

23,000 SF Corner Location Downtown Stockton

640 N El Dorado St, Stockton CA 95202

OFFERING MEMORANDUM

Price Adjustment - Retail, Showroom, Warehouse, Future Development

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GQ North
real estate

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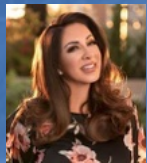
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Brokerage License No.: Dre#:01942200



For Sale
Approx 22,000 Sq Ft
0.6887 Acres 30,000 Sq Ft
APN: 139-060-040-0000



For Sale
Approx 19,000 Sq Ft
0.3444 Acres 15,000 Sq Ft
APN: 139-060-050-0000

- 01 Executive Summary
- Investment Summary

OFFERING SUMMARY

ADDRESS	640 N El Dorado St Stockton CA 95202
COUNTY	San Joaquin
MARKET	Stockton
SUBMARKET	Downtown Stockton
BUILDING SF	23,000 SF
LAND ACRES	0.6887
LAND SF	30,000 SF
YEAR BUILT	1945
SKYLIGHTS	Yes
APN	139-060-040-000

FINANCIAL SUMMARY

PRICE	\$2,590,000
PRICE PSF	\$112.61

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,927	154,774	293,995
2026 Median HH Income	\$42,417	\$63,798	\$71,528
2026 Average HH Income	\$62,428	\$82,431	\$93,434

PROPERTY VIDEO

640 N El Dorado St. A Stunning Single or Multi - Tenant

- ✓ Located in the thriving Downtown city of Stockton, California. Situated on a parcel of land totaling 30,000 square feet, the subject property was originally constructed in 1945 and is a single-tenant modified gross industrial building. The subject property has a gross rentable area of approximately 23,000 square feet, split across 3 separate spaces with 600 amps, and is not sprinklered. Currently, the property has a tenant occupying (2) spaces totaling 15,000 SF in a month-to-month lease, and the current landlord occupies the remaining 8,000 square feet, but it can be vacant at the close of escrow or new tenancy.
- ✓ Most versatile zoning with many uses, including storefront Retail/Office, Showroom, Warehouse, and some industrial. Large Showroom w/ sales counter area. Fourteen (14) parking spaces. Several roll-up doors with large glass windows surround the showroom for transparent views. Perfect for a car lot showroom or any other approved uses. This property is broken into three possible units/buildings; however, it can be continuous with ease. It has many standard doors and large entrances into each unit. Each unit has alley access.

A Rare Opportunity to Own the Entire Block

- ✓ The neighboring property is also for sale and includes approximately 19,000 sq ft of a brick building with the same zoning. Land area is 15,000 sq ft (0.3444 acres). Own the entire block with up to 42,000 sq ft of usable property for warehouse, office, showroom, and retail uses. Call for details 916-798-8559.

LEASING INFORMATION

- ✓ Discover the lucrative potential of this prime retail property at 640 N El Dorado St., leasing at an unbeatable \$0.75 per square foot. With a variety of usage options including retail, showrooms, auto services, and storage, this versatile space offers a dynamic opportunity for a high return on investment. Call now for more details on the NNN lease and explore the endless possibilities awaiting you at this sought-after location.



FOR SALE
935 E Scotts Ave, Stockton, CA 95203.
APN 151-280-310
45,724 Sq Ft on 1.45 Acres
Three Buildings / Fully Sprinklered
Power - 1,000 & 400 amps.
Heavy Industrial Zoned M2, IG
Right along the railroad system.
Currently Used as a Semi Truck Auto
Repair Facility.



02 **Location**

- Location Summary
- Local Business Map
- Aerial View Map

San Joaquin County in the Central Valley

- ✓ The property is situated near the University of the Pacific, a private university founded in 1851 and known for its beautiful campus and academic programs, and was named America's most diverse city in 2020. Stockton is home to the Haggin Museum, which features works by renowned artists such as J.C. Leyendecker and Albert Bierstadt. Stockton is known for its annual events, such as the Stockton Asparagus Festival, which celebrate the city. Close to all amenities, including restaurants, banks, and major national tenants, Stockton offers a strong market for tenants and employers moving into the area.
- ✓ Easy access to Crosstown Freeway, I-5 & Hwy 99.

Stockton sits along Highway 99, the eastern route connecting Los Angeles and Sacramento, making it a natural hub for warehouse, transportation, and logistics markets. The investment appeal of this asset is driven by Stockton's strong fundamentals and high traffic count. With a world-class location in the heart of San Joaquin County, 640 N El Dorado St presents an attractive choice for investors due to Stockton's strong transportation corridors and growing industrial market.

The property's location provides convenient access to major highways, including Interstate 5, making it a strategic location for businesses needing transportation infrastructure.

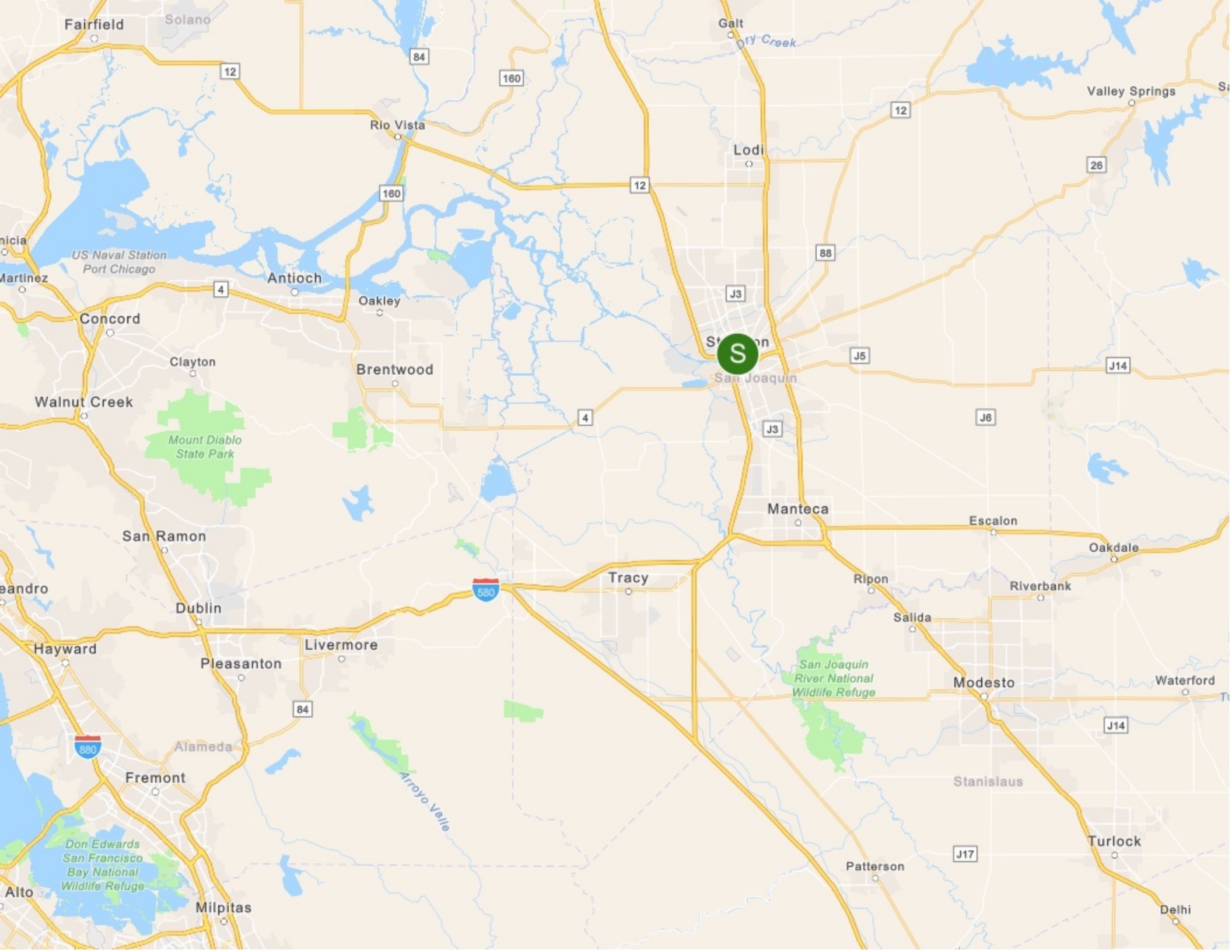
Also For Sale Heavy Industrial Zoned M2

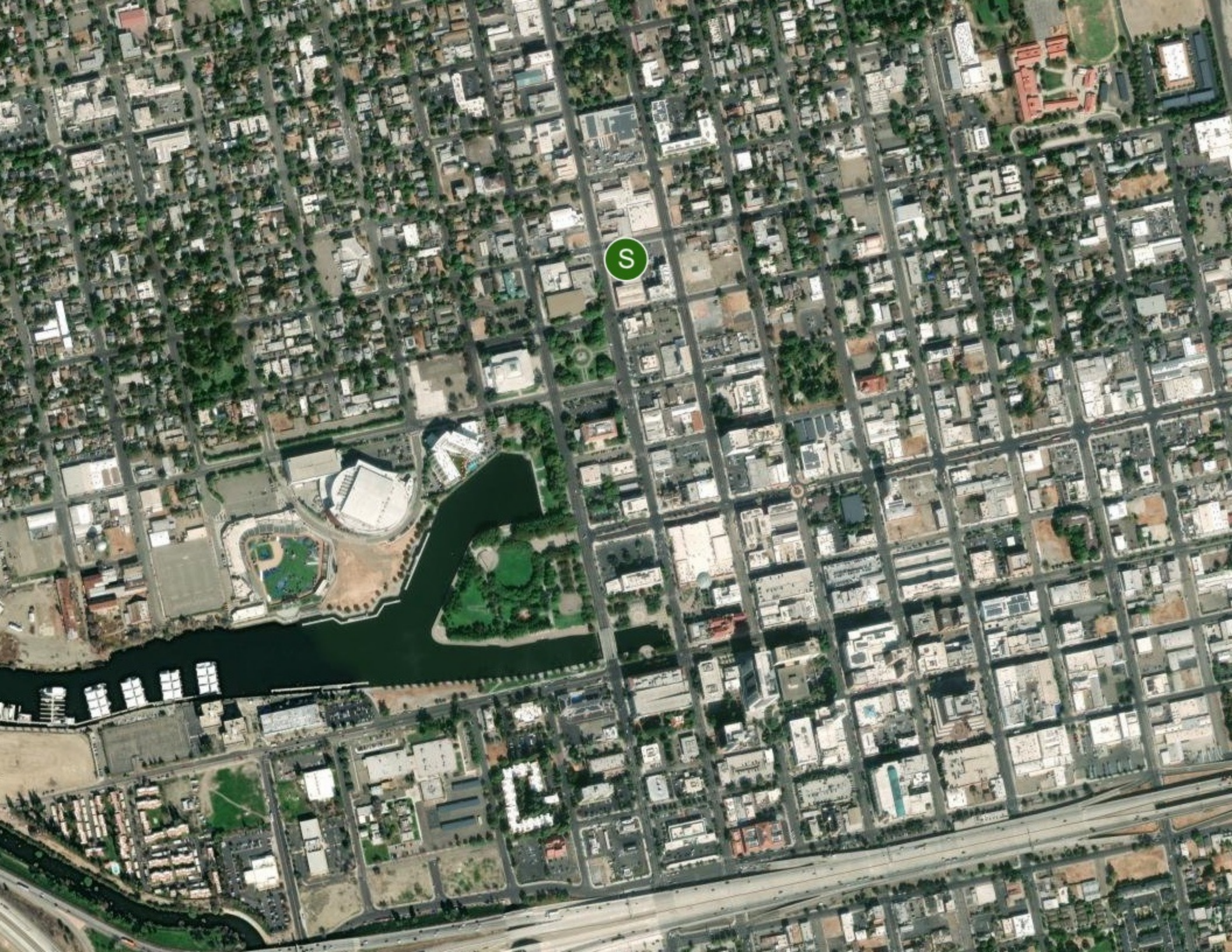
- ✓ 935 E Scotts Ave, Stockton, CA. 95203. APN: #151-280-310-000 - 45,724 sq ft Industrial Warehouse Zoned Heavy Industrial, currently being used as a semi truck repair on 1.45 Acres. Three buildings on one lot with a private yard. Fully Sprinklered with 1,000 and 400 AMPS. (See Photo, Property Outlined in Yellow Above)

Call for Details and request the property link. Lu Ann Henderson 916-798-8559.

Largest Employers

Amazon	6,040
Stockton Unified School District	5,615
St. Joseph's Medical Center	3,200
City of Stockton	2,258
San Joaquin County Office of Education	1,964
Pacific Gas and Electric	1,550
University of the Pacific	1,518
Lincoln Unified School District	1,190







03 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	23,000
LAND SF	30,000
LAND ACRES	0.6887
YEAR BUILT	1945
SKYLIGHTS	Yes
# OF PARCELS	One
ZONING TYPE	CD (Commercial Downtown)
BUILDING CLASS	C
LOCATION CLASS	Downtown
NUMBER OF STORIES	2 With Office Upstairs
NUMBER OF BUILDINGS	1
SQ FT FIRST WAREHOUSE	8,300
SQ FT SECOND WAREHOUSE	4,500
SQ FT SECOND RETAIL	4,620
STREET FRONTAGE	Yes
CORNER LOCATION	Yes
TRAFFIC COUNTS	19,600

NEIGHBORING PROPERTIES

NORTH	Cesar Chavez Central Library
SOUTH	Car Lot / Commercial Lot
EAST	Gas Station / Charlies Safe and Lock Keys
WEST	Property For Sale

MECHANICAL

HVAC	Yes In Retail
FIRE SPRINKLERS	No
ELECTRICAL / POWER	600 amps
LIGHTING	Skylights and outside lighting

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Concrete
EXTERIOR	Concrete / Stucco
PARKING SURFACE	4,815 SF of Parking
ROOF	Wood Roofing
BUILDING	Free Standing

TENANT INFORMATION

CURRENT TENANT/S	Month to Month
LEASE TYPE	NNN
OWNER USER / INVESTMENT	Can Become Vacant at COE









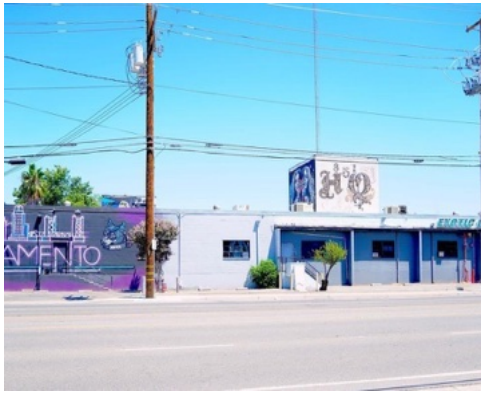


04

On Market Comps

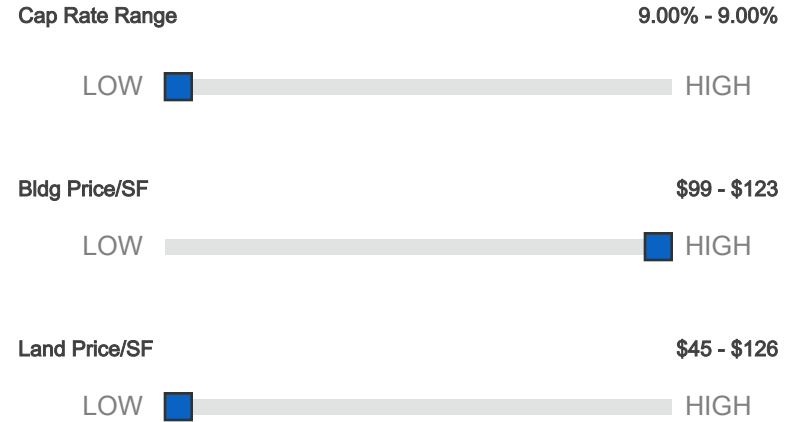
On Market Comps

1

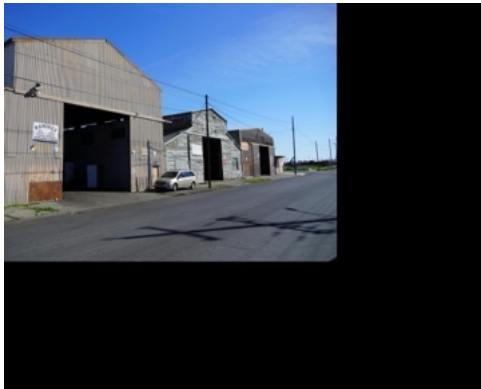


851 Richards Blvd
Sacramento , 95811

BUILDING SF	22,320
LAND SF	60,983
LAND ACRES	1.4
ASKING PRICE	\$2,750,000
PRICE PSF	\$123.21
LAND PSF	\$45.09
CAP RATE	9.00%
LEASE TYPE	NNN
DAYS ON MARKET	2
DISTANCE	49.6 miles

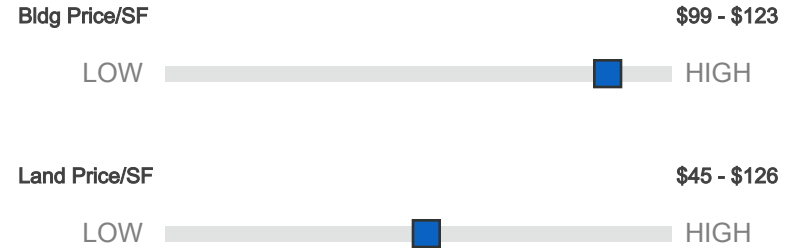


2



Heavy Industrial M2
935 Scotts Ave
Stockton , CA 95203

BUILDING SF	45,724
LAND SF	63,162
LAND ACRES	1.45
ASKING PRICE	\$5,500,000
PRICE PSF	\$120.29
LAND PSF	\$87.08
DAYS ON MARKET	2
DISTANCE	1.8 miles

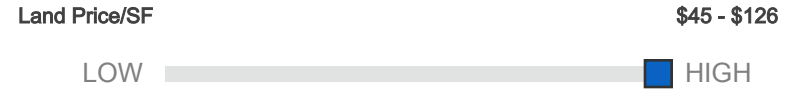
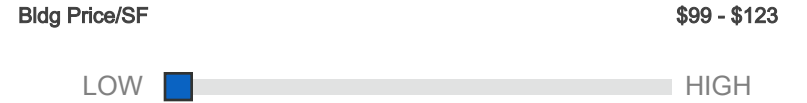


Notes For Sale 935 Scotts Ave, Stockton Zoned M2 Heavy Industrial. <https://matrixcre.ai/>. For property details and offering memorandum.

3



BUILDING SF	19,000
LAND SF	15,000
LAND ACRES	0.3444
ASKING PRICE	\$1,888,888
PRICE PSF	\$99.42
LAND PSF	\$125.93
LEASE TYPE	Vacant
APN	139-060-05-0000
DISTANCE	0.3 miles



Notes Own the entire block with up to 42,000 Sq Ft of usable property for warehouse, office, showroom and retail.

Neighboring Property

600 N El Dorado Street
Stockton , CA 95202

S



BUILDING SF	23,000
LAND SF	30,000
LAND ACRES	0.6887
YEAR BUILT	1945
ASKING PRICE	\$2,590,000
PRICE PSF	\$112.61
LAND PSF	\$86.33
LEASE TYPE	NNN



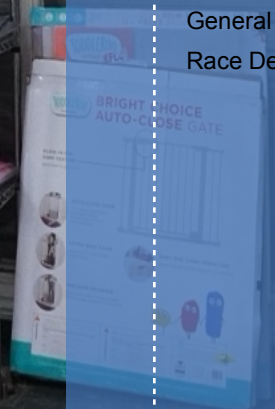
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Downtown Stockton**

640 N El Dorado St
Stockton, CA 95202



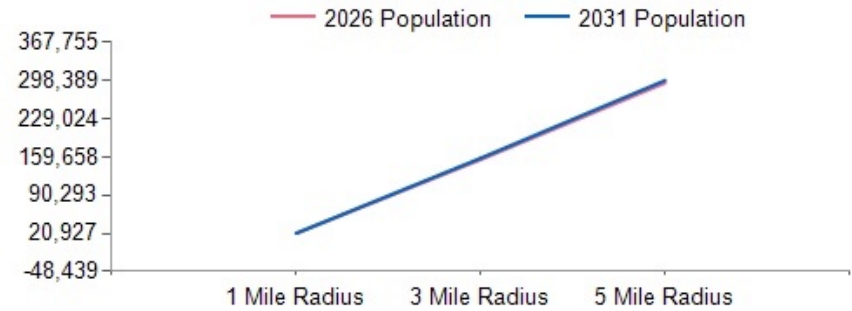
05 Demographics

- General Demographics
- Race Demographics

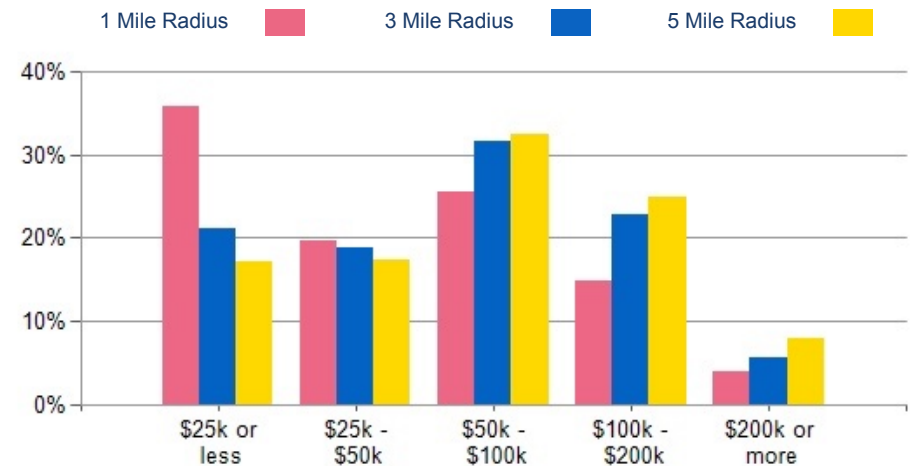


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,780	139,928	244,361
2010 Population	18,937	143,668	273,470
2026 Population	20,927	154,774	293,995
2031 Population	21,236	157,401	298,389
2026 African American	3,292	17,127	32,141
2026 American Indian	575	3,517	5,835
2026 Asian	1,588	19,916	52,473
2026 Hispanic	11,746	92,291	155,049
2026 Other Race	7,176	57,489	93,697
2026 White	4,995	32,519	64,523
2026 Multiracial	3,221	23,369	43,188
2026-2031: Population: Growth Rate	1.45%	1.70%	1.50%

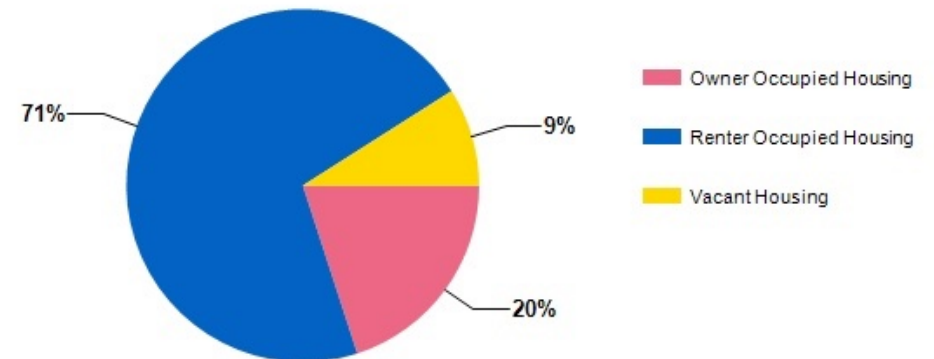
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,976	6,533	9,835
\$15,000-\$24,999	865	3,712	5,933
\$25,000-\$34,999	611	3,123	5,460
\$35,000-\$49,999	946	6,033	10,476
\$50,000-\$74,999	1,205	8,399	16,084
\$75,000-\$99,999	825	7,017	13,818
\$100,000-\$149,999	890	7,748	15,365
\$150,000-\$199,999	293	3,344	7,587
\$200,000 or greater	309	2,751	7,342
Median HH Income	\$42,417	\$63,798	\$71,528
Average HH Income	\$62,428	\$82,431	\$93,434



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

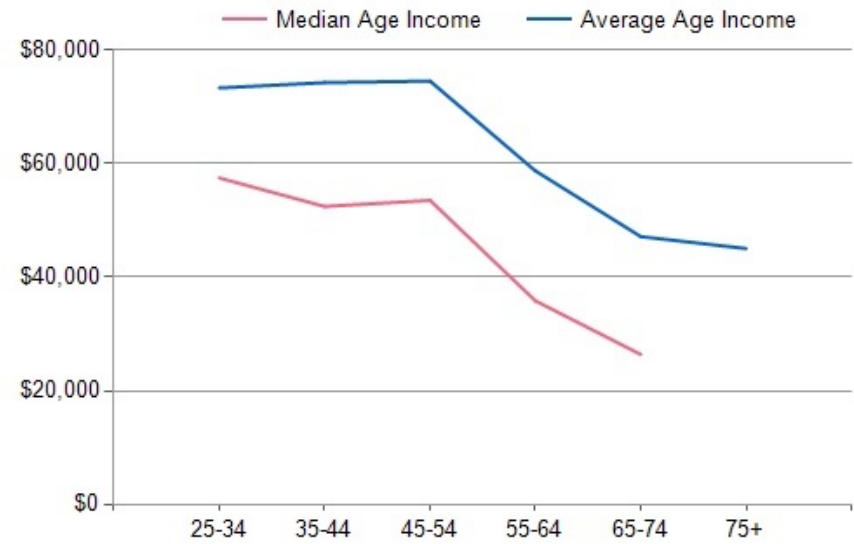
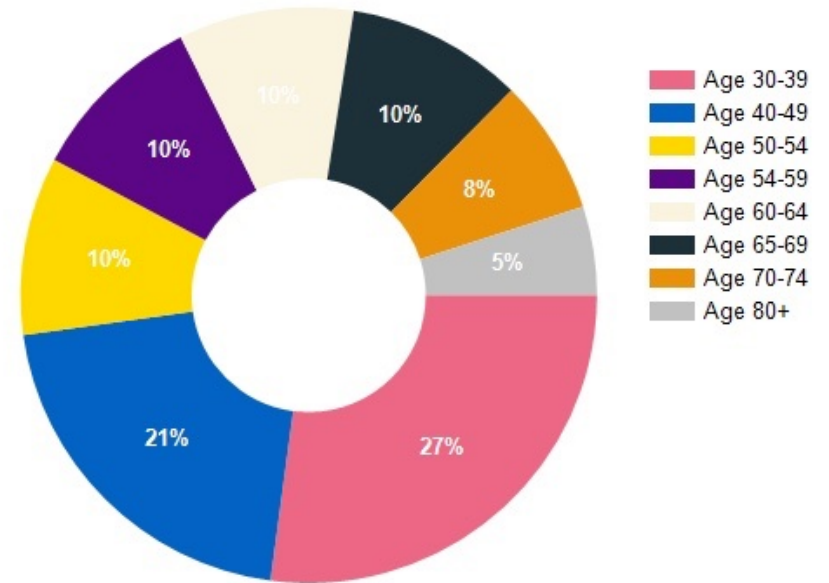


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,725	11,933	22,349
2026 Population Age 35-39	1,475	10,744	20,085
2026 Population Age 40-44	1,269	9,728	18,632
2026 Population Age 45-49	1,168	8,685	16,559
2026 Population Age 50-54	1,181	8,217	16,056
2026 Population Age 55-59	1,166	7,604	15,099
2026 Population Age 60-64	1,159	7,398	14,604
2026 Population Age 65-69	1,169	6,752	13,287
2026 Population Age 70-74	898	5,537	11,032
2026 Population Age 75-79	587	3,876	8,024
2026 Population Age 80-84	319	2,217	4,652
2026 Population Age 85+	281	2,033	4,070
2026 Population Age 18+	15,786	113,753	218,170
2026 Median Age	36	33	34
2031 Median Age	37	34	35

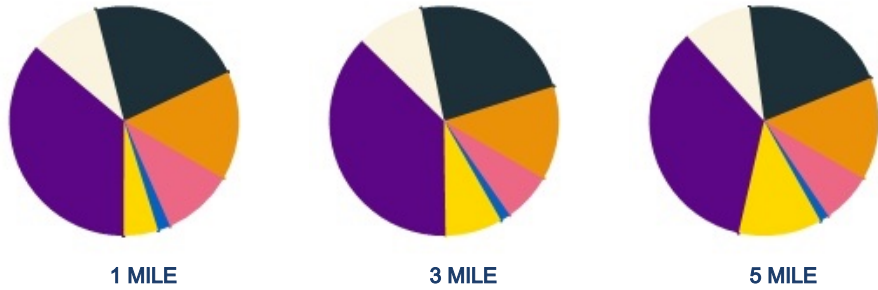
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,478	\$73,309	\$77,394
Average Household Income 25-34	\$73,336	\$85,609	\$93,314
Median Household Income 35-44	\$52,451	\$68,327	\$78,068
Average Household Income 35-44	\$74,280	\$91,172	\$103,770
Median Household Income 45-54	\$53,533	\$74,580	\$83,135
Average Household Income 45-54	\$74,557	\$93,478	\$107,927
Median Household Income 55-64	\$35,835	\$61,189	\$73,051
Average Household Income 55-64	\$58,724	\$83,829	\$97,823
Median Household Income 65-74	\$26,370	\$49,850	\$58,569
Average Household Income 65-74	\$47,145	\$71,495	\$82,420
Average Household Income 75+	\$45,047	\$65,140	\$70,469

Population By Age



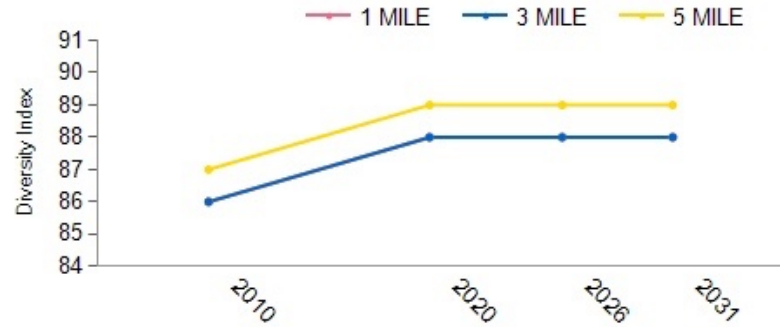
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	88	89
Diversity Index (current year)	88	88	89
Diversity Index (2020)	88	88	89
Diversity Index (2010)	86	86	87

POPULATION BY RACE



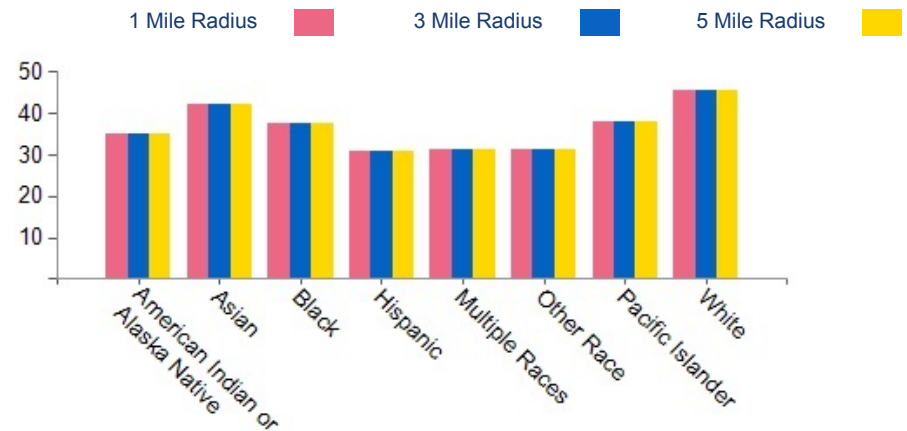
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	7%	7%
American Indian	2%	1%	1%
Asian	5%	8%	12%
Hispanic	36%	37%	35%
Multiracial	10%	9%	10%
Other Race	22%	23%	21%
White	15%	13%	14%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	33	34
Median Asian Age	42	37	37
Median Black Age	38	34	34
Median Hispanic Age	31	29	29
Median Multiple Races Age	31	29	29
Median Other Race Age	31	30	30
Median Pacific Islander Age	38	34	35
Median White Age	45	42	44

2026 MEDIAN AGE BY RACE





06	Company Profile
	Advisor Profile



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.



MatrixCRE.AI

Beau Philip
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

23,000 SF Corner Location Downtown Stockton

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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