

132 E. Lafayette Street  
Stockton, California



## ***CALLING ALL CONTRACTORS!***

**Here's a chance to own a  
piece of Stockton's history**

Bring your tool belt—lots of  
possibilities for this 3-story  
commercial building

Large ground floor space for  
market, program space, bar/  
lounge, etc.

Two upper floors to renovate  
for residential apartments

***Priced to Sell!***

**\$265,000.00**

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## BUILDING STATISTICS

- **PRICED TO SELL @ \$265,000.00**
- Three above-ground stories of  $\pm 3,000$  SF per floor
- Total square footage,  $\pm 9,000$  SF
- Lot size— $\pm 3,300$  SF (0.08 ac)
- Income from Billboard
- Lot next door is currently for sale
- Property is in the historic Little Manila District
- Historic building codes allow enormous construction flexibility and benefits
- City of Stockton façade grant can be used to beautify the Main Street frontage
- Major investments have been made in Downtown Stockton
- High demand for residential units of all types

|                 |                                |
|-----------------|--------------------------------|
| Purchase Price: | \$265,000.00 (\$29/sf)         |
| APN:            | #149-063-020                   |
| Lot Size:       | $\pm 3,300$ SF                 |
| Building Size:  | $\pm 9,000$ SF on three floors |
| Zoning:         | CD, Commercial Downtown        |



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## A Bit of History

This three-story brick structure was built in 1925 by Hata Kumamoto, who had immigrated to Stockton's Japanese Quarter from Shimizu, Japan in 1906.

Between 1906 and the mid 1920's, Stockton was home to the largest Japan-town in the United States as a result of massive immigration from agricultural regions of the industrializing Japanese Empire. The Alien Land Law of 1913 barred immigrants from Asia from purchasing land.

In 1920 this law was updated to prevent lease agreements of more than three years. These laws, which passed through the California legislature, were primarily directed at a burgeoning Japanese business class in the wealthy trade cities of Stockton, Sacramento, San Francisco, and Los Angeles, as well as at preventing Japanese influence in the agricultural industries of the California Delta. Based on data from Polk City Directories, Mr. Kumamoto worked as a merchant. He eventually built his Hotel on behalf of his son, who was a US citizen.

**Hotel Kumamoto Ya** opened in February of 1926. The Hotel Kumamoto Ya catered to a primarily Filipino population, and eventually became a nucleus of Stockton's Little Manila. In 1924, US Congress passed the National Origins Act, popularly known as the Asian Exclusion Act. Aside from setting quotas for immigrants from Southern European states, the law banned outright immigration from Asia. This provision severely curtailed the flow of low-cost labor to California's industrial agricultural regime, and led Stockton and San Francisco to begin an intensive advertising campaign to attract Filipino men. Between 1926 and 1930, over 100,000 Filipino men immigrated to California, with the largest concentration settling in Stockton, close to the asparagus fields of the Delta.



In 1930, Hata Kumamoto moved from Stockton to Acampo and opened a farm. From that point until 1964, Kumamoto and his son left the management of the hotel to Mr. Michael Ontalus, who rechristened the establishment as the Mariposa Hotel.

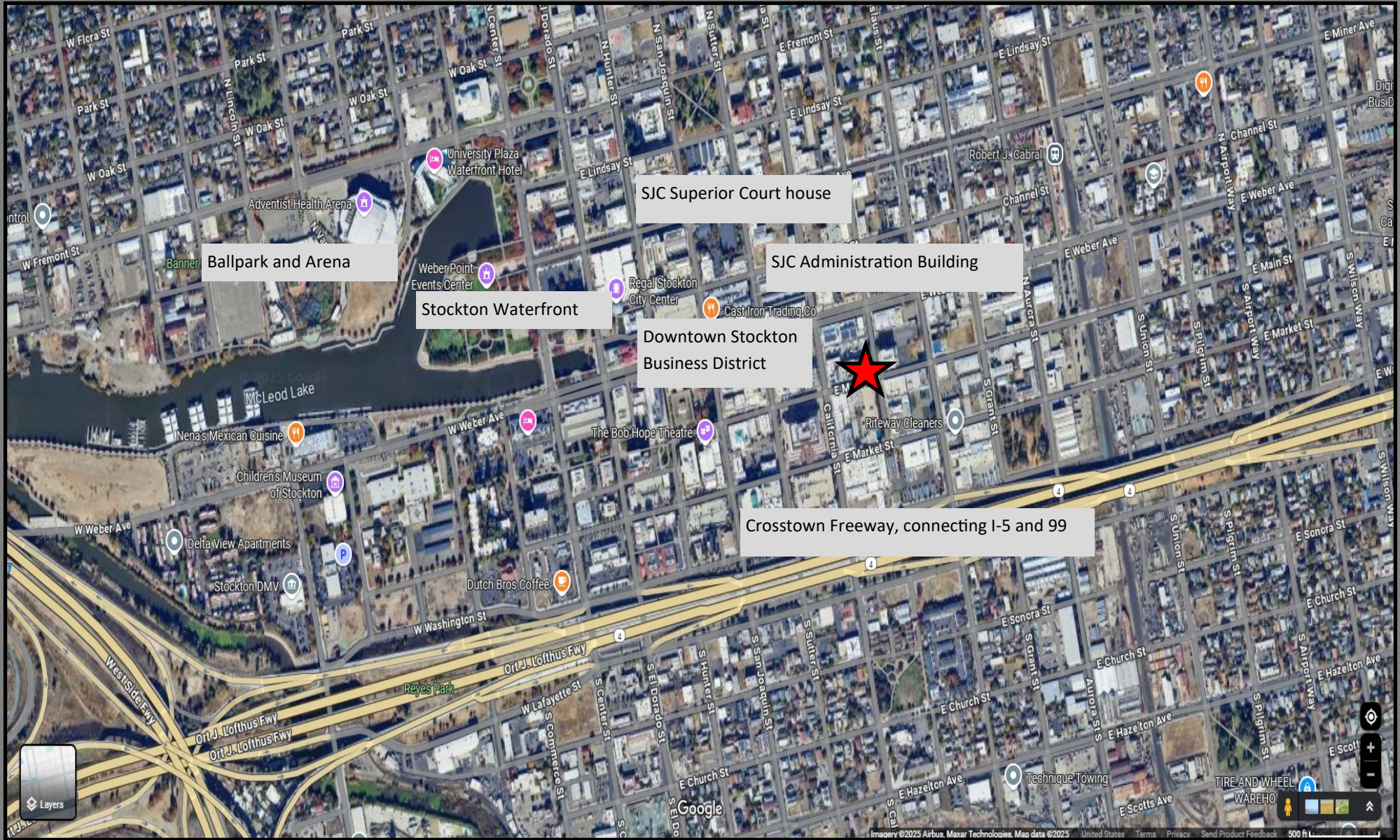
**The Mariposa Hotel** would become one of the beating hearts of Stockton's Little Manila, catering to hundreds of Filipino men in the 1930's, '40s, and '50s.



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