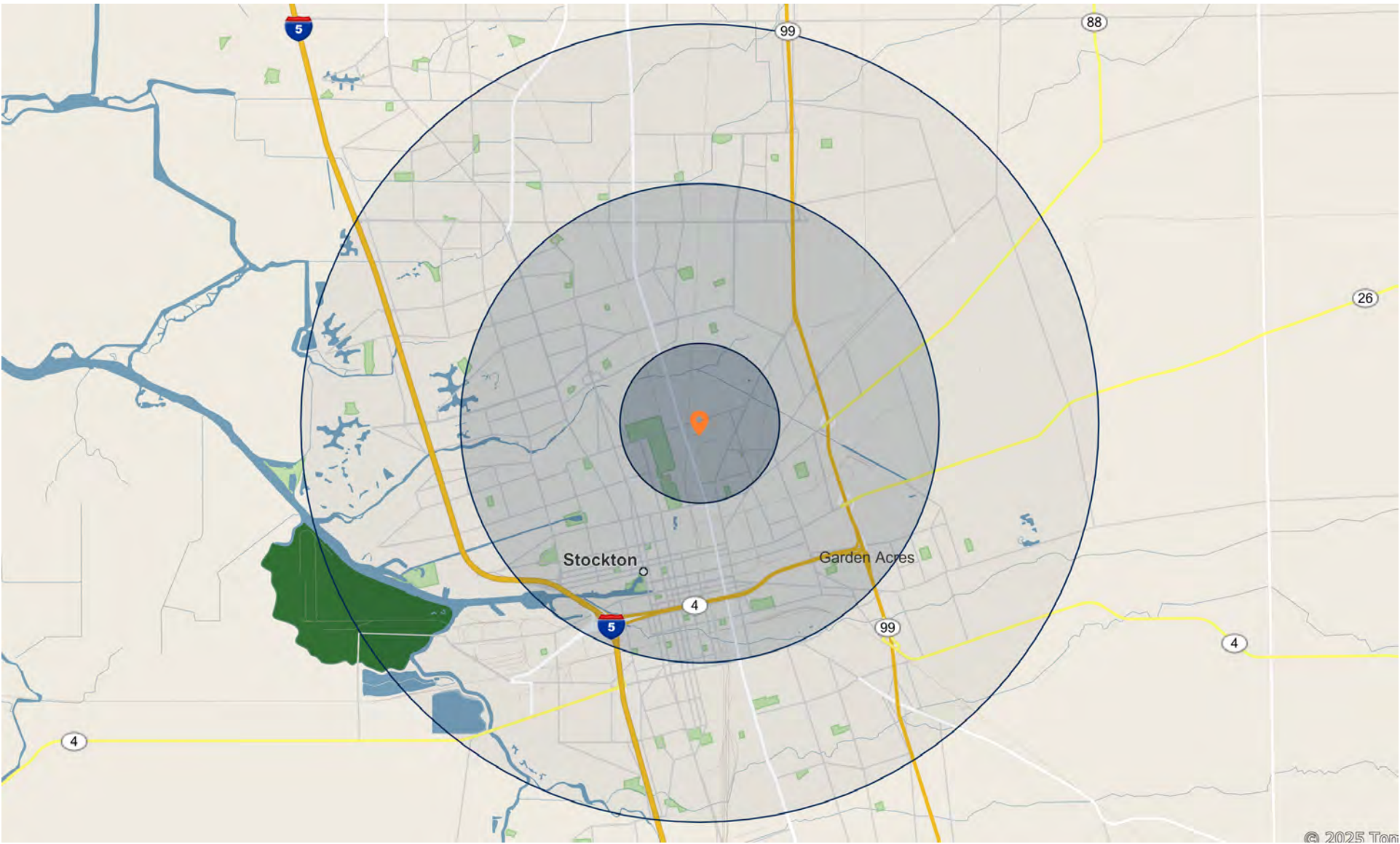
DEMOGRAPHICS



Major Employers		Employees
1	Allied Universal Topco LLC-	5,002
2	Pacific Bell Telephone Company-	4,040
3	St Josephs Med Ctr Stockton-	2,366
4	Kaiser Foundation Hospitals-Kaiser Permanente	1,537
5	Genesis Healthcare LLC-Creekside Center	1,032
6	University of Pacific-McGeorge School of Law	1,000
7	Dameron Hospital Association-	987
8	Juvenile Justice Division Cal-	808
9	Pacific Gas and Electric Co-PG&e	739
10	S&F Management Company LLC-Windsor Hampton Care Center	694
11	San Jquin Dlta Cmnty Cllege Ds-San Joaquin Delta College	642
12	Permanente Medical Group Inc-	632
13	Califrnia State Univ Stnislau-	577
14	Califrnia State Univ Stnislau-	577
15	Diamond Foods LLC-Diamond of California	575
16	Permanente Medical Group Inc-	526
17	San Joaquin County-	510
18	Unilever United States Inc-	510
19	Nautilus Intl Holdg Corp-	426
20	Rgm Products Inc-Ridgeline	426
21	Smg-Smg Stockton	400
22	Super Store Industries-Ssi	400
23	US Security Associates Inc-	367
24	First Alarm SEC & Patrol Inc-	337
25	Walmart Inc-Walmart	326

ALPINE INDUSTRIAL PARK | 12.63-ACRES | 7-BUILDINGS

DEMOGRAPHICS



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OAK PARK

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SMOKE SHOP

PAULK'S

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Activity ID #ZAH0030049

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