

# TURNKEY RESTAURANT PLUS APARTMENT

1765 Monte Diablo Ave, Stockton, CA 95203



## OFFERING SUMMARY

Sale Price:	\$459,000
Total Building Size:	1,992 SF
Lot Size:	0.19 Acres
Approximate Restaurant Size	1,342 SF
Approximate Apartment Size	650 SF
Price / SF:	\$230.42
Zoning:	Neighborhood Commercial (CN)

## PROPERTY OVERVIEW

1765 Monte Diablo Avenue presents a rare opportunity to acquire a turnkey restaurant building with significant recent capital improvements in one of Stockton's established commercial corridors. Positioned along Monte Diablo Avenue with convenient access to Interstate 5, Highway 99, and Highway 4, the property offers outstanding accessibility, visibility, and exposure to the surrounding residential and commercial trade area. The restaurant has undergone extensive interior renovations, including new flooring, fresh interior paint, and substantial upgrades to the building's plumbing and electrical systems, providing a strong foundation for a new owner to customize the space for a variety of food and beverage concepts. Existing restaurant improvements designed to accommodate commercial kitchen equipment can substantially reduce the time and capital typically required to bring a restaurant into operation. Adding to the investment appeal, the property includes a separate one-bedroom residential apartment that is currently occupied, providing supplemental rental income and helping offset operating expenses while the commercial space is repositioned or occupied. Whether acquired by an owner-user seeking a cost-effective restaurant location, an investor pursuing a value-add opportunity, or an entrepreneur looking to establish a flagship location, 1765 Monte Diablo Avenue offers a compelling combination of recent building improvements, income-producing residential space, and exceptional accessibility within one of Stockton's established commercial districts.

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### BILL JOHNSON

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# HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Turnkey restaurant opportunity with existing restaurant improvements designed to accommodate commercial kitchen equipment.
- Extensive recent interior renovations, including new flooring and fresh paint throughout the restaurant.
- Major plumbing and electrical upgrades recently completed
- Separate one-bedroom apartment provides supplemental rental income and diversified revenue potential.
- Excellent owner-user opportunity allowing buyers to customize the restaurant for a variety of food and beverage concepts.
- Convenient access to Interstate 5, Highway 99, and Highway 4, providing connectivity throughout Stockton and the greater Central Valley.
- Located within an established commercial corridor surrounded by residential neighborhoods, neighborhood-serving retail, and local businesses.
- Attractive alternative to purchasing a second-generation restaurant requiring substantial infrastructure upgrades.
- Well-positioned for owner-users, investors, or restaurant operators seeking a functional building with immediate upside potential.

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# PROPERTY DETAILS

**LOCATION INFORMATION**

Street Address	1765 Monte Diablo Ave
City, State, Zip	Stockton, CA 95203
County	San Joaquin

**BUILDING INFORMATION**

Total Building Size	1,992 SF
Restaurant Size	1,342 SF
Residential Unit Size	650 SF
Number of Floors	1
Restrooms	Yes
Construction Status	Existing
Condition	Good
Free Standing	Yes

**PROPERTY INFORMATION**

Property Type	Retail
Zoning	Neighborhood Commercial (CN)
Lot Size	0.19 Acres
APN #	135-050-250
Corner Property	Yes
Power	Yes

**PARKING & TRANSPORTATION**

Parking Type	Surface
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**UTILITIES & AMENITIES**

Central HVAC	Yes
Gas / Propane	Yes

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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# INTERIOR PHOTOS

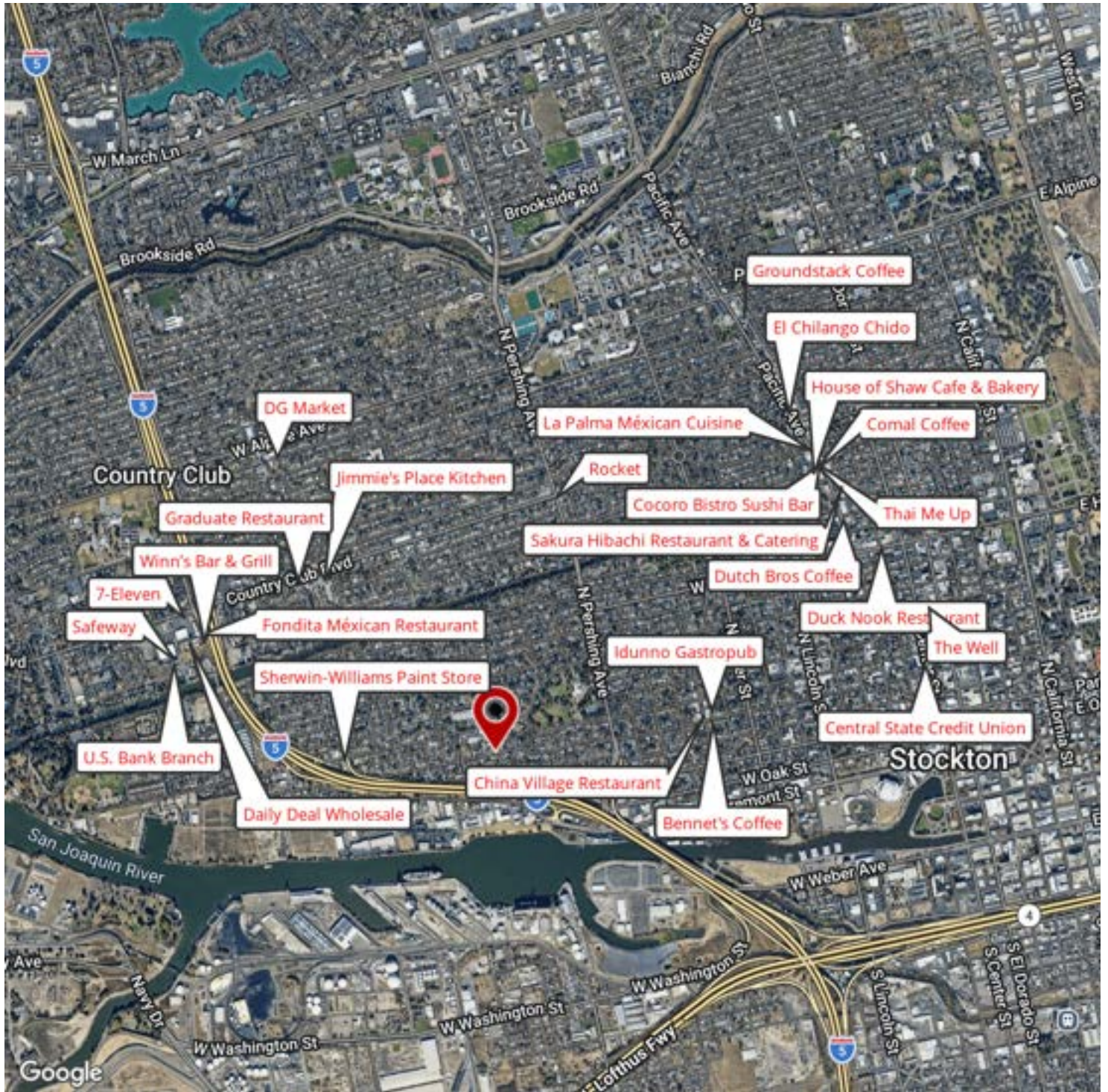


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# RETAILER MAP



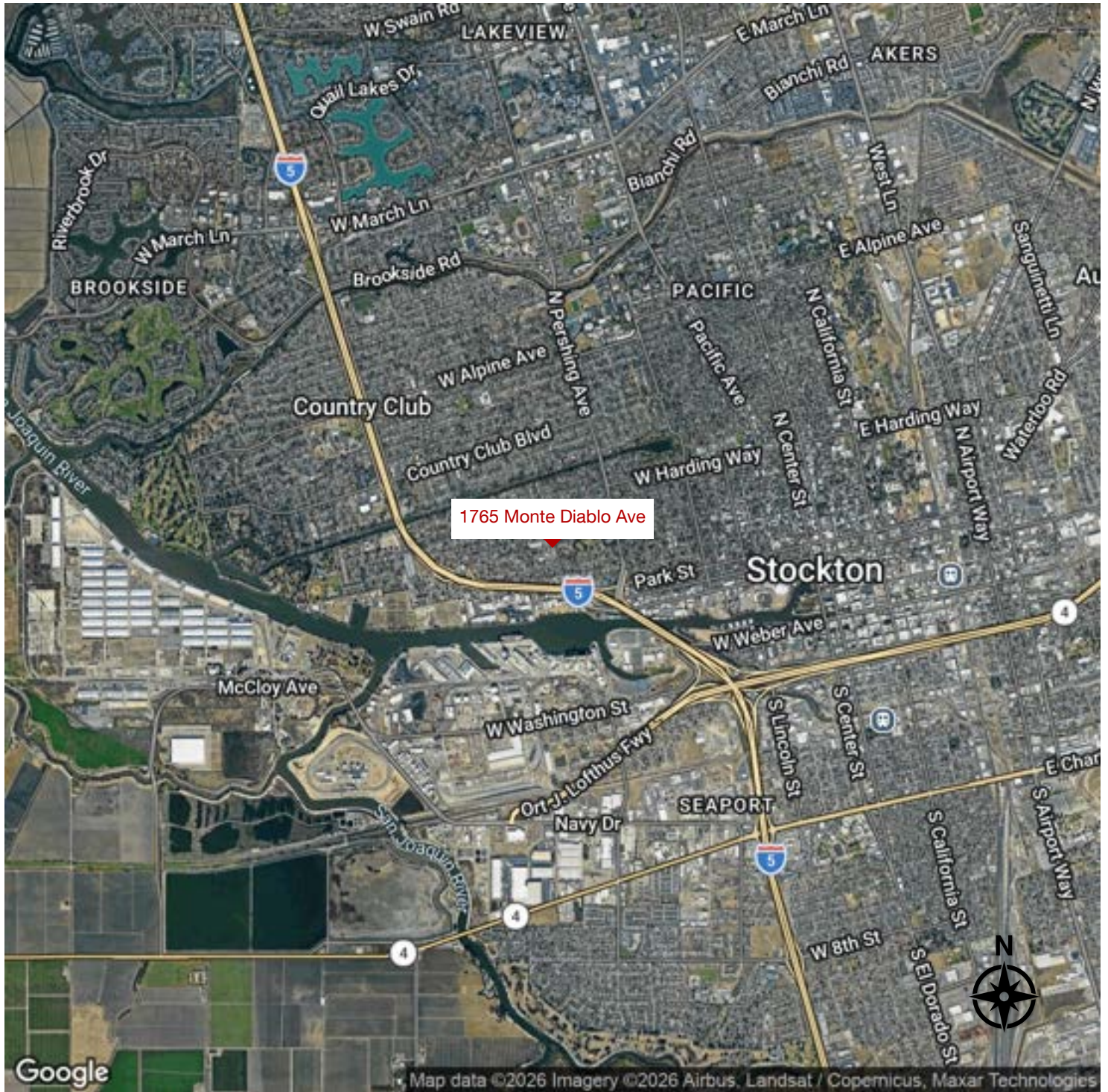
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# REGIONAL MAP

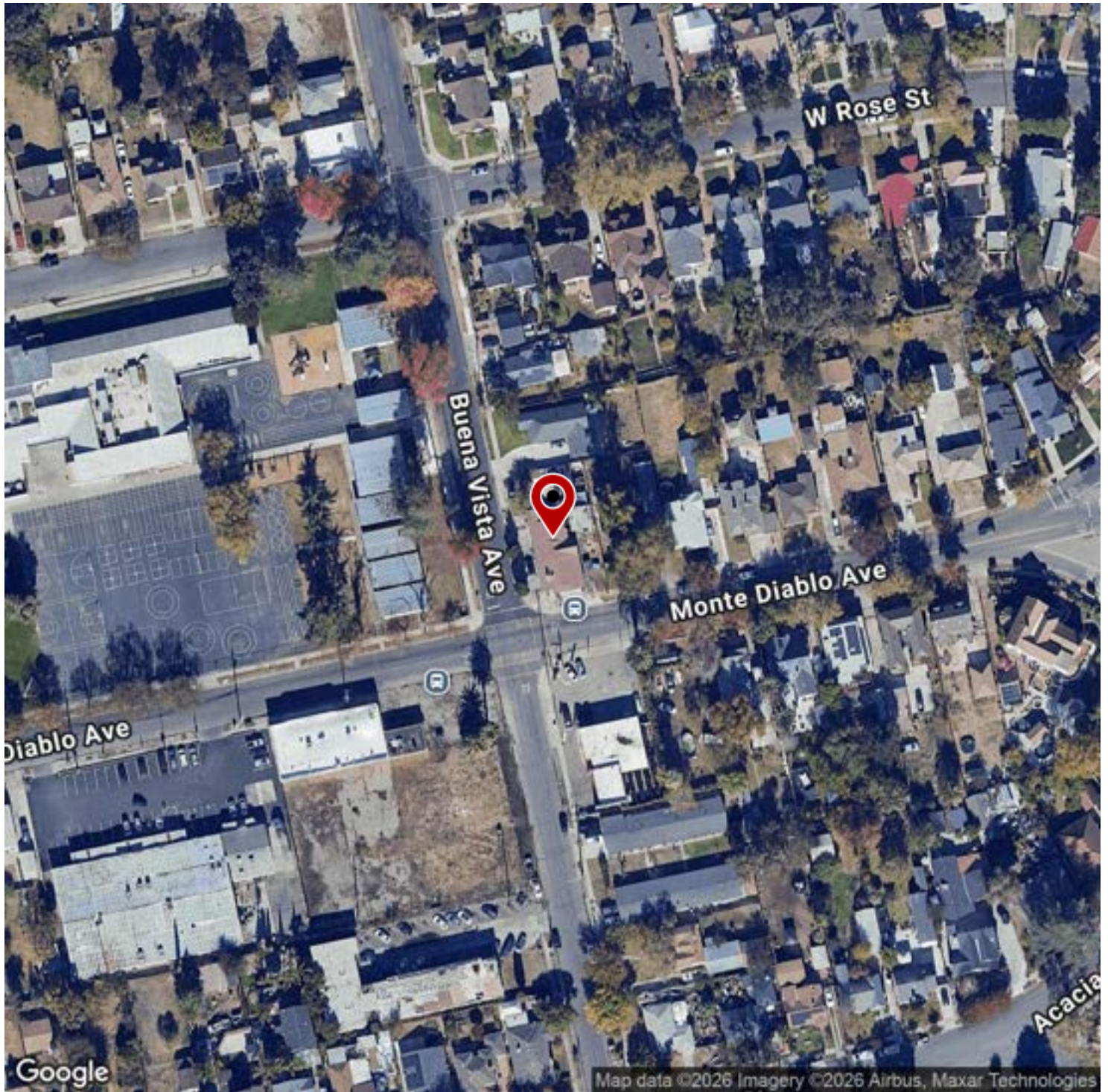


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# LOCATION MAP



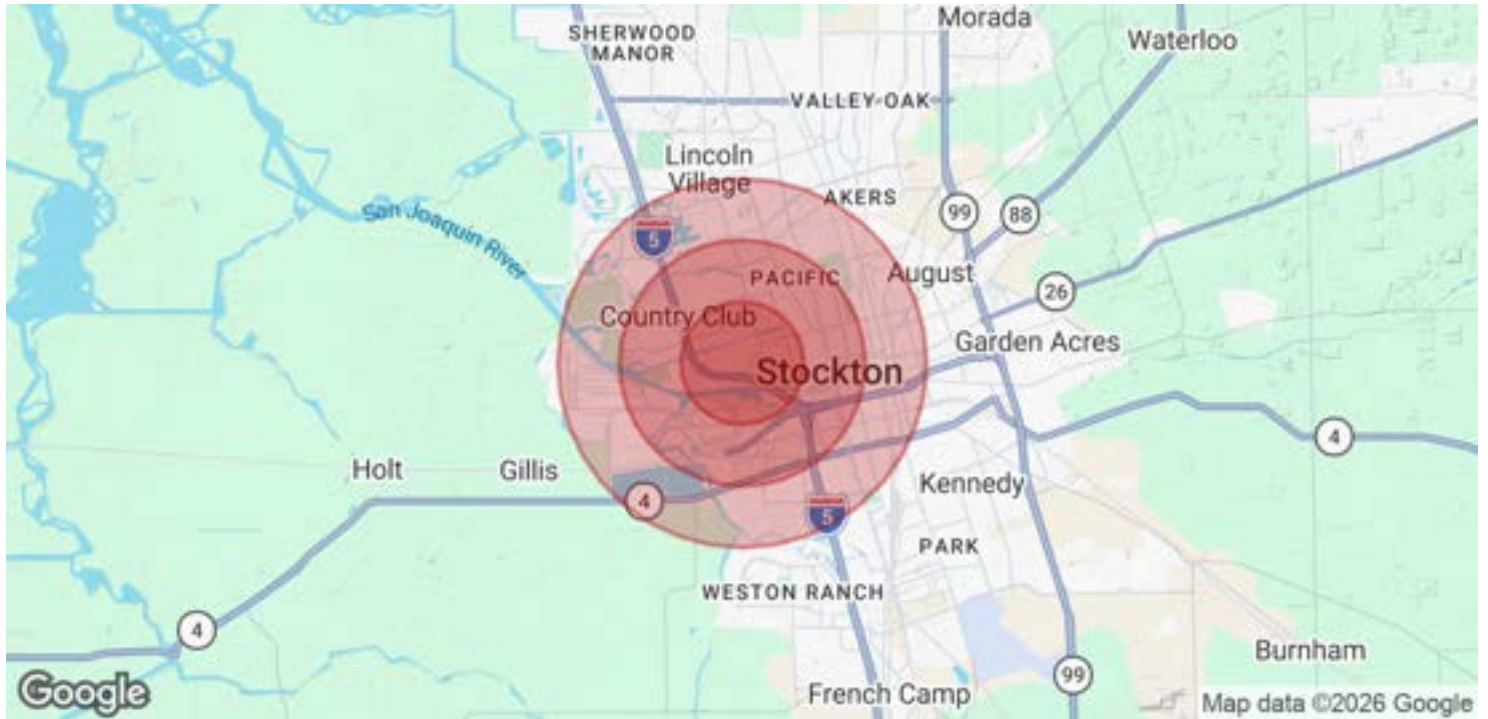
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	14,991	58,679	126,220
Average Age	34.6	34.7	34.5
Average Age (Male)	32.7	33.2	33.4
Average Age (Female)	37.2	35.7	35.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	5,661	20,444	42,061
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$87,499	\$84,387	\$89,682
Average House Value	\$372,088	\$369,960	\$403,891

2023 American Community Survey (ACS)

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