

# OFFERING MEMORANDUM

**SUBJECT  
PROPERTY**

**656 ROSEMARIE LANE**

Stockton, CA 95207

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

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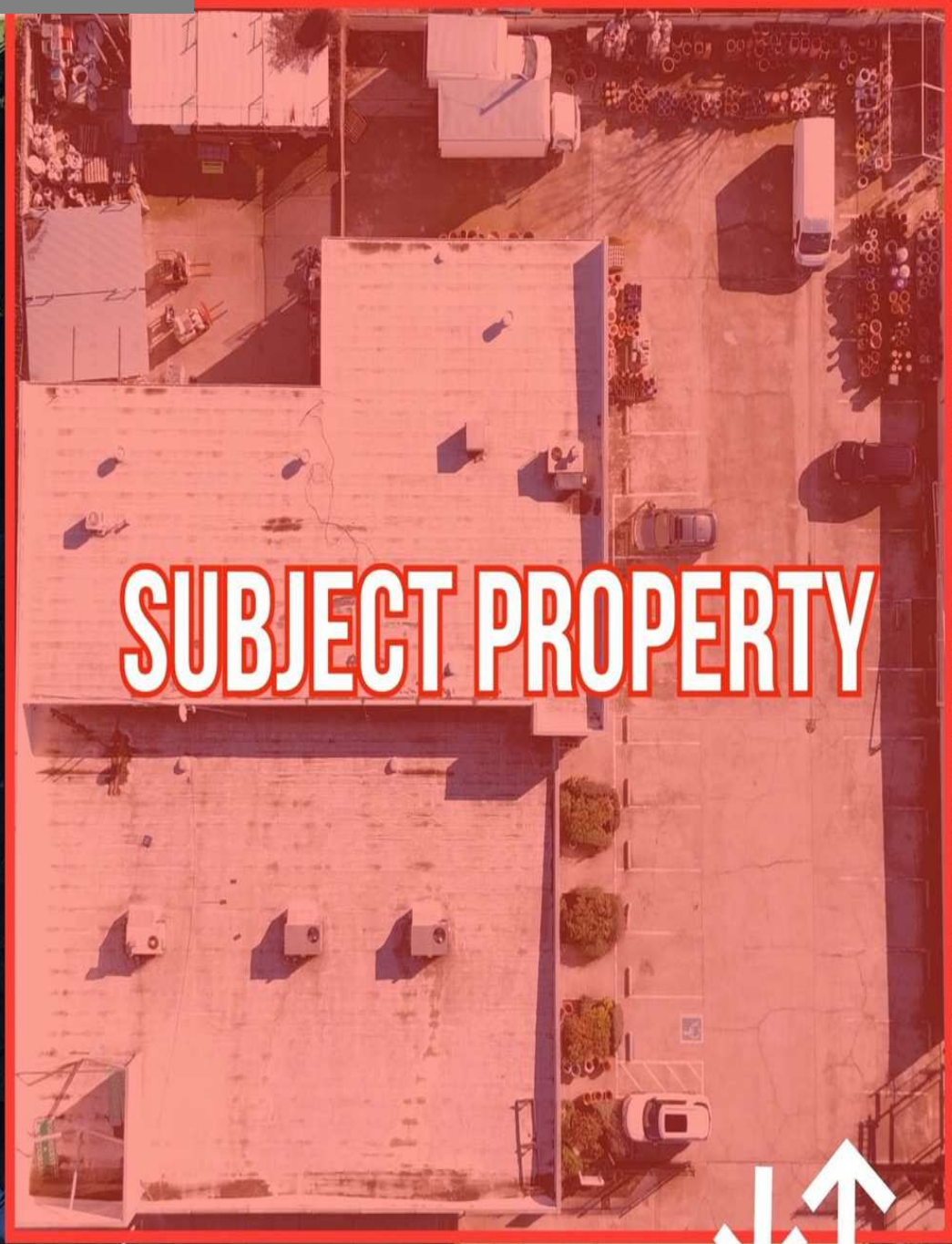
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PROPERTY INFORMATION



**SUBJECT PROPERTY**



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This single-tenant commercial building offers a versatile open floor plan, making it perfect for businesses that require ample space for showcasing products or equipment. The property also includes a bonus second-floor storage area of approximately 5,000 SF, providing valuable additional space. Designed for functionality, it features two roll-up doors for easy loading and deliveries, a fully fenced perimeter with controlled access for security, and a concrete parking lot for long-term durability and minimal maintenance costs. Additionally, we are selling two separate lots that can be purchased individually, offering flexibility for the next property owner seeking additional space—more details on these lots are located on page 8. Whether you're an investor looking for a stable income-generating asset or an owner-user in need of a high-visibility, adaptable space, this property presents a rare opportunity in one of Stockton's most dynamic commercial corridors.

## LOCATION DESCRIPTION

Situated near the vibrant Pacific Avenue retail district, just a few blocks from the high-traffic March Lane and Pacific Avenue intersection, and only minutes away from the University of the Pacific (UOP), and the Weberstown and Sherwood Malls, this property is in one of Stockton's most sought-after commercial hubs. The area is surrounded by national retailers, restaurants, and professional offices, ensuring heavy foot traffic and strong business visibility. With easy access to major roadways and a high-volume customer base, this location is ideal for businesses looking to establish a strong presence in a thriving commercial environment.

<b>Sale Price:</b>	\$1,495,000
<b>Price/SF:</b>	\$146.23
<b>Lot Size:</b>	29,083 SF
<b>Building Size:</b>	10,942 SF

DEMOGRAPHICS	0.8 MILES	1.5 MILES	2 MILES
Total Households	4,770	18,175	30,864
Total Population	13,901	51,064	87,226
Average HH Income	\$78,195	\$84,931	\$89,397

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,495,000
<b>Building Size:</b>	10,942 SF
<b>Price/SF:</b>	\$136.63
<b>Lot Size:</b>	29,083 SF
<b>Zoning:</b>	General Commercial

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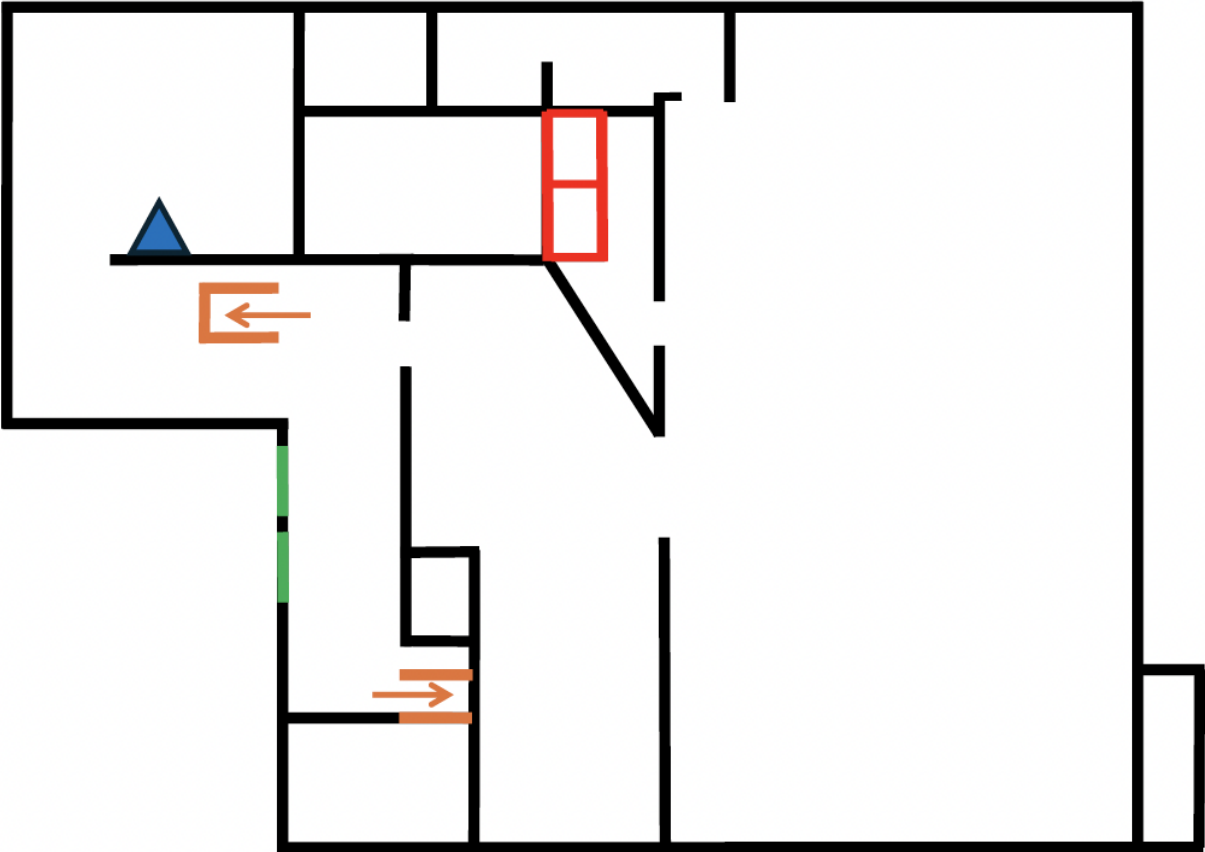
**ADDITIONAL PHOTOS**



FLOOR PLANS - GROUND FLOOR

Ground Floor | 10,942 SF

Front

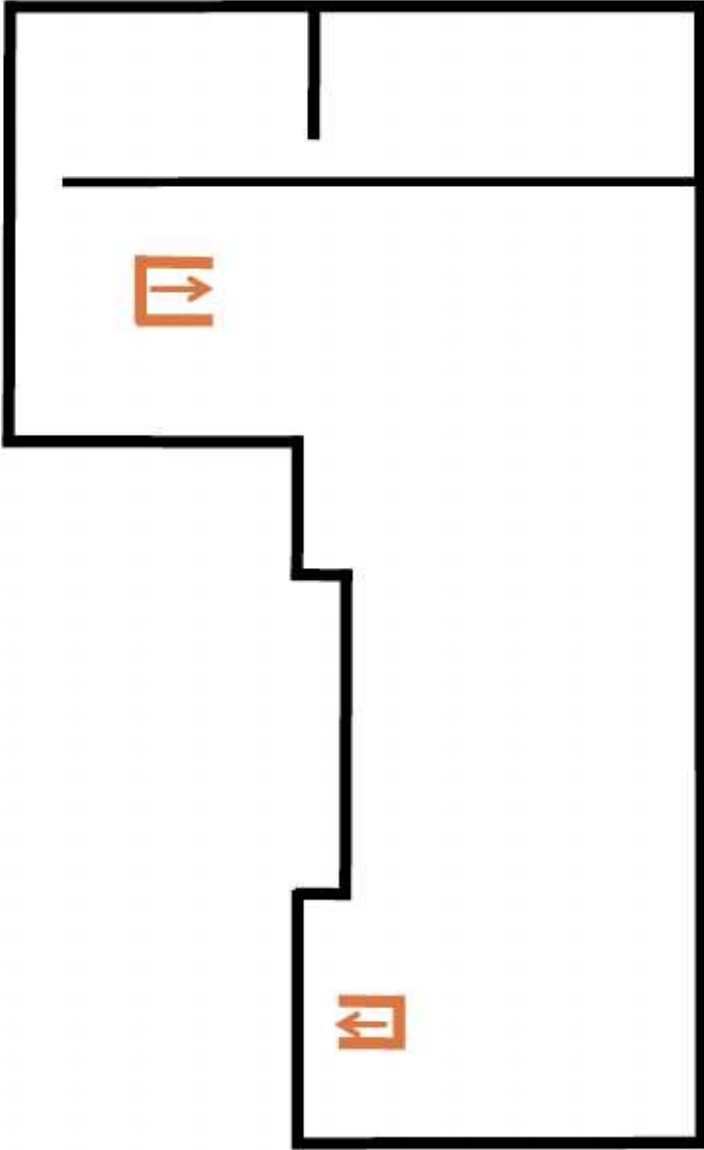


- Sink-- ▲
- Bathroom
- Roll-Up Doors (Approx. 10' H x 9'7" W)
- Stairs → ←

**FLOOR PLANS - 2ND FLOOR**

**2nd Floor (Bonus) | (+/-) 5,000 SF**

**Front**



## PARCELS FOR SALE

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### OFFERING FOR ADJACENT PARCELS

Two adjacent parcels are available individually, presenting a rare investment opportunity.

**Parcel A (8,326 SF) is priced at \$175,000**

**Parcel B (11,373 SF) is available for \$225,000.**

Each parcel can be purchased separately or together, providing flexibility based on your needs. This is an attractive deal for property owners seeking additional space.

# LOCATION INFORMATION



**SUBJECT  
PROPERTY**



**PACIFIC AVE**

**ROSEMARIE LN**

**PACIFIC AVE**

# RETAILER MAP



# SALE COMPARABLES



# SALE COMPS



**1**  
**1462 W YOSEMITE AVE**  
Manteca, CA 95337  
Sold Date: 4/14/2023  
Sale Price: \$1,700,000  
Size: 10,000 SF  
Price/SF: \$170



**2**  
**14 W ELM ST**  
Lodi, CA 95240  
Sold Date: 11/21/2024  
Sale Price: \$950,000  
Size: 5,893 SF  
Price/SF: \$161.21



**3**  
**401 W LOCKEFORD ST**  
Lodi, CA 95240  
Sold Date: 12/23/2024  
Sale Price: \$1,175,000  
Size: 7,642 SF  
Price/SF: \$153.76



# SALE COMPS



**4**  
**39 W DR MARTIN LUTHER KING JR BLVD**  
Stockton, CA 95206  
Sold Date: 10/18/2023  
Sale Price: \$1,000,000  
Size: 6,984 SF  
Price/SF: \$143.17



**5**  
**14 S SCHOOL ST**  
Stockton, CA 95240  
Sold Date: 12/8/2023  
Sale Price: \$1,200,000  
Size: 8,000 SF  
Price/SF: \$150



**6**  
**848 E HAMMER LN**  
STOCKTON, CA 95210  
Sold Date: 1/17/2025  
Sale Price: \$3,800,000  
Size: 25,941 SF  
Price/SF: \$146.49  
Sold by: First Commercial Real Estate & Advisory Services



# SALE COMPS

7



**228 E YOSEMITE AVE**  
Manteca, CA 95336

Sold Date: 4/14/2023  
Sale Price: \$722,500  
Size: 5,500 SF  
Price/SF: \$131.36



8



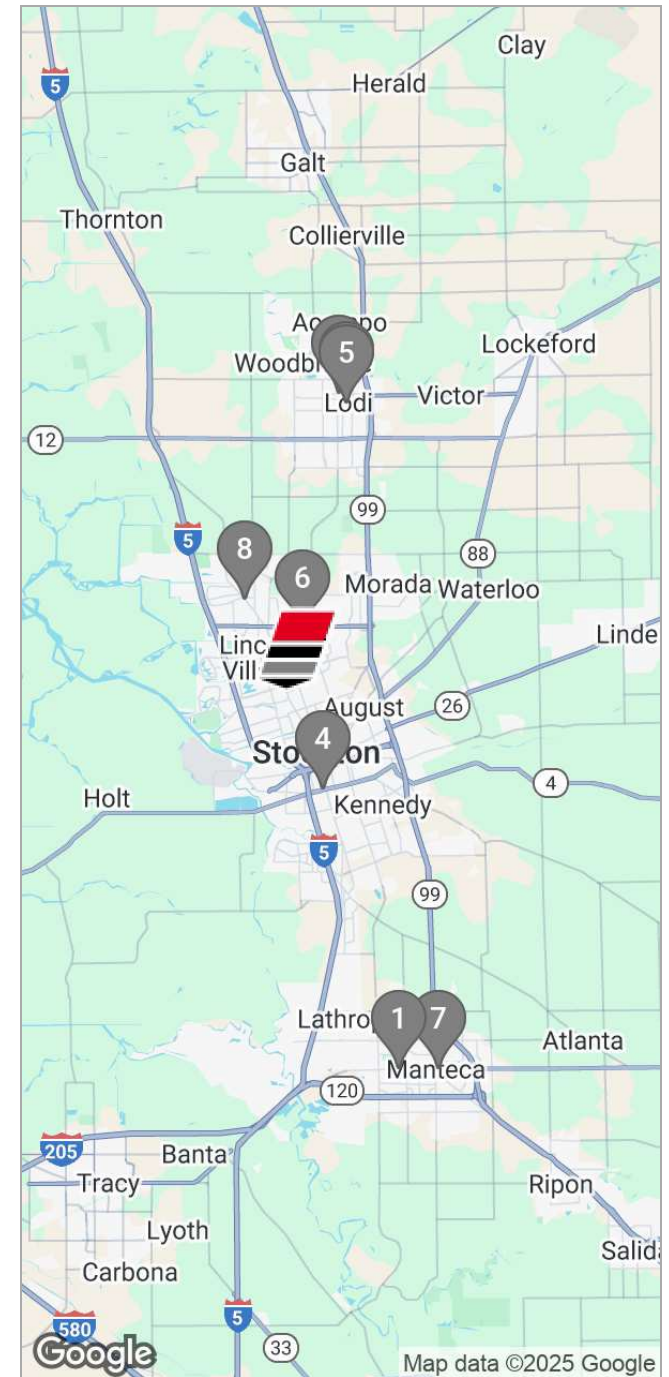
**9317 THORNTON RD**  
Stockton, CA 95209

Sold Date: 11/30/2023  
Sale Price: \$1,240,500  
Size: 9,912 SF  
Price/SF: \$125.15



# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	<b>656 Rosemarie Lane</b> Stockton, CA	\$1,495,000	10,942 SF	\$136.63
1	<b>1462 W Yosemite Ave</b> Manteca, CA	\$1,700,000	10,000 SF	\$170.00
2	<b>14 W Elm St</b> Lodi, CA	\$950,000	5,893 SF	\$161.21
3	<b>401 W Lockeford St</b> Lodi, CA	\$1,175,000	7,642 SF	\$153.76
4	<b>39 W Dr Martin Luther King Jr Blvd</b> Stockton, CA	\$1,000,000	6,984 SF	\$143.18
5	<b>14 S School St</b> Stockton, CA	\$1,200,000	8,000 SF	\$150.00
6	<b>848 E HAMMER LN</b> STOCKTON, CA	\$3,800,000	25,941 SF	\$146.49
7	<b>228 E Yosemite Ave</b> Manteca, CA	\$722,500	5,500 SF	\$131.36
8	<b>9317 Thornton Rd</b> Stockton, CA	\$1,240,500	9,912 SF	\$125.15
	<b>AVERAGES</b>	<b>\$1,473,500</b>	<b>9,984 SF</b>	<b>\$147.64</b>



# DEMOGRAPHICS



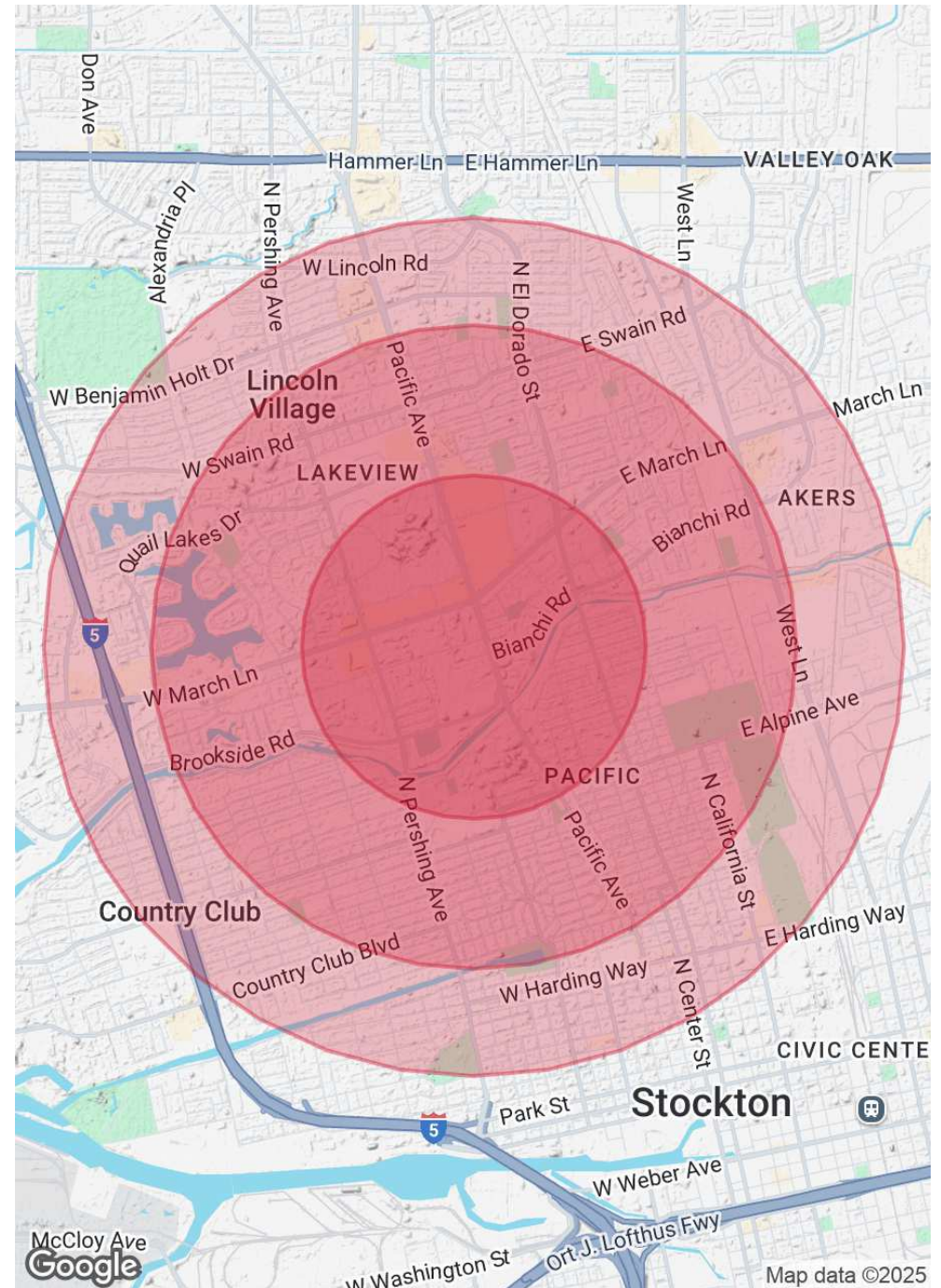
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.8 MILES	1.5 MILES	2 MILES
Total Population	13,901	51,064	87,226
Average Age	36	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	0.8 MILES	1.5 MILES	2 MILES
Total Households	4,770	18,175	30,864
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$78,195	\$84,931	\$89,397
Average House Value	\$439,230	\$431,894	\$459,424

RACE	0.8 MILES	1.5 MILES	2 MILES
Total Population - White	3,894	14,679	24,579
% White	28.0%	28.7%	28.2%
Total Population - Black	2,784	8,004	12,383
% Black	20.0%	15.7%	14.2%
Total Population - Asian	1,712	7,008	13,677
% Asian	12.3%	13.7%	15.7%
Total Population - Hawaiian	115	377	702
% Hawaiian	0.8%	0.7%	0.8%
Total Population - American Indian	197	1,016	1,742
% American Indian	1.4%	2.0%	2.0%
Total Population - Other	3,423	12,151	20,727
% Other	24.6%	23.8%	23.8%

Demographics data derived from AlphaMap



An aerial photograph of a commercial property complex. A large, white, rectangular building is highlighted with a red outline. A red callout box with a white background and red border points to this building, containing the text "SUBJECT PROPERTY". The surrounding area includes other commercial buildings, parking lots with cars, and a gas station in the foreground. In the background, there are residential houses and a large green field.

**SUBJECT  
PROPERTY**

**EXCLUSIVELY LISTED BY:**

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

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