

# FOR SALE

# 6653 EMBARCADERO DR.

# STOCKTON, CA

- STREET VISIBLE BUILDING SIGNAGE AVAILABLE
- CONTACT SUZANNE GRANDE FOR MORE INFORMATION

Building Size: ±10,858 SF  
**SALE PRICE: \$2,100,000.00**



The information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty or representation is made as to the accuracy or completeness thereof. Prospective purchasers should conduct their own independent investigation and due diligence regarding the property and all matters related thereto.  
This Offering Memorandum is intended solely for informational purposes and does not constitute an offer to sell or a solicitation of an offer to buy the property.

**FOR MORE INFORMATION  
CONTACT:**

**P**  **RTNERS**  
**COMMERCIAL**

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**Suzanne@Partnersreinc.com**

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# 6653 EMBARCADERO DR.

# STOCKTON, CA

Building Size: ± 10,858 SF

## Property Overview

Embarcadero West presents an opportunity to acquire a professionally positioned office investment property located at 6653 Embarcadero Drive in Stockton, California. The property consists of approximately **10,858 square feet** and is being offered at an asking price of **\$2,100,000**.

This offering provides investors with the opportunity to acquire a stabilized office asset with projected rental growth and long-term income potential in one of Stockton's established commercial corridors.

## Investment Highlights

- ±10,858 Square Foot Office Building
- Strategic Stockton, California Location
- Projected Market Rents of Approximately \$1.75/SF Monthly
- Strong Long-Term Rental Growth Potential
- Attractive Projected Cash Flow
- Professional Office Environment
- Opportunity for Owner/User or Investor
- Projected NOI Growth Through 2029

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## 6653 EMBARCADERO DR.

### STOCKTON, CA

#### PROPERTY SUMMARY

Property Name: Embarcadero West

Address: 6653 Embarcadero Drive, Stockton, CA

Building Size: ±10,858 SF

Asking Price: \$2,100,000

Price Per Square Foot: Approximately \$193.41/SF

Property Type: Office Building

Market Lease Rate Approx.: \$1.75/SF Monthly

#### Projected Revenue

Based upon projected market rental rates of approximately \$1.75 per square foot monthly, the property is projected to generate the following income:

Year Gross Scheduled Income

2026 \$228,900

2027 \$235,767

2028 \$242,840

2029 \$250,125

Vacancy assumptions are projected at approximately 5% beginning in 2026

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#### Projected Net Operating Income

| Year | NOI       |
|------|-----------|
| 2026 | \$126,205 |
| 2027 | \$130,904 |
| 2028 | \$135,762 |
| 2029 | \$140,784 |

#### Expense Overview

##### Projected operating expenses include:

- Property Taxes
- Insurance
- Repairs & Maintenance
- Electrical
- Gas
- Garbage
- Water
- Sewer
- Landscaping
- Janitorial

Projected total expenses for 2026 are estimated \$91,250.00

#### Income Growth Potential

The property's projected annual rental increases provide investors with the opportunity for:

- Increasing annual cash flow
- Long-term appreciation potential
- Inflation hedge characteristics
- Stable office income opportunity

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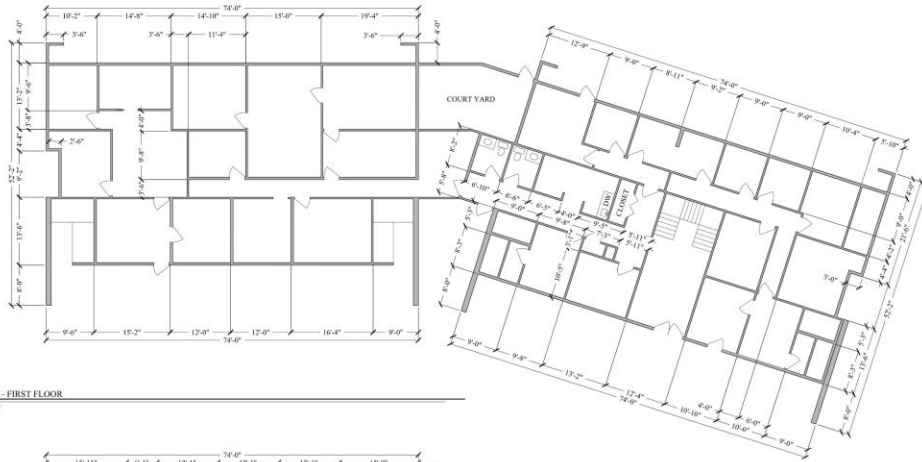
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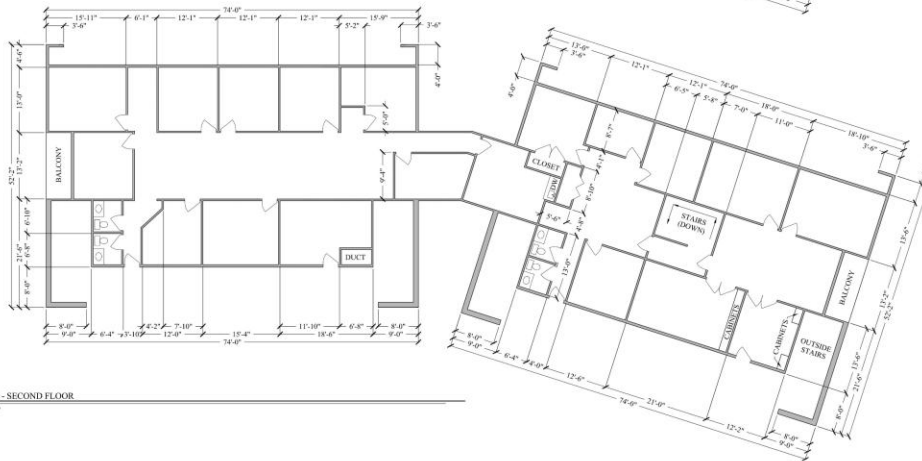
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## 6653 EMBARCADERO DR

### STOCKTON, CA



FLOOR PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"



FLOOR PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

PREPARED FOR:  
6653 EMBARCADERO DRIVE  
STOCKTON, CA 95219

PREPARED BY:  
**Wynan Construction**

FIRST AND SECOND  
FLOOR PLAN

SHEET NO.  
01 OF 01

FOR MORE INFORMATION  
CONTACT:

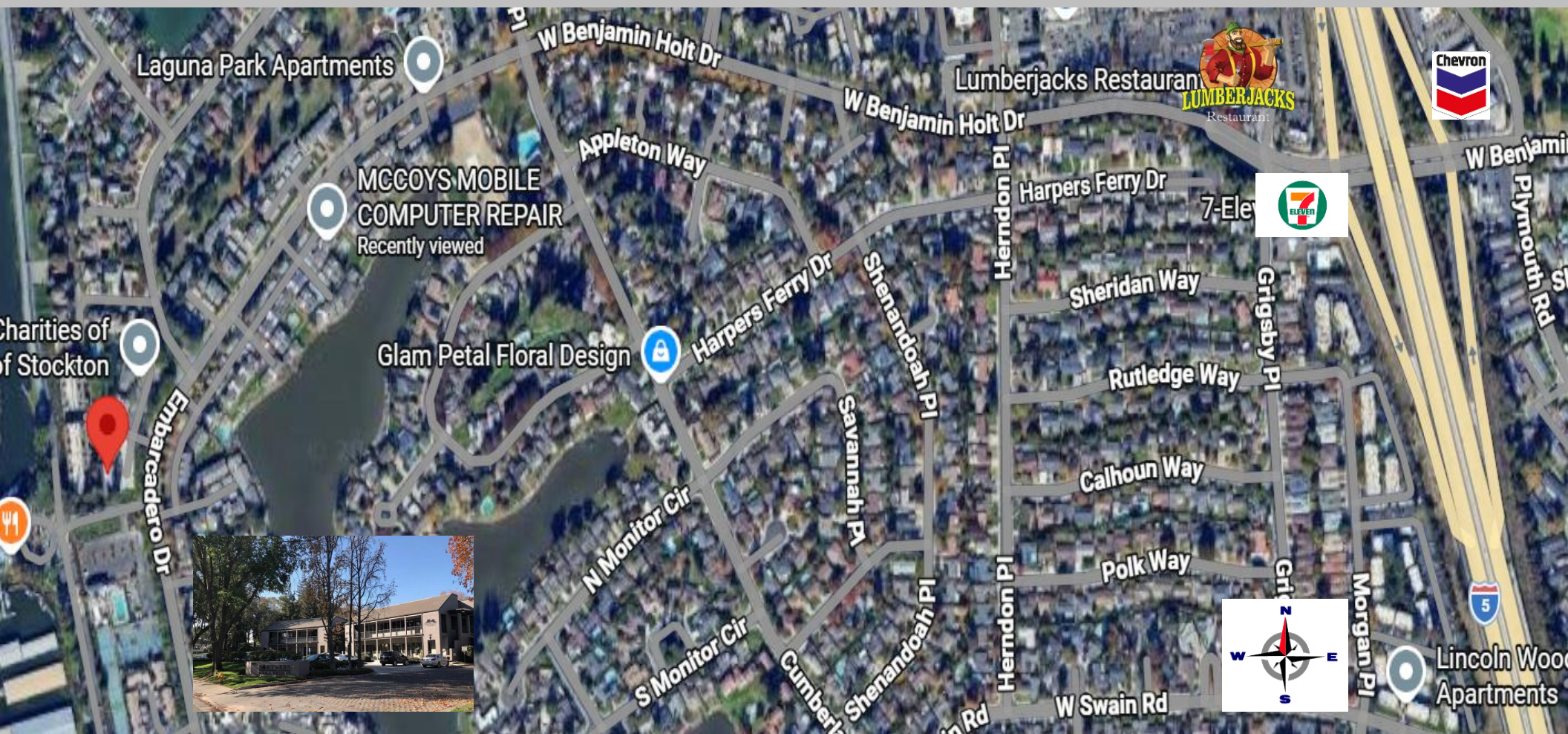
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