

EXCLUSIVELY OFFERED BY FIRST COMMERCIAL

PLUG-AND-PLAY RESTAURANT REAL ESTATE OPPORTUNITY MIRACLE MILE DISTRICT

CONFIDENTIAL OFFERING MEMORANDUM

EXISTING FF&E • TYPE 47 LIQUOR LICENSE • TWO-SUITE FLEXIBILITY • ADDITIONAL PARKING LOT



1924 & 1926 Pacific Ave

Stockton, CA 95204

MIRACLE MILE • CENTRAL STOCKTON

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

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This Offering Memorandum has been prepared for limited informational purposes only. It is intended to assist prospective purchasers in evaluating the opportunity, but it is not a substitute for a party's own independent investigation and professional review.

Important: By accepting and reviewing this material, each recipient acknowledges its confidential nature and agrees to rely solely on its own due diligence, advisors, and investigations.

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Each party should conduct its own independent investigation of the property, tenancy, financial information, physical condition, title, permits, environmental matters, and all other issues that may affect investment or operational decisions.

CONSULT QUALIFIED PROFESSIONALS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations through appropriate third-party independent professionals selected by such party.

Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

Property condition and compliance: Questions regarding the condition of the Property and whether the Property complies with applicable governmental requirements should be reviewed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

First Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance may differ from actual data or performance.

All properties and services are marketed by First Commercial Real Estate in compliance with all applicable **fair housing and equal opportunity laws**.

RECIPIENT ACKNOWLEDGMENT. By accepting this Offering Memorandum, each recipient agrees that the materials are confidential, were prepared solely for informational purposes, and should be used only in connection with evaluating the Property. Neither the Seller nor First Commercial Real Estate shall be responsible for any omissions, errors, or future changes in the information provided. Recipients should rely exclusively on their own independent review and the advice of their own professional advisors. Visual materials may include third-party, digitally enhanced, or AI-assisted content and are provided for presentation purposes only.

THE OPPORTUNITY

PLUG-AND-PLAY RESTAURANT REAL ESTATE OPPORTUNITY ON STOCKTON'S MIRACLE MILE

First Commercial Real Estate & Advisory Services is pleased to present 1924 & 1926 Pacific Ave, a rare owner-user restaurant real estate opportunity offered with existing restaurant infrastructure, FF&E, Type 47 liquor license, two-suite flexibility, outdoor seating, and additional parking support.

The property is positioned for a restaurant, bar, lounge, hospitality, or food-service operator seeking long-term control of its real estate in one of Stockton's most recognizable neighborhood commercial corridors.

\$1,775,000

LIST PRICE

6,525 SF

BUILDING SIZE

15,958 SF

COMBINED SITE AREA

2 PARCELS

BUILDING + PARKING LOT

**DELIVERED
VACANT**

AT CLOSE

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EXECUTIVE SUMMARY



1924 & 1926 Pacific Ave presents a rare opportunity to acquire a plug-and-play restaurant real estate asset in Stockton's walkable Miracle Mile district. The offering includes a 6,525 SF restaurant building, an additional parking lot parcel, existing restaurant FF&E, a Type 47 liquor license, existing outdoor seating, and substantial food-and-beverage infrastructure already in place.

Purpose-built for an owner-user restaurant, bar, lounge, hospitality, or food-service operator, the property offers something difficult to replicate: control of the real estate, existing restaurant infrastructure, on-site parking, outdoor seating, license value, and event-oriented flexibility in one of Stockton's most recognizable commercial corridors.

The existing improvements include commercial kitchen infrastructure, hood systems, walk-in refrigeration, bar improvements, dining areas, prep and dishwashing areas, grease trap/interceptor, Ansul/fire suppression, fixtures, furnishings, and related restaurant equipment. These improvements may help reduce the time, cost, and permitting complexity typically associated with building out a restaurant space from scratch.

The included Type 47 liquor license further enhances the opportunity by creating potential for expanded alcohol sales, higher check averages, bar/lounge operations, private events, catering functions, evening service, and broader hospitality revenue opportunities. The property may also support live music, private events, and entertainment-oriented programming, subject to buyer verification and required approvals.

The two-suite configuration provides added strategic flexibility. A buyer may occupy the full 6,525 SF building for one larger concept, operate two complementary concepts, occupy one suite while leasing the other, or potentially reposition the property for one or two retail/restaurant users. Both suites are expected to be delivered vacant at close, allowing a buyer to control its occupancy strategy from day one.

Buyer shall independently verify all property condition, equipment ownership, leased equipment status, license transferability, permit requirements, zoning, permitted uses, approvals, code compliance, and continued use during due diligence.

LIST PRICE

\$1,775,000

SALE PACKAGE

Real estate, existing restaurant FF&E, Type 47 liquor license, and additional parking lot parcel.

OWNER-USER FOCUS

Restaurant, bar, lounge, hospitality, and food-service operators seeking long-term control.

SITE CONTROL

Two parcels totaling approximately 15,958 SF, including the 1924 Pacific Ave parking lot.

OFFERING SUMMARY

PROPERTY ADDRESS

**1924 & 1926 Pacific Ave,
Stockton, CA**

LIST PRICE

\$1,775,000

PRICE/SF

\$272.03/SF

PARCELS INCLUDED

1926 Pacific Ave — APN 127-020-250-000
1924 Pacific Ave — APN 127-020-210-000

DELIVERY

Both suites expected to be delivered vacant at close

ZONING

1926 Pacific Ave: General Commercial
Buyer to verify zoning and permitted uses for both parcels

OFFERING TYPE

Plug-and-play restaurant real estate opportunity

BUILDING SIZE

6,525 SF

SALE PACKAGE

Real estate, existing restaurant FF&E, Type 47 liquor license, and additional parking lot parcel included

LOT SIZE

1926 Pacific Ave: 10,247 SF
1924 Pacific Ave: 5,711 SF
Combined: 15,958 SF / approx. 0.37 acres

BUILDING CONFIGURATION

Two-suite layout with separate electric and gas meters

PARKING

Private on-site parking plus nearby street parking



KEY FEATURES

Existing restaurant infrastructure, outdoor seating, kitchen/bar improvements, FF&E, Type 47 liquor license, two-suite flexibility, additional parking lot, Pacific Ave frontage, and Miracle Mile location.

DUE DILIGENCE NOTE

Buyer to verify property condition, equipment ownership, leased/vendor-owned equipment, license transferability, permits, zoning, approvals, and continued use.

OWNER-USER OPPORTUNITY & SALE HIGHLIGHTS



PLUG-AND-PLAY RESTAURANT REAL ESTATE

Existing restaurant infrastructure, FF&E, outdoor seating, and Type 47 liquor license provide a strong foundation for a new operator.

EXISTING FF&E INCLUDED

Includes existing restaurant fixtures, furnishings, and equipment. Categories include kitchen equipment, hood systems, walk-in refrigeration, prep/dishwashing areas, bar improvements, dining furniture, fixtures, and related restaurant equipment.

TYPE 47 LIQUOR LICENSE INCLUDED

May support expanded beverage sales, higher check averages, bar/lounge operations, private events, catering functions, and evening service, subject to buyer verification and approvals.

LIVE MUSIC / EVENT POTENTIAL

The property may support live music, private events, and entertainment-oriented programming, subject to permit requirements, noise restrictions, capacity limits, and City approvals.

FLEXIBLE TWO-SUITE CONFIGURATION

Use the full building, operate two complementary concepts, occupy one suite while leasing the other, or potentially lease both suites separately.

DELIVERED VACANT AT CLOSE

Both suites are expected to be delivered vacant at close, allowing a buyer to control its occupancy strategy from day one.

TWO-PARCEL OFFERING

Includes the 6,525 SF restaurant building at 1926 Pacific Ave plus the additional parking lot at 1924 Pacific Ave. Combined site area totals approximately 15,958 SF.

PACIFIC AVE FRONTAGE

Strong Pacific Ave frontage and signage visibility within Stockton's walkable Miracle Mile district.

Detailed FF&E schedule may be made available during due diligence. Certain equipment may be leased, vendor-owned, or subject to third-party agreements; buyer to verify ownership, condition, transferability, and continued use.

OWNER-USER OPPORTUNITY WITH INVESTOR OPTIONALITY



1924 & 1926 Pacific Ave is especially well-positioned for an owner-user restaurant, bar, lounge, hospitality, or food-service operator seeking long-term control of its real estate. With both suites expected to be delivered vacant at close, a buyer can pursue its own occupancy strategy immediately without inheriting an existing tenant lease.

The property's plug-and-play restaurant infrastructure, included FF&E, Type 47 liquor license, existing outdoor seating, and additional parking support a buyer looking to launch, relocate, or expand a concept in a recognizable Miracle Mile location.

The two-suite configuration creates multiple paths for use. A buyer may occupy the full 6,525 SF building for one larger concept, operate two complementary concepts under one ownership structure, occupy one suite while leasing the other, or potentially lease both suites separately in the future. Separate electric and gas meters further support suite-level flexibility.

For an investor or owner-user hybrid, the vacant delivery and two-suite layout create future leasing optionality without being tied to an existing tenant structure. No rent projections are provided, and buyer shall independently verify achievable rents, tenant demand, lease-up timing, permitted uses, code requirements, and any required improvements.

FULL BUILDING OCCUPANCY

Use the entire 6,525 SF building for one larger restaurant, bar, lounge, or hospitality concept.

TWO CONCEPTS UNDER ONE ROOF

Operate complementary concepts such as restaurant + lounge, café + bar, dining + private events, or food service + catering.

OCCUPY ONE / LEASE ONE

The two-suite layout may allow a buyer to occupy one suite while leasing the other for supplemental income.

INVESTOR OPTIONALITY

Vacant delivery and separate electric/gas meters may support future leasing flexibility for one or two retail/restaurant users.



WHY THIS OPPORTUNITY MATTERS



WHY THIS OPPORTUNITY MATTERS

**RESTAURANT
REAL ESTATE
WITH EXISTING
INFRASTRUCTURE IS
DIFFICULT TO
REPLICATE.**

For many food-and-beverage operators, the largest barriers to opening a new location are not just finding the right building — they are the cost, timing, permitting, construction, equipment, licensing, and operational ramp-up required to activate the space.

1924 & 1926 Pacific Ave addresses many of those challenges by offering a plug-and-play restaurant real estate opportunity with substantial existing infrastructure already in place. The sale includes existing FF&E, commercial kitchen improvements, bar and dining areas, outdoor seating, an included Type 47 liquor license, and an additional parking lot parcel.

The property also provides the advantage of vacant delivery at close, allowing a buyer to pursue its own concept without inheriting an existing tenant lease. For an owner-user, this creates the opportunity to control both the real estate and the operating environment from day one.

HARD-TO-RECREATE RESTAURANT BUILDOUT

Existing kitchen, bar, dining, outdoor seating, FF&E, and license infrastructure provide a meaningful head start.

CONTROL FROM DAY ONE

Delivered vacant at close, allowing a buyer to launch, relocate, expand, or reposition.

LOWER FRICTION THAN A RETAIL SHELL

Existing infrastructure may reduce the time, cost, and complexity associated with building from scratch.

LOCATION + PARKING + FLEXIBILITY

Miracle Mile frontage, parking, two suites, and separate electric/gas meters create multiple paths for use.

POTENTIAL SBA OWNER-USER FINANCING

POTENTIAL SBA OWNER-USER FINANCING

SBA FINANCING MAY BE AVAILABLE FOR QUALIFIED BUYERS

Purchasers intending to occupy the Property for their own business operations may qualify for financing through programs administered by the U.S. Small Business Administration ("SBA"), subject to lender underwriting and SBA eligibility requirements.

For restaurant operators, expanding businesses, and entrepreneurs, SBA financing may provide an attractive alternative to conventional commercial financing by offering:

- ✓ Lower equity requirements than many conventional commercial loans
- ✓ Competitive interest rates through participating lenders
- ✓ Opportunity to preserve working capital for business operations
- ✓ Longer amortization periods that may reduce monthly payments
- ✓ Financing for real estate, furniture, fixtures, equipment, and eligible closing costs

COMMON SBA PROGRAMS

SBA 7(a)

- Purchase owner-occupied commercial real estate
- May finance furniture, fixtures and equipment
- May finance working capital
- Flexible loan structure

SBA 504

- Designed specifically for owner-occupied commercial real estate
- Long-term fixed-rate financing may be available on a portion of the loan
- Often used for commercial buildings and major equipment

OWNER-OCCUPANCY

Generally, SBA financing requires the borrower to occupy a significant portion of the property for its own business use. Buyers should consult their lender regarding current SBA occupancy requirements and program eligibility.

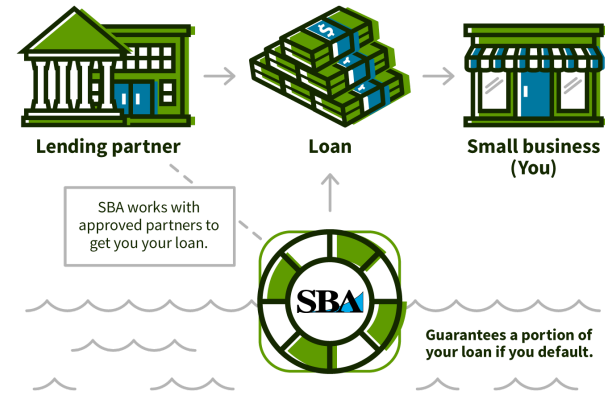
FINANCING DISCLAIMER

Availability of SBA financing is subject to lender approval, SBA program requirements, borrower qualifications, creditworthiness, business financials, appraisal, intended occupancy, and other underwriting criteria. Buyers should consult directly with an experienced SBA-approved lender. Seller and Broker make no representation or warranty regarding financing eligibility, terms, equity requirements, rates, or approval.



U.S. Small Business Administration

HOW SBA FINANCING WORKS



WHY THIS PROPERTY MAY BE WELL SUITED

- ✓ Existing restaurant improvements
- ✓ Turn-key commercial kitchen
- ✓ Existing dining and bar areas
- ✓ Established Miracle Mile location
- ✓ Potential owner-user opportunity
- ✓ Existing FF&E may qualify, subject to lender approval

SUCCESS CAPITAL SBA 504 LOAN PROPOSAL

LOAN PROPOSAL PREPARED JULY 13, 2026

ILLUSTRATIVE SBA 504 FINANCING PROPOSAL

This loan proposal was prepared by Success Capital CDC on July 13, 2026 for the proposed acquisition of 1924 & 1926 Pacific Ave at a purchase price of \$1,775,000. The proposal is included for reference only. Interest rates, fees, payments, borrower contribution, loan structure, SBA requirements and lender terms may have changed since the proposal date and remain subject to final underwriting and approval.

PROPOSAL DATE
7/13/2026

ACTUAL SUCCESS CAPITAL SBA 504 LOAN PROPOSAL – PREPARED JULY 13, 2026

Courtesy of



1301 L Street, Suite 4
Modesto, CA 95354
(209) 521-9372
SuccessCapitalSBA.com

SBA 504 Loan Proposal Summary

As of: **7/13/2026**

Project Costs

Purchase RE	1,775,000
Improvements	
Other development costs (architecture, engineering, permits, title fees, loan fees, etc.)	
Total project costs	1,775,000

Financing Package - SBA 504 Loan Program

	Bank 1st		Combined	Borrower Contribution	Total Project
Ratio of project costs financed	50.00%	40.00%	90.00%	10.00%	100.00%
Amount financed	887,500	710,000	1,597,500	177,500	1,775,000
Base rate	5yr treasury	10-Year T-Bill			
Spread	2.50	Set at Funding		25.008	Out of Pocket Fees
Initial interest rate	Estimated -> 7.00%	6.17%		202,508	Total Down
Loan fees	9,570	21,403			
Total Loan / Debenture	887,500	732,000			
Amortization (months)	300	300			
Monthly payment	\$6,273	\$4,793	\$11,065		132,784 Annualized
	Fixed for 5 years (reset) 10 Year Maturity 25 year Amortized	25 Year Fixed 25 Year Maturity 25 year Amortized			
	Bank 1st	SBA 2nd			

The SBA 504 loan program offers below market, fixed rate financing with a low down payment.

SBA's current "504" full term effective interest rate: **6.17% - 25 year *** *SBA loan rate is fixed at the time loan funds.

Details on debenture rate, note rate, effective rate, swap rate, pricing, and payment calculations are available upon request.

Please be advised that these proposals are estimates and not commitments to lend.

There are prepayment penalties on the 504 portion of the financing and often a balloon payment on the permanent 1st TD.

Approval requires concurrence of both the Bank and SBA and is contingent upon a satisfactory appraisal and environmental report.

We look forward to working with you on your project!

PROPOSAL DATE & CURRENT-TERMS NOTICE

This proposal was prepared on July 13, 2026 for the proposed \$1,775,000 acquisition of 1924 & 1926 Pacific Ave. It is included for reference only and is not a commitment to lend.

Interest rates, fees, monthly payments, required cash contribution, lender structure and SBA requirements may have changed since the proposal date.

ABOUT SUCCESS CAPITAL CDC

Success Capital CDC is a nonprofit Certified Development Company helping California businesses access long-term, fixed-rate financing for owner-occupied commercial real estate and fixed equipment.

According to Success Capital, since 1986 it has supported more than 500 businesses with over \$300 million in financing and helped create more than 5,000 jobs. The organization works alongside participating lenders and the SBA from structuring through ongoing servicing.

JULY 13, 2026 PROPOSAL AT A GLANCE

PROPOSED PURCHASE PRICE

\$1,775,000

ESTIMATED TOTAL DOWN

\$202,508

ESTIMATED MONTHLY PAYMENT

\$11,065

ESTIMATED ANNUAL DEBT SERVICE

\$132,784

These figures are copied from the dated proposal and may no longer be current. Buyer must verify all figures and final cash requirements.

WHY OWNERSHIP MAY BENEFIT SOME USERS

For some qualified owner-users, purchasing may provide the opportunity to build equity, gain greater long-term control of the premises and potentially secure fixed-rate financing rather than face future lease escalations.

The existing commercial kitchen, dining and bar improvements, FF&E and private parking may also reduce the need to recreate similar improvements in a leased space. Buyers should compare total ownership costs with available lease alternatives and consult their lender, accountant, legal counsel and tax advisor.

QUESTIONS ABOUT THIS PROPOSAL

Diane Silva

SVP, Business Development, Sales and Marketing

MOBILE 209-225-3338

EMAIL Diane@SuccessCapitalSBA.com

OFFICE 209-521-9372

ADDRESS 1301 L Street, Suite 4, Modesto, CA 95354

WEBSITE www.successcapitalsba.com

Buyer must verify current rates, fees, eligibility, owner-occupancy requirements, down payment, collateral, guarantees, appraisal, environmental review, prepayment provisions, closing costs and final loan structure directly with Success Capital CDC and the participating lender.

IMPORTANT FINANCING DISCLAIMER

This proposal was prepared by Success Capital CDC on July 13, 2026 and is not a commitment to lend. Rates, fees, payments, loan amounts, borrower contribution, terms, program requirements and availability may have changed and remain subject to final underwriting and approval. Buyer must independently verify all information directly with Success Capital CDC and the participating lender. Seller and Broker make no representation or warranty regarding financing eligibility, terms, accuracy, availability or approval.

02

PROPERTY & SITE OVERVIEW

Site configuration, ownership, aerial context, retailer/amenity map, and property photos

PROPERTY / SITE

PROPERTY OVERVIEW



BUILDING PARCEL

1926 Pacific Ave
APN 127-020-250-000
10,247 SF lot

PARKING LOT PARCEL

1924 Pacific Ave
APN 127-020-210-000
5,711 SF lot

COMBINED SITE

15,958 SF
Approx. 0.37 acres

CONFIGURATION

Two suites
Separate electric + gas meters
Delivered vacant at close

The offering consists of a **6,525 SF restaurant building at 1926 Pacific Ave** together with an **additional parking lot parcel at 1924 Pacific Ave**, creating a combined site area of approximately **15,958 SF**. The two-parcel configuration provides a buyer with control over both the restaurant building and dedicated parking support.

1926 Pacific Ave consists of approximately **10,247 SF of land** and is identified as **APN 127-020-250-000**. **1924 Pacific Ave** consists of approximately **5,711 SF of land** and is identified as **APN 127-020-210-000**. Together, the parcels create a rare owner-user platform with building area, parking, frontage, and operational flexibility in one offering.

The main building is configured with **two suites** that may be used together or separately. A buyer may occupy the entire building for one larger concept, operate two complementary concepts, occupy one suite while leasing the other, or potentially reposition the building for one or two retail/restaurant users. The property also benefits from **separate electric and gas meters**, supporting operational flexibility between the suites.

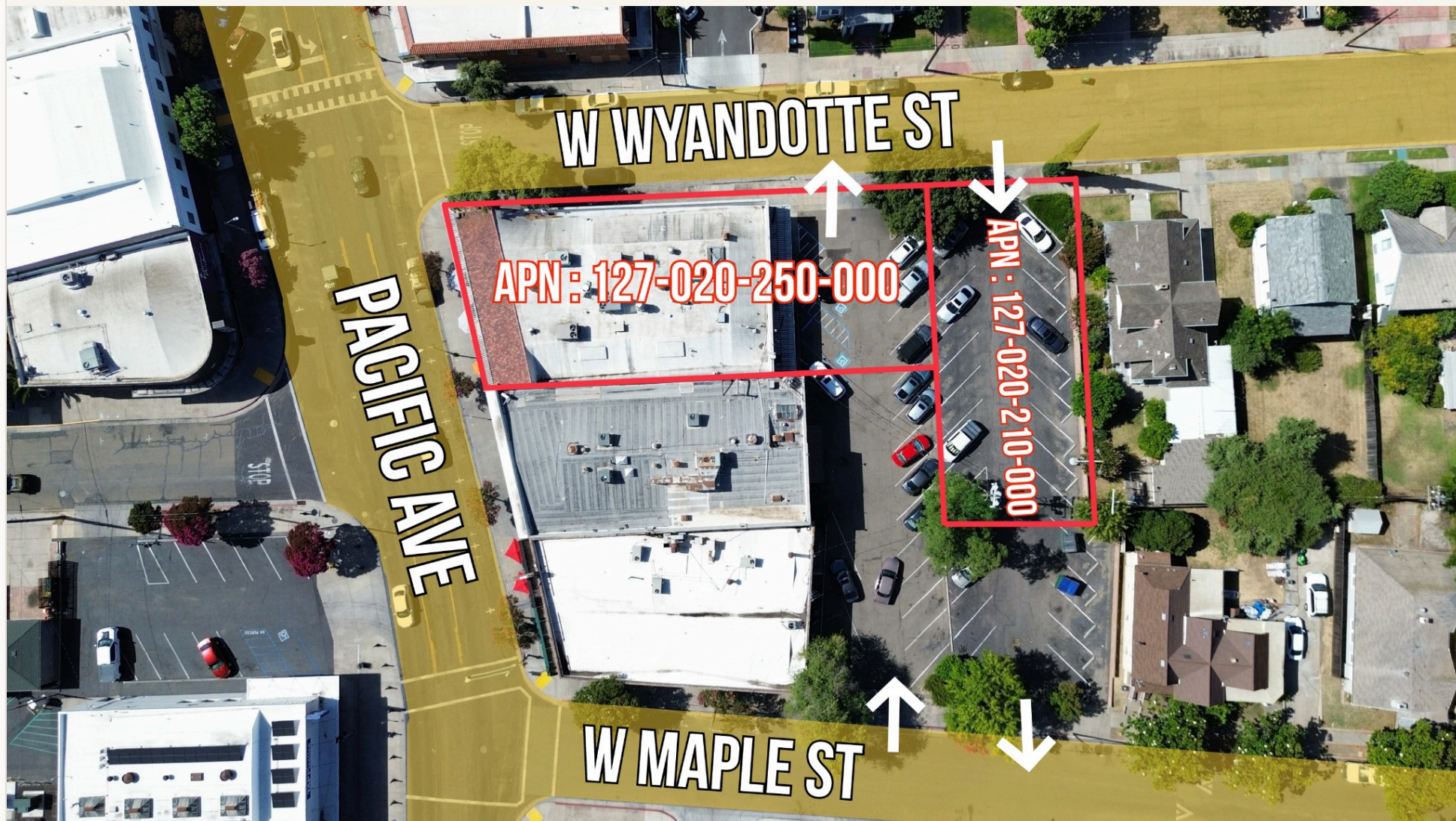
1926 Pacific Ave is zoned **General Commercial**, and the property is located along Pacific Ave within Stockton's walkable Miracle Mile district. The site offers Pacific Ave frontage, signage visibility, private on-site parking, nearby street parking, and existing outdoor seating.



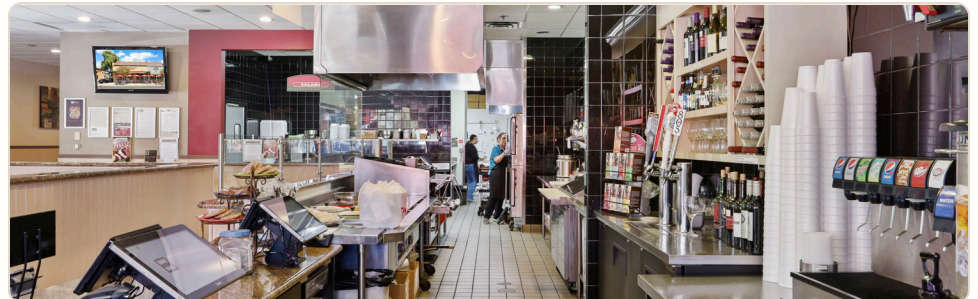
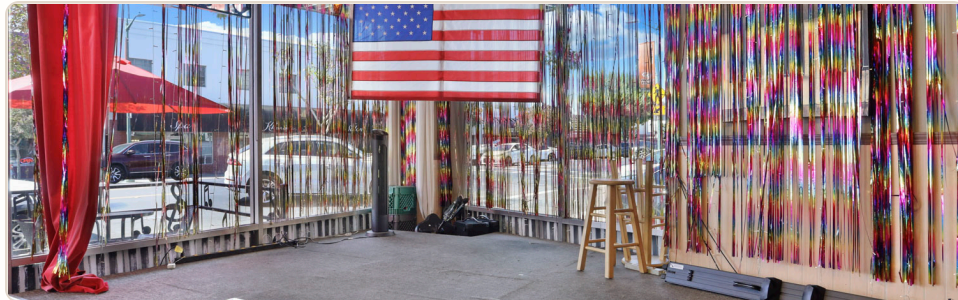
Buyer shall independently verify all lot size, parcel information, zoning, parking, permitted uses, building condition, equipment ownership, license/permit transferability, approvals, and continued use during due diligence.



PARCEL AERIAL MAP



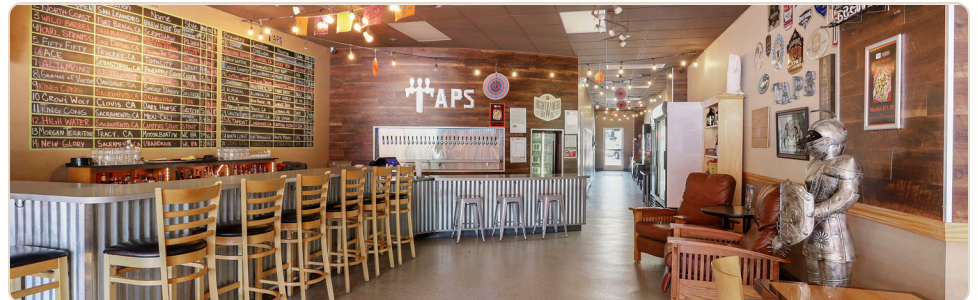
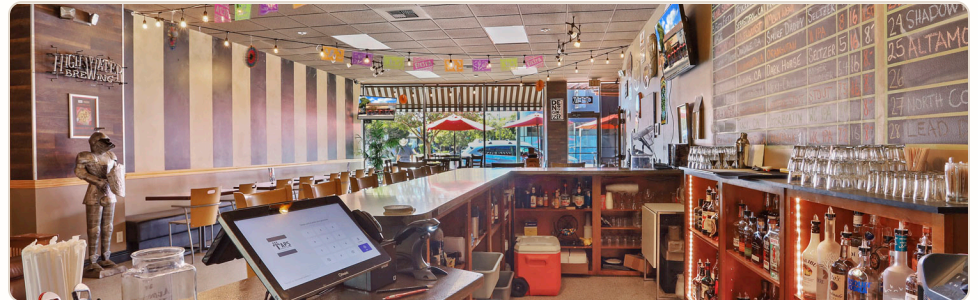
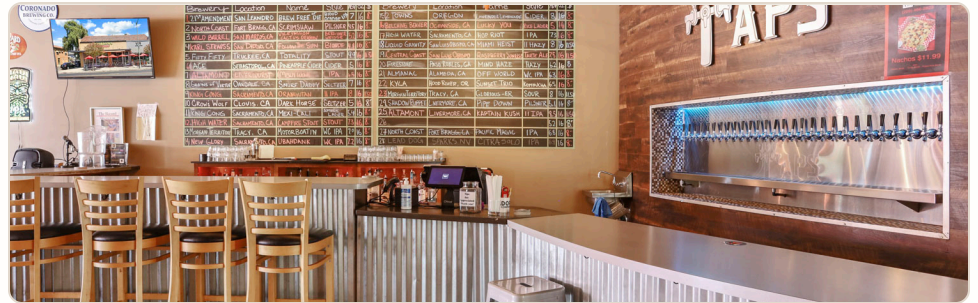
ADDITIONAL PHOTOS - WHIRLOWS



ADDITIONAL PHOTOS - WHIRLOWS



ADDITIONAL PHOTOS - TAPS BARREL HOUSE



AERIAL MAP



RETAILER & AMENITY MAP



03

SALE COMPARABLES

Updated sale comparable set organized with Stockton comps first, followed by regional comps from lowest to highest price/SF.

SUBJECT: 6,525 SF • \$1,775,000 • \$272.03/SF



SALE COMPARABLES

PAGE 1 OF 2 • SUBJECT AND FIRST SIX COMPS • STOCKTON COMPS SHOWN FIRST

SUBJECT PRICE/SF: \$272.03/SF

SUBJECT LISTING

\$1,775,000

6,525 SF • \$272.03/SF

PHOTO	#	PROPERTY	TYPE	SF	SALE PRICE	PRICE/SF
 SUBJECT	Subject	1924 & 1926 Pacific Ave Stockton, CA 95204	Subject	6,525 SF	\$1,775,000	\$272.03/SF
 COMP 1	1	3113 W Benjamin Holt Dr Stockton, CA 95219	Sale Comp	4,671 SF	\$1,910,000	\$408.91/SF
 COMP 2	2	5420 Pacific Ave Stockton, CA 95207	Sale Comp	6,900 SF	\$3,502,021	\$507.54/SF
 COMP 3	3	6248 Pacific Ave Stockton, CA 95207	Sale Comp	1,725 SF	\$925,000	\$536.23/SF
 COMP 4	4	7400 S El Dorado St French Camp, CA 95231	Sale Comp	3,000 SF	\$880,000	\$293.33/SF
 COMP 5	5	14725 S Harlan Rd Lathrop, CA 95330	Sale Comp	4,563 SF	\$1,360,000	\$298.05/SF
 COMP 6	6	3355 G St Merced, CA 95340	Sale Comp	4,739 SF	\$1,500,000	\$316.52/SF

SALE COMPARABLES CONTINUED

PAGE 2 OF 2 • REMAINING REGIONAL COMPS ORGANIZED LOWEST TO HIGHEST PRICE/SF

SUBJECT PRICE/SF: \$272.03/SF

SUBJECT LISTING

\$1,775,000

6,525 SF • \$272.03/SF

PHOTO	#	PROPERTY	TYPE	SF	SALE PRICE	PRICE/SF
	7	18783 E Hwy 88 Clements, CA 95227	Sale Comp	3,951 SF	\$1,300,000	\$329.03/SF
	8	2790 Naglee Rd Tracy, CA 95304	Sale Comp	9,467 SF	\$3,600,000	\$380.27/SF
	9	2401 E Orangeburg Ave Modesto, CA 95355	Sale Comp	3,150 SF	\$1,225,000	\$388.89/SF
	10	2401 E Orangeburg Ave Modesto, CA 95355	Sale Comp	2,400 SF	\$1,121,250	\$467.19/SF
	11	2816 McHenry Ave Modesto, CA 95350	Sale Comp	1,590 SF	\$900,000	\$566.04/SF

PRICE/SF SUMMARY

SUBJECT LISTING POSITION

\$272.03/SF

Calculated as \$1,775,000 ÷ 6,525 SF

COMP RANGE

\$293.33/SF - \$566.04/SF

Range across 11 selected sale comparables

AVERAGE / MEDIAN

\$408.36/SF / \$388.89/SF

Average and median price/SF of the 11-comp set

PRICING POSITION

The subject is offered at **\$1,775,000**, or approximately **\$272.03/SF**, which is below the selected comparable range of approximately **\$293/SF to \$566/SF**. While each comparable differs by location, condition, tenancy, improvements, and sale circumstances, the subject's pricing may provide a compelling entry point for a buyer seeking a built-out restaurant property with additional site control.

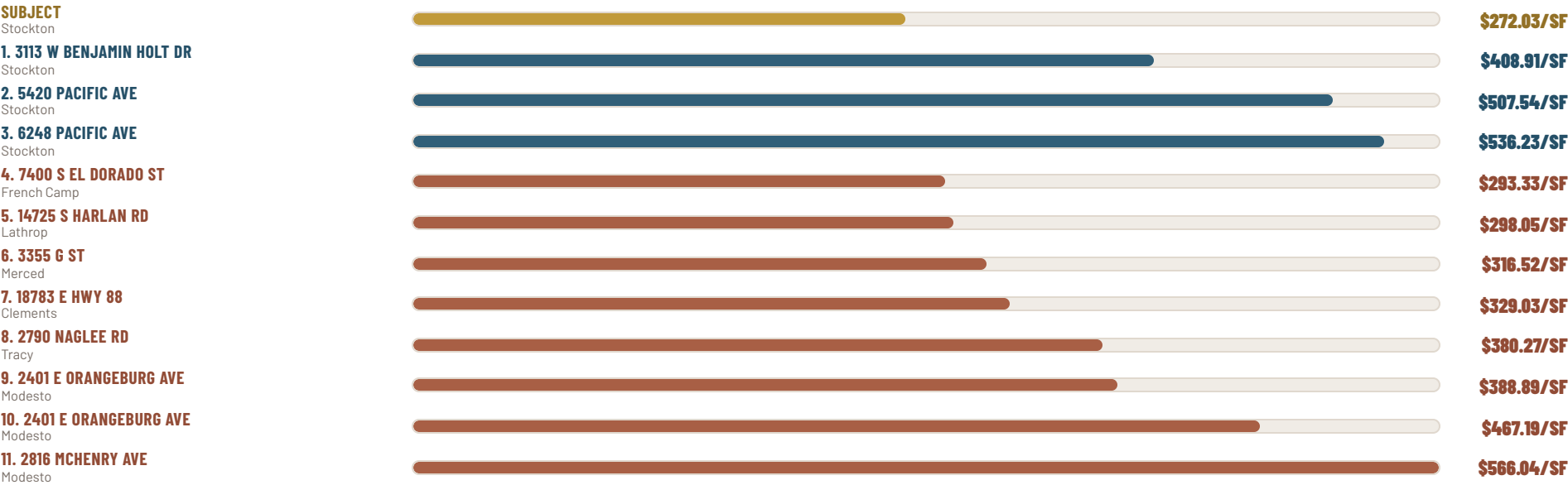
VALUE BEYOND THE SHELL

The offering includes existing restaurant FF&E, kitchen/bar infrastructure, outdoor seating, an additional parking lot parcel, vacant delivery, two-suite flexibility, and Type 47 liquor license. Buyer to independently verify all comparable sale information and assumptions.

PRICE/SF COMPARISON

Bar values use the exact price/SF shown in the comp table. Subject is shown for reference and is not included in the comp average, median, or range.

Subject Stockton Other



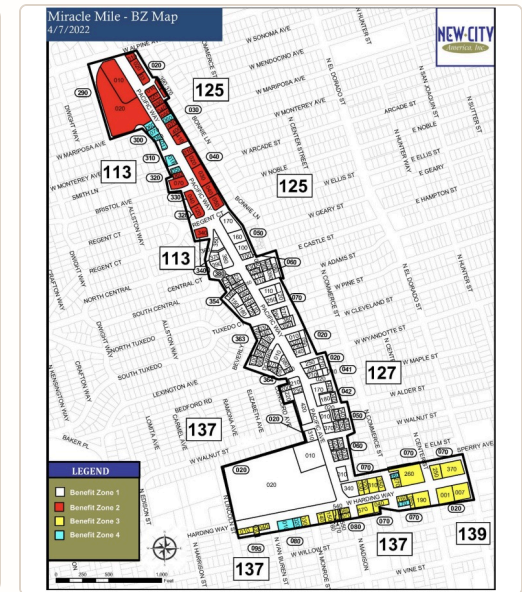
04

LOCATION & AREA OVERVIEW

Miracle Mile corridor, Stockton location context, and demographic support for the subject property.

CENTRAL STOCKTON / MIRACLE MILE

MIRACLE MILE LOCATION ADVANTAGE



Located along **Pacific Avenue in Stockton's walkable Miracle Mile district**, 1924 & 1926 Pacific Ave benefits from one of the city's most recognizable neighborhood commercial corridors. The Miracle Mile is known for its mix of restaurants, specialty shops, boutiques, coffeehouses, outdoor dining, services, entertainment, nightlife, and local events, creating a district environment that can support both destination visits and neighborhood-driven customer activity.

The property is also located down the street from **University of the Pacific** and **Stockton School for Adults**, adding proximity to nearby education, student, staff, and community-oriented traffic generators. For a restaurant, bar, lounge, or hospitality operator, this nearby institutional presence may help support daytime activity, lunch demand, evening visits, private events, and repeat customer traffic.

For a retail, restaurant or hospitality operator, the Miracle Mile offers more than frontage — it offers identity, visibility, and customer experience. The corridor's pedestrian-friendly setting, small-business character, nearby parking, and event-oriented atmosphere can help support customer awareness, repeat visits, evening activity, private events, and broader food-and-beverage programming.

The district includes **more than 150 retail, dining, service, and professional businesses**, creating a strong commercial ecosystem around the subject property. Its historic identity and local character help make the Miracle Mile a recognizable destination within Stockton, rather than a standard commercial strip.

Miracle Mile also benefits from ongoing public and community investment, including funding and planning for **pedestrian crossing upgrades, public safety improvements, accessibility enhancements, lighting, and corridor revitalization**. These improvements may further support the district's long-term walkability, visibility, and visitor experience.

For the subject property, the broader Miracle Mile advantage is strengthened by site-specific features: **Pacific Ave frontage, signage visibility, existing outdoor seating, private on-site parking, nearby street parking, an additional parking lot parcel, two-suite flexibility, existing FF&E, and an included Type 47 liquor license**. Together, these elements create a compelling platform for a buyer to establish, relocate, or expand a restaurant, bar, lounge, or hospitality concept within one of Stockton's established commercial districts.

WALKABLE DISTRICT IDENTITY

Dining, shopping, services, nightlife, outdoor dining, and local events.

PUBLIC IMPROVEMENT MOMENTUM

Pedestrian, public safety, accessibility, lighting, and revitalization efforts.

SUBJECT PROPERTY ADVANTAGE

Frontage, parking, outdoor seating, FF&E, and Type 47 liquor license.

STOCKTON MARKET OVERVIEW

SAN JOAQUIN COUNTY

REGIONAL HUB WITH PORT, HIGHWAY & LOGISTICS STRENGTH

Stockton is one of the Central Valley's most established regional cities and a major business hub within San Joaquin County. The City of Stockton identifies Stockton as home to nearly **320,000 residents** and the **11th largest city in California**, with access to Highway 99, Interstate 5, land, air, water, and rail connectivity.

A key strength of Stockton is its multi-modal transportation infrastructure. The city is supported by the Port of Stockton, Stockton Metropolitan Airport, major highway access, and freight rail service, giving Stockton a stronger regional position than many inland Central Valley markets. San Joaquin County also identifies Highway 99 and Interstate 5 as main commerce arteries, while Interstates 580 and 205 provide access toward Silicon Valley and the San Francisco Bay Area.

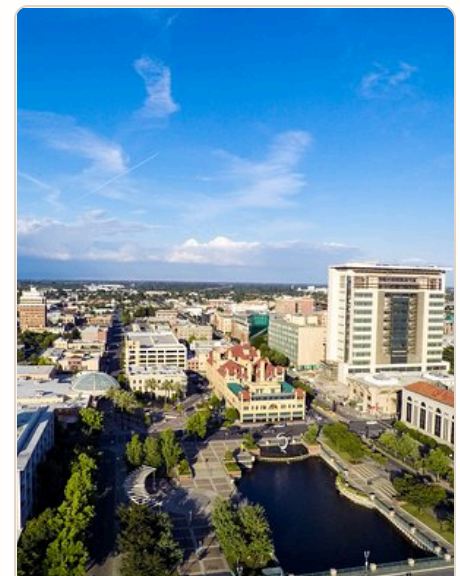
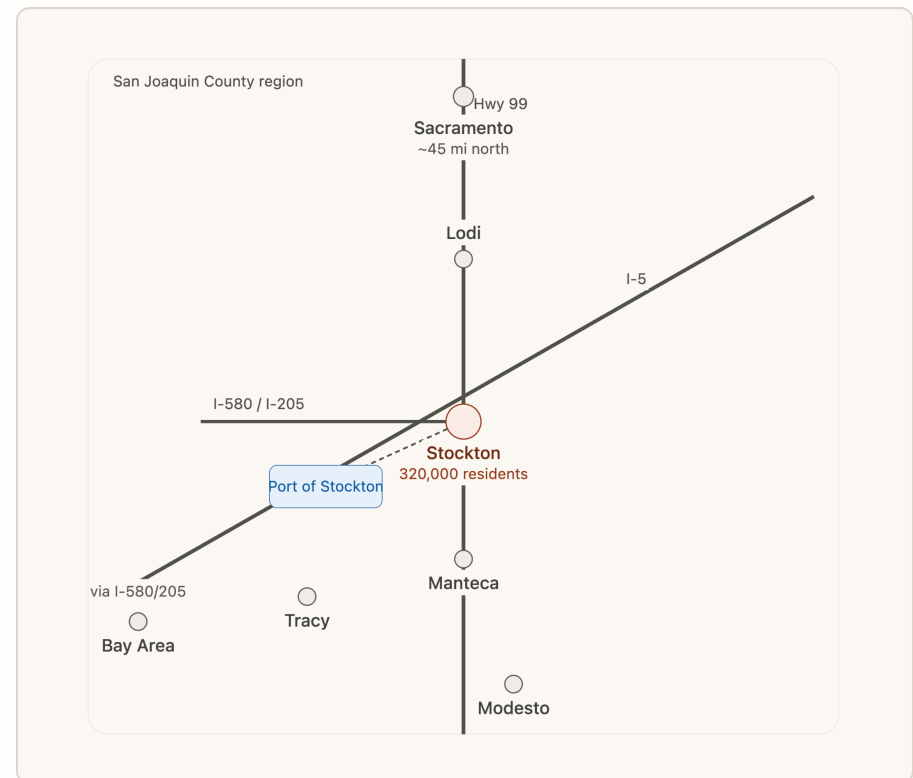
The Port of Stockton is one of the city's most important economic assets. The Port describes itself as a unique inland port on the Delta of the San Joaquin River, offering domestic and international distribution by ship, rail, or freight and connecting local and regional economies with global markets.

The Port provides meaningful industrial scale, with approximately **2,000 acres of operating real estate**, more than **7.7 million SF of covered warehouse space**, **50 miles of railroad track**, and more than **2 linear miles of dockage**. This infrastructure supports Stockton's role as a goods-movement, logistics, warehousing, and distribution hub within Northern California.

San Joaquin County has also developed into one of the nation's strongest logistics employment markets. SJC Data reports that transportation and warehousing represented **16.52%** of total county employment in 2022, with **63,526 people** employed in the sector, and that San Joaquin County ranked **#1 nationwide in 2022** for transportation and warehousing employment share among metropolitan areas.

For a restaurant, bar, lounge, hospitality, or service-oriented owner-user, Stockton offers more than a local customer base. The city is supported by population, logistics employment, port activity, highway access, airport access, rail connectivity, nearby education anchors, and established commercial corridors.

Sources reviewed: City of Stockton, Port of Stockton, San Joaquin County, and SJC Data. Buyer to independently verify all market data and assumptions.



DEMOGRAPHIC DETAIL

POPULATION

METRIC	2 MILES	5 MILES	10 MILES
2025 Population	82,544	338,900	446,353
2030 Population Projection	86,024	352,524	464,877
Annual Growth 2020–2025	1.0%	0.8%	0.9%
Annual Growth 2025–2030	0.8%	0.8%	0.8%
Median Age	35	34.9	35.8
Bachelor's Degree or Higher	15%	14%	16%
U.S. Armed Forces	38	111	132

HOUSEHOLDS & HOUSING

METRIC	2 MILES	5 MILES	10 MILES
2025 Households	28,520	105,277	137,311
2030 Household Projection	29,840	109,712	143,283
Annual Growth 2020–2025	1.2%	1.0%	1.2%
Annual Growth 2025–2030	0.9%	0.8%	0.9%
Owner Occupied Households	11,245	54,453	77,418
Renter Occupied Households	18,595	55,259	65,865
Avg Household Size	2.7	3.1	3.1
Avg Household Vehicles	2	2	2
Median Home Value	\$368,487	\$407,375	\$445,455
Median Year Built	1957	1974	1979
Total Specified Consumer Spending	\$759.1M	\$3.3B	\$4.6B

INCOME

METRIC	2 MILES	5 MILES	10 MILES
Avg Household Income	\$77,261	\$92,379	\$100,905
Median Household Income	\$59,467	\$72,144	\$79,367



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