

6006 N El Dorado St

6006 N El Dorado St, Stockton, CA 95207



Albert Martinez

J. Peter Realtors
1202 Tully Rd, Modesto, CA 95350
albert@jp-realtors.com
(209) 321-2415



6006 N El Dorado St

\$1,249,500

Prime Commercial Building For Sale – High Visibility Location

6006 N El Dorado St., Stockton, CA

±5,733 SF | Nearly 1 Acre Lot | Ample Parking

Property Overview

6006 N El Dorado Street offers a rare opportunity to acquire a highly visible commercial building in one of North Stockton's most active and established corridors. With over 5,700 sq. ft. of flexible office/retail/professional space, this property is well-suited for a variety of business uses seeking strong exposure and convenience.

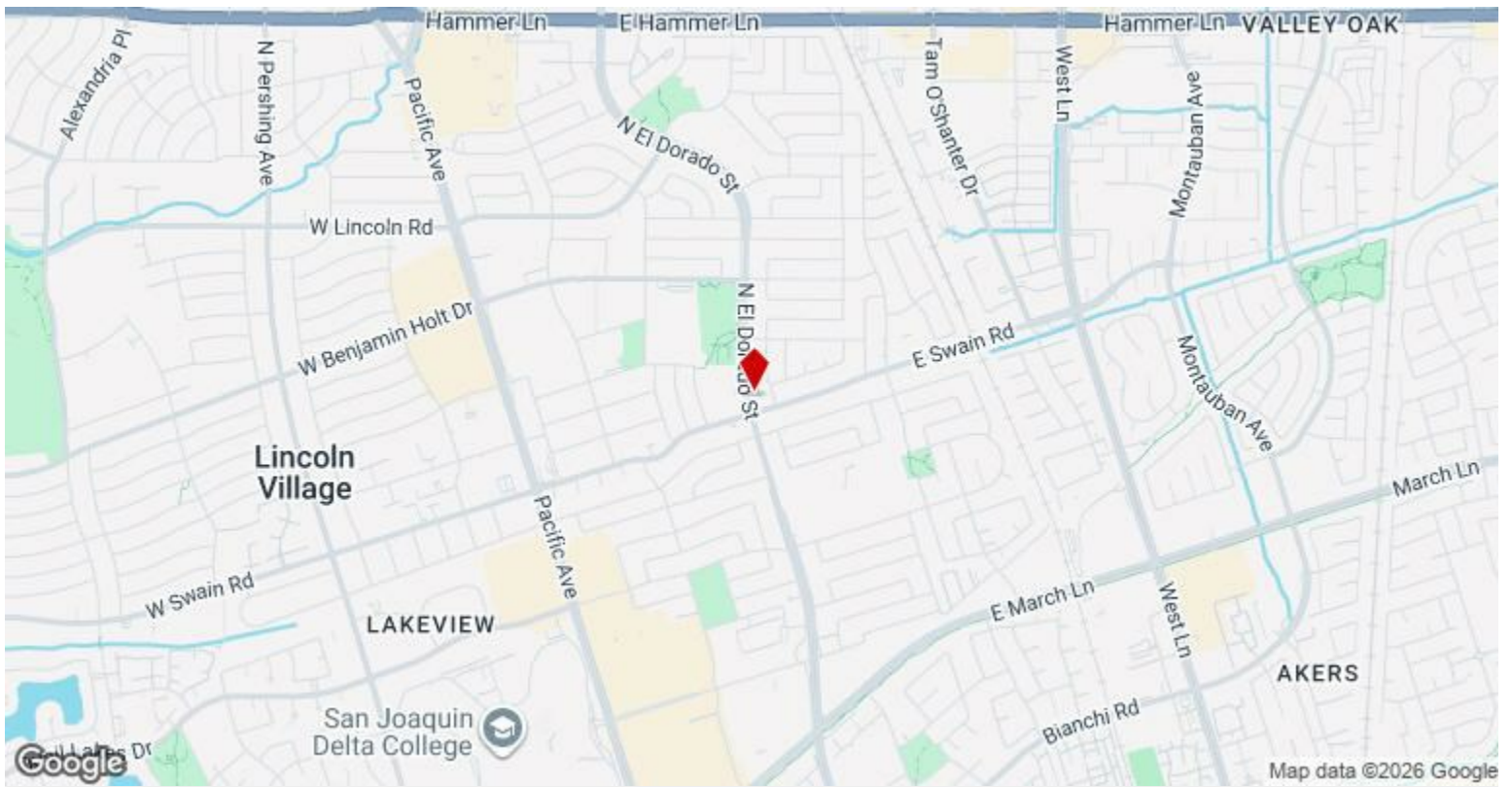
Key Features

•...

- New Roof
- New HVAC and Ducting
- All new LED lighting
- New LVP Flooring
- Newly remodeled ADA compliant restrooms
- Exceptional on-site parking



Price:	\$1,249,500
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.75 AC
Gross Building Area:	5,733 SF
Rentable Building Area:	5,733 SF
No. Stories:	1
Year Built:	1977
Tenancy:	Multi
Parking Ratio:	7.33/1,000 SF
Zoning Description:	OO
APN / Parcel ID:	081-331-14
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)



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Property Photos



6006 N El Dorado St-03



6006 N El Dorado St-04

Property Photos



6006 N El Dorado St-05

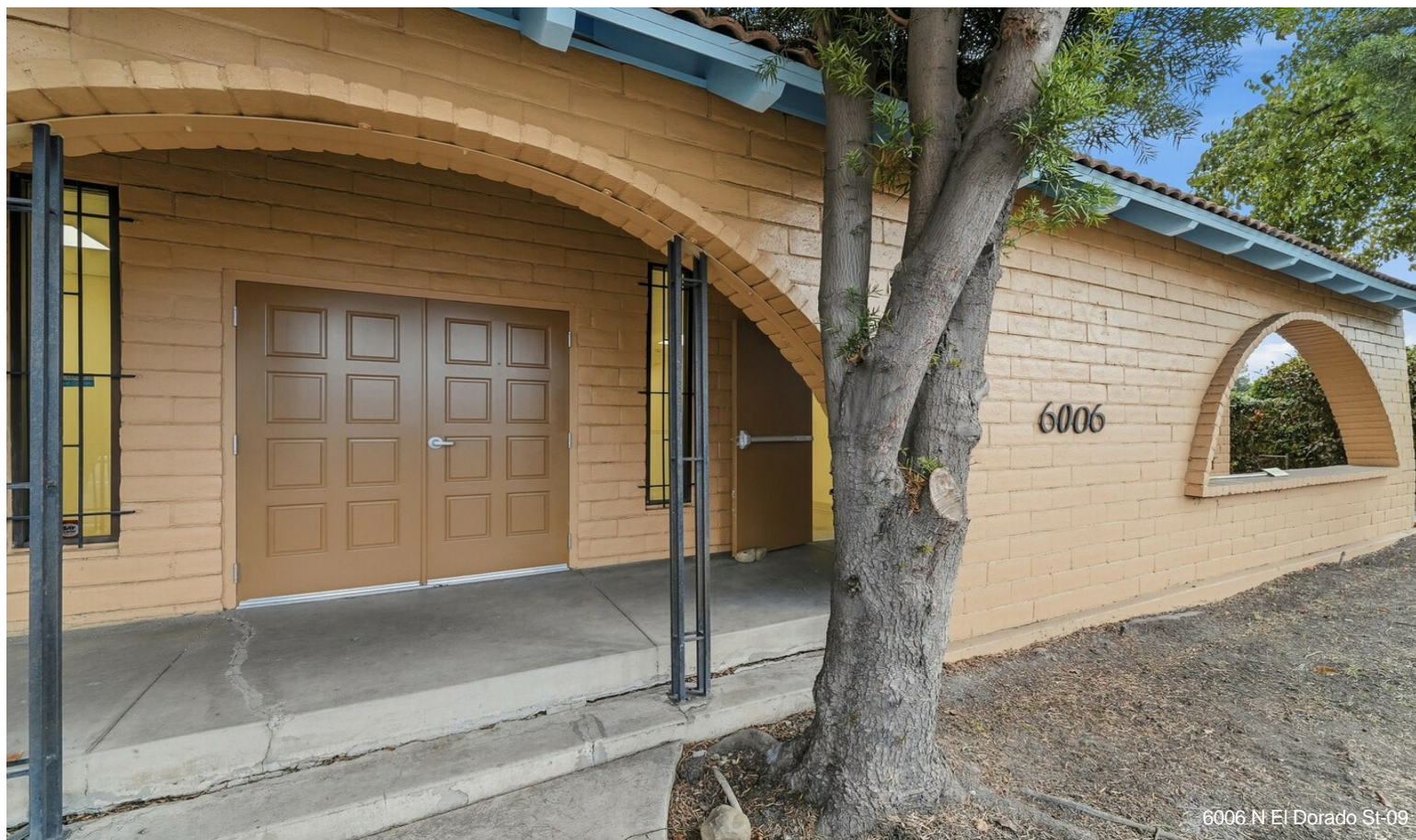


6006 N El Dorado St-06

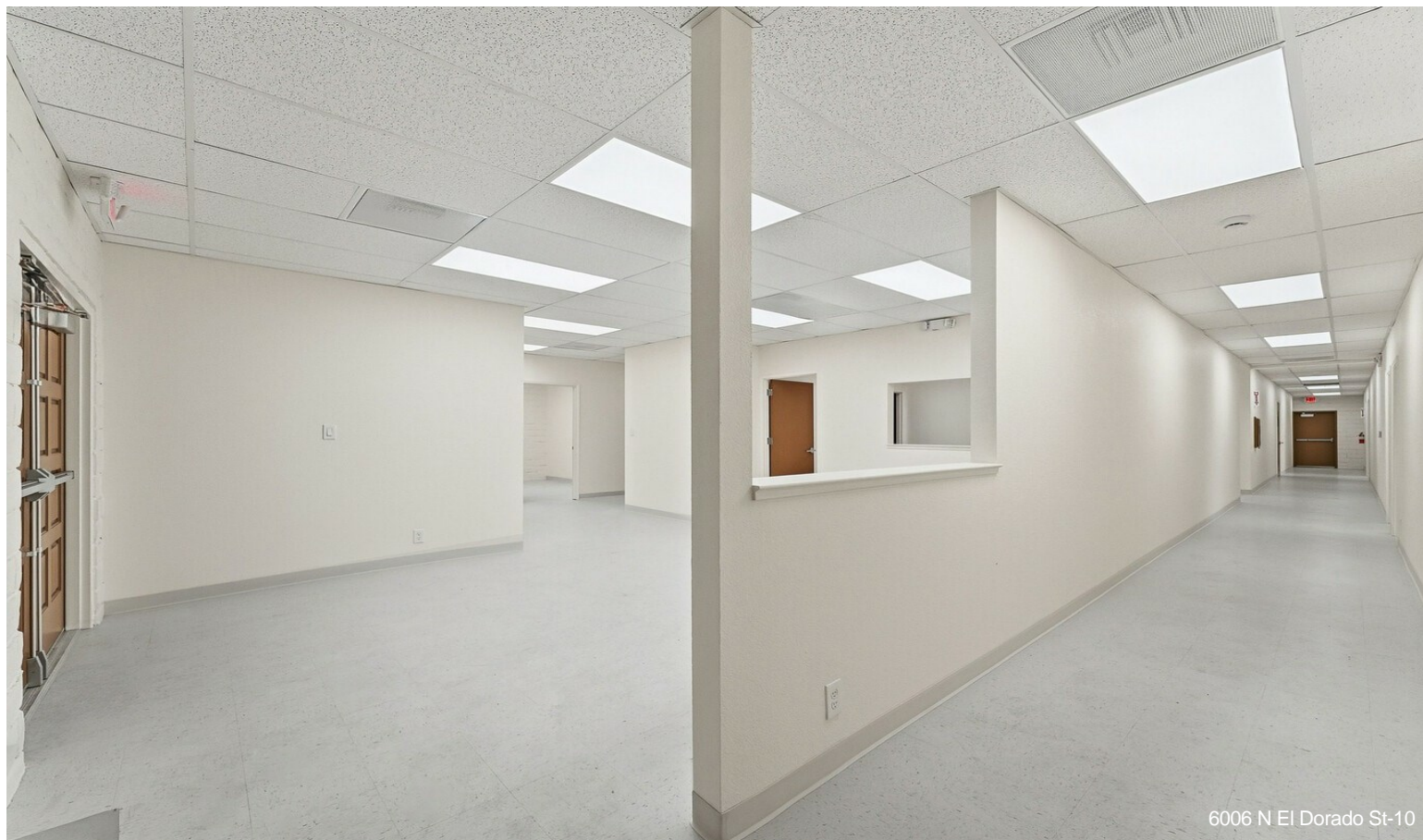
Property Photos



Property Photos



6006 N El Dorado St-09



6006 N El Dorado St-10

Property Photos



6006 N El Dorado St-11



6006 N El Dorado St-12

Property Photos



6006 N El Dorado St-13



6006 N El Dorado St-14

Property Photos

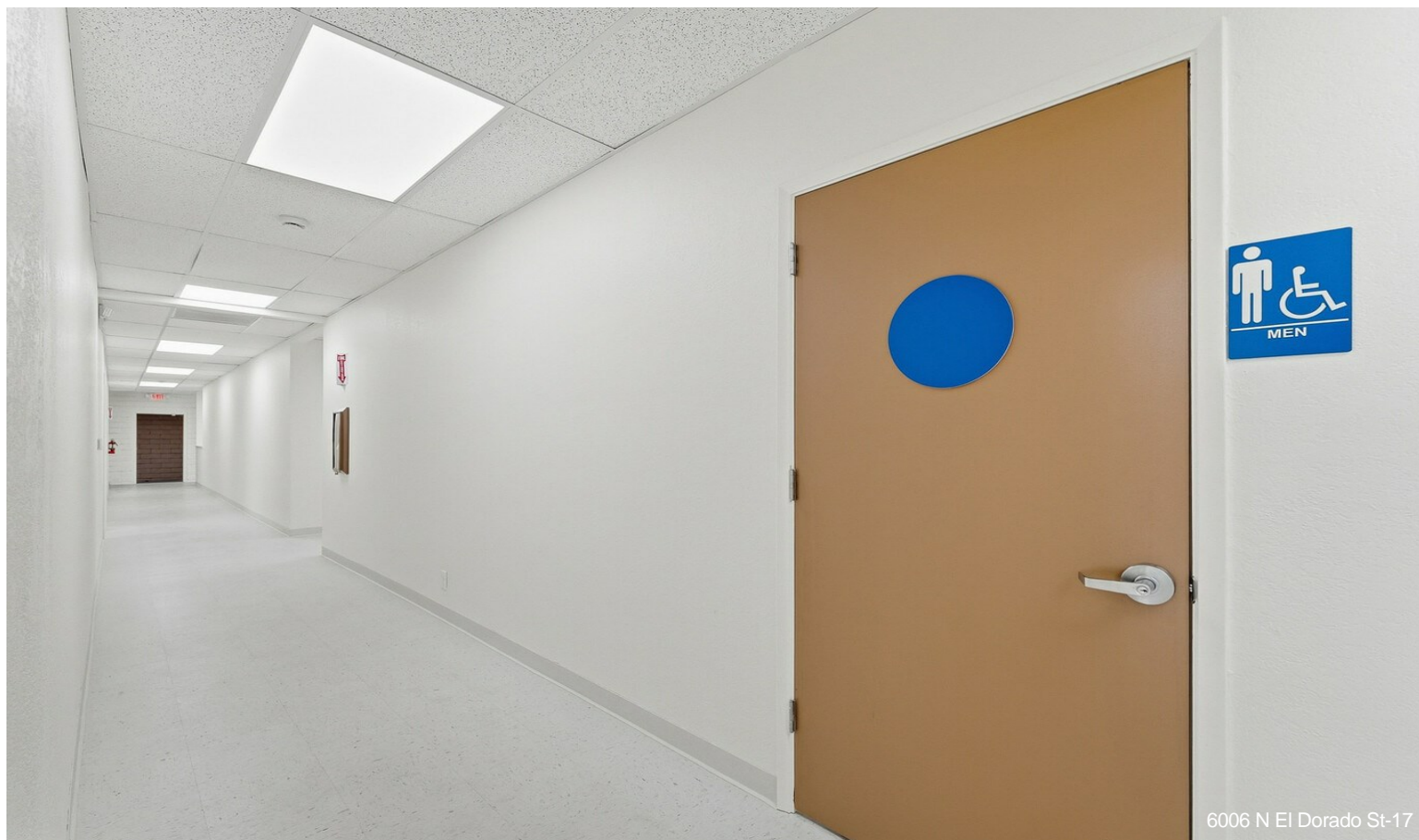


6006 N El Dorado St-15



6006 N El Dorado St-16

Property Photos



6006 N El Dorado St-17

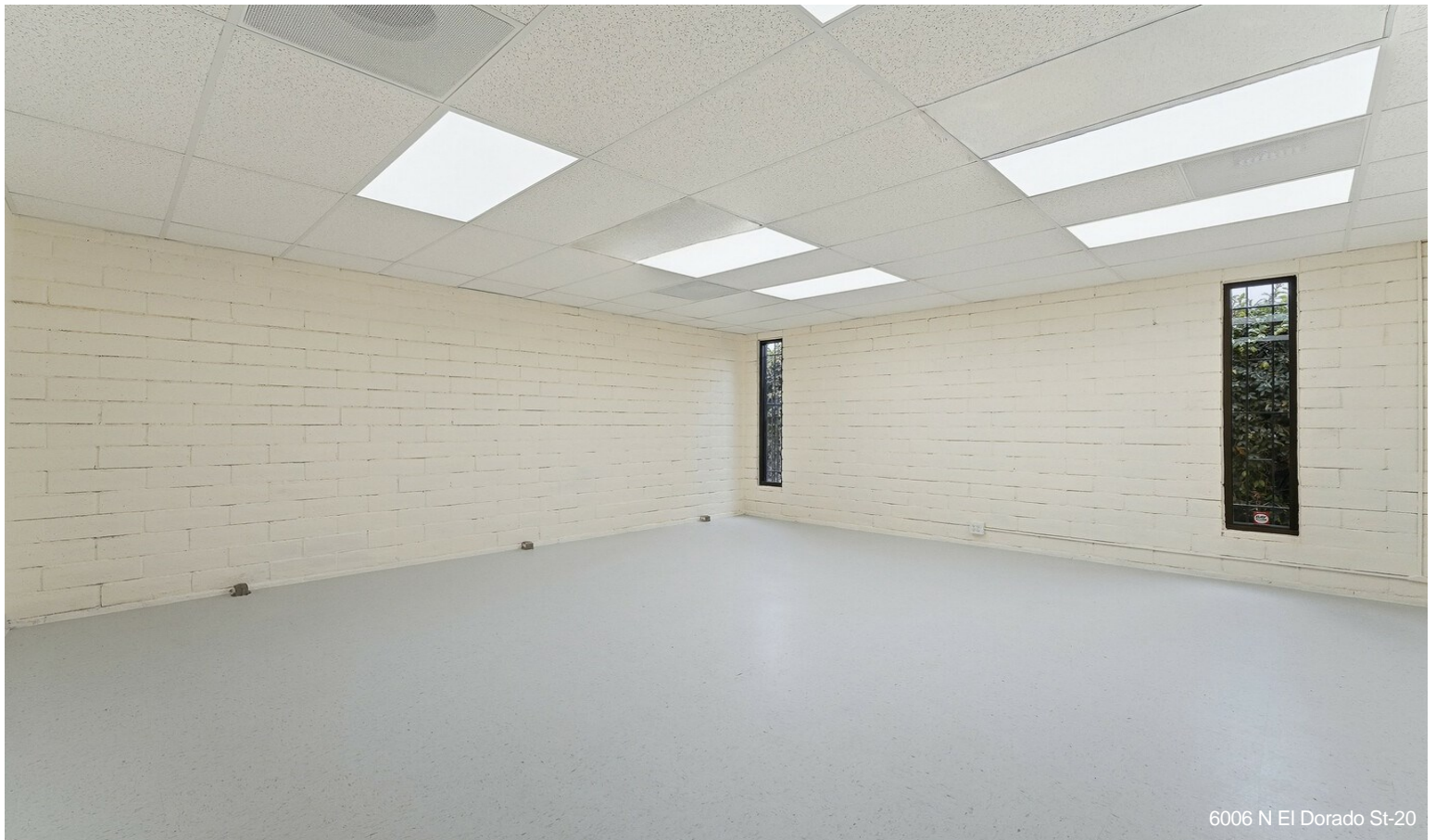


6006 N El Dorado St-18

Property Photos



6006 N El Dorado St-19



6006 N El Dorado St-20

Property Photos

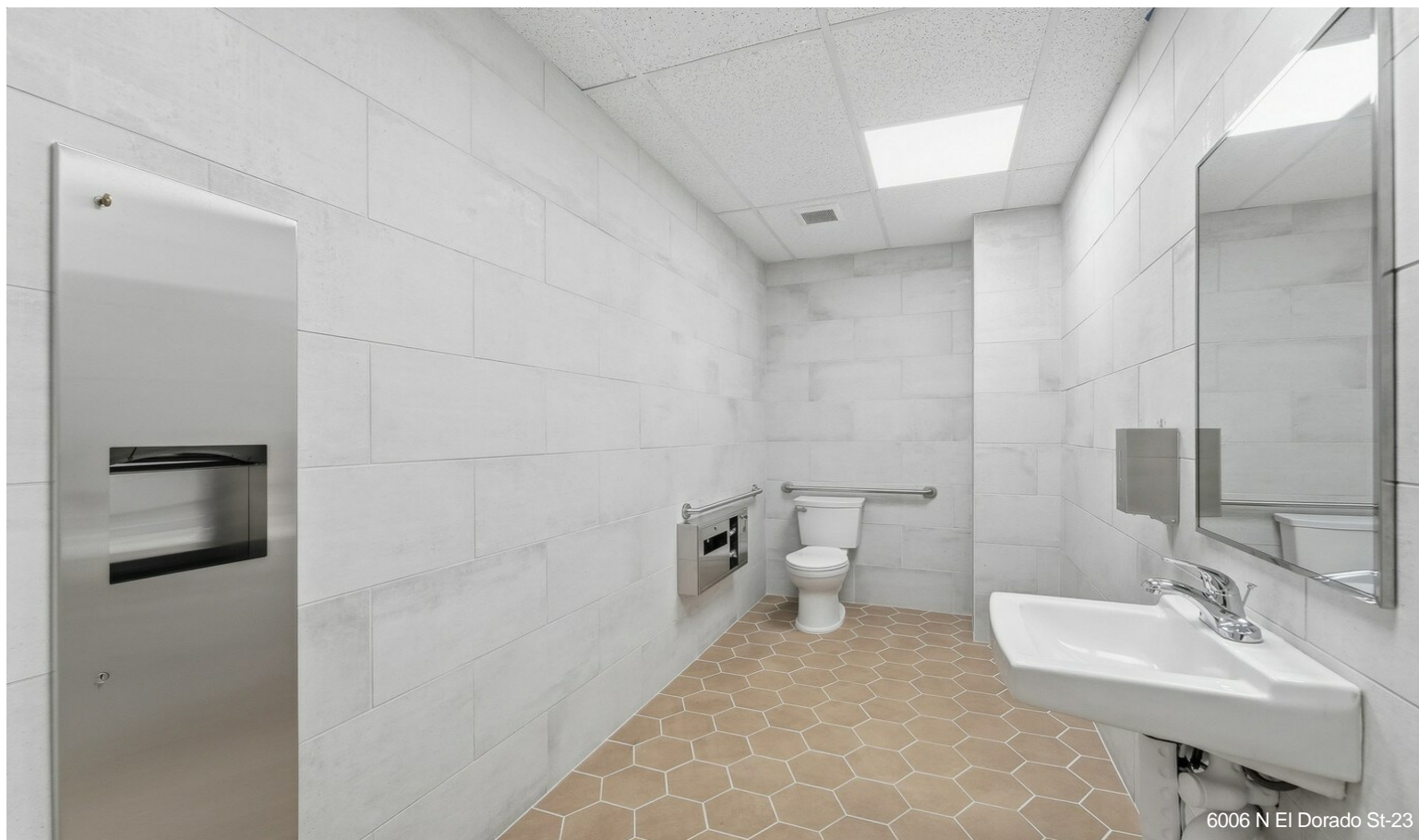


6006 N El Dorado St-21



6006 N El Dorado St-22

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Property Photos



6006 N El Dorado St-25

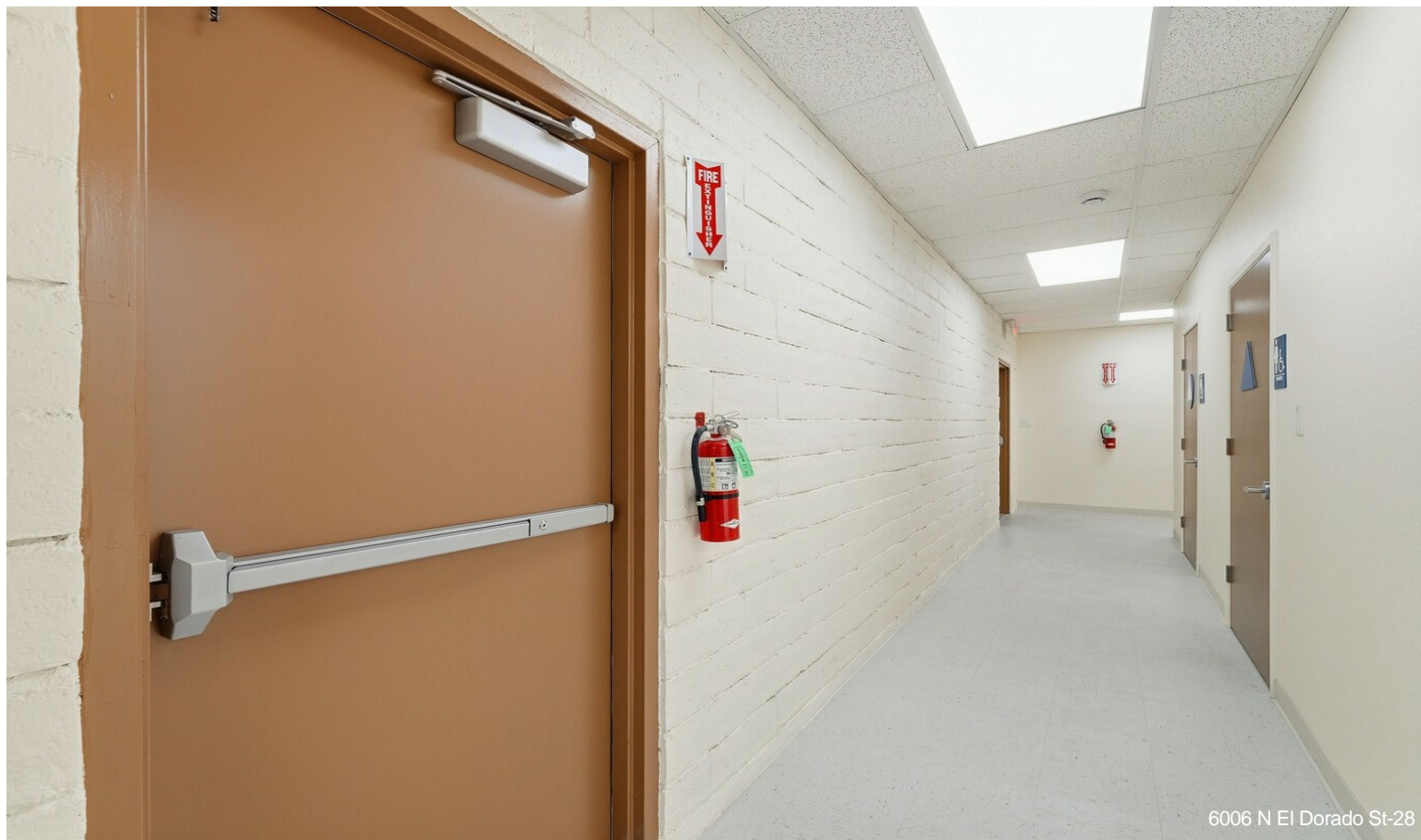


6006 N El Dorado St-26

Property Photos



6006 N El Dorado St-27

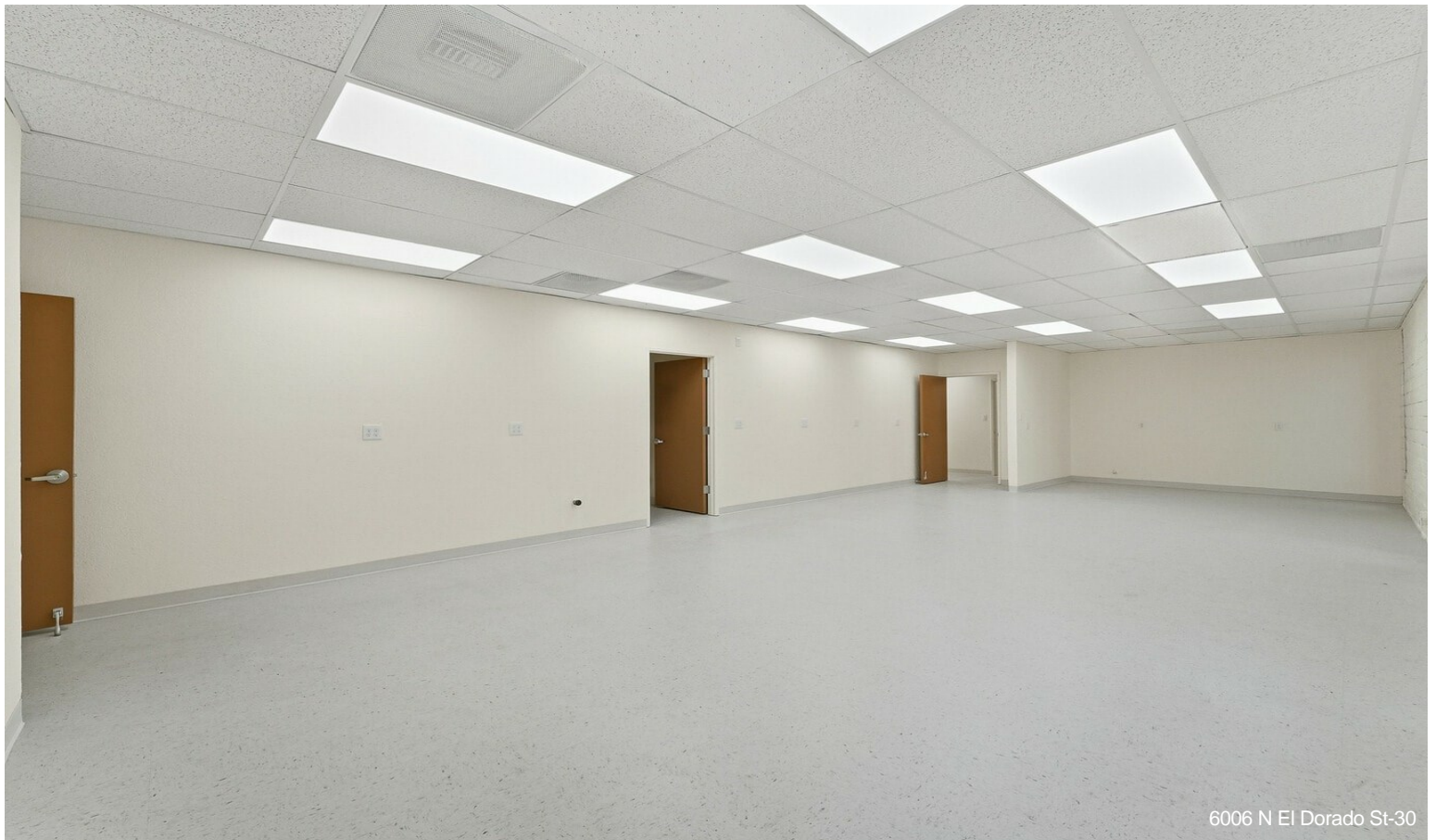


6006 N El Dorado St-28

Property Photos

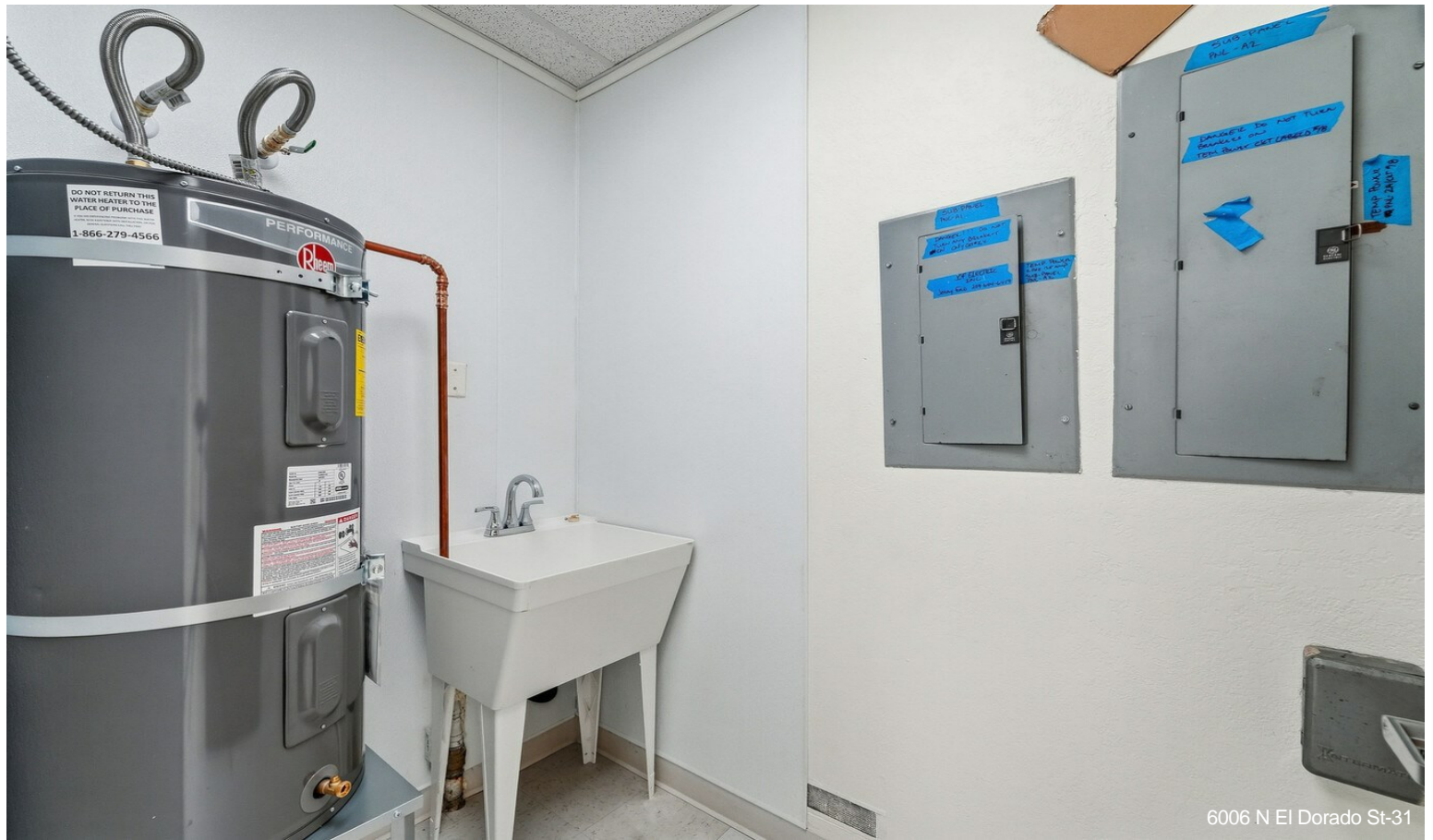


6006 N El Dorado St-29



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6006 N El Dorado St-32

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Property Photos



6006 N El Dorado St-35



6006 N El Dorado St-36

Property Photos



6006 N El Dorado St-37



6006 N El Dorado St-38

Property Photos



6006 N El Dorado St-39



6006 N El Dorado St-40

Property Photos



6006 N El Dorado St-41



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Property Photos



6006 N El Dorado St-43

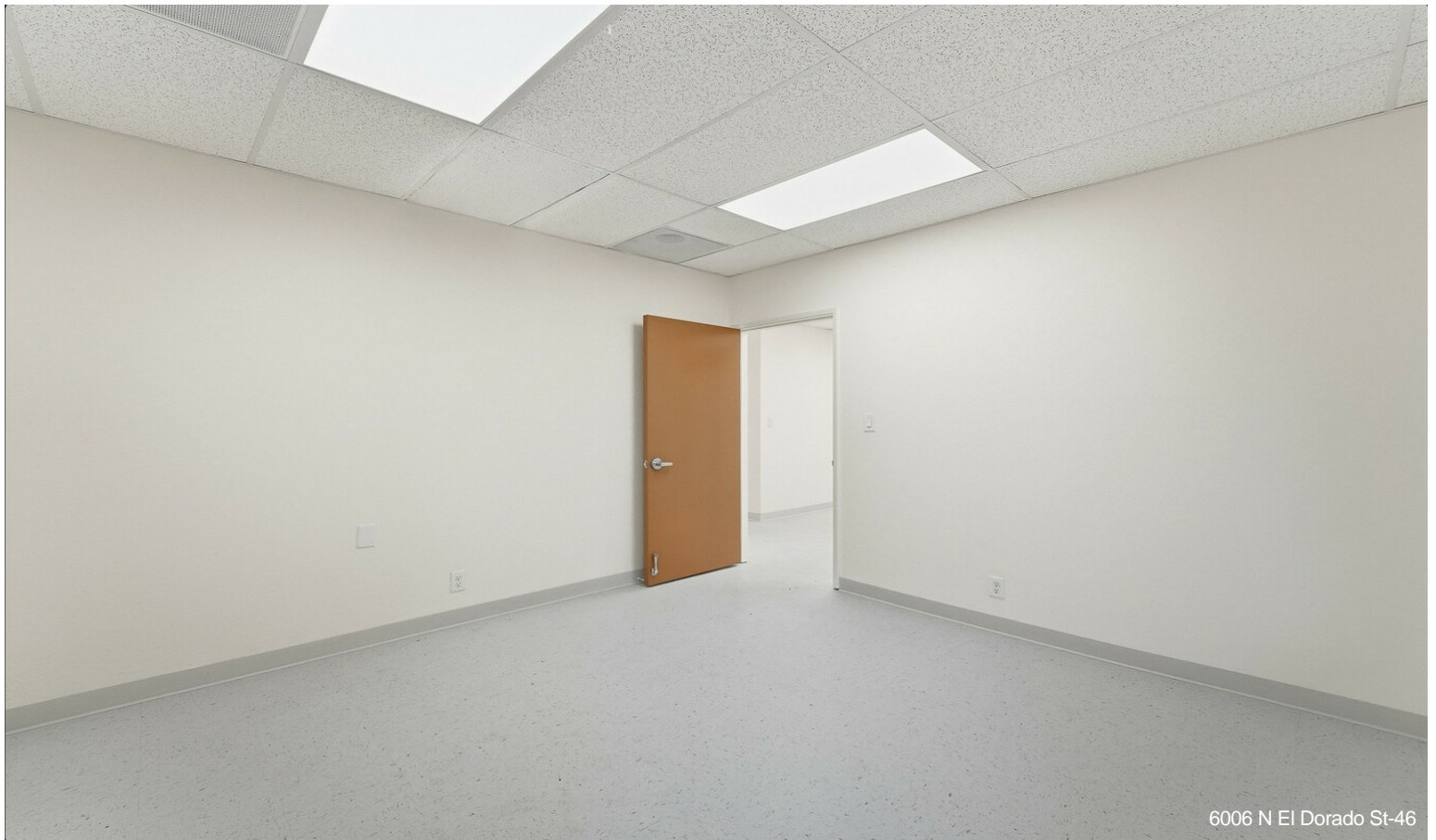


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Property Photos



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6006 N El Dorado St-46

Property Photos



Property Photos



6006 N El Dorado St-49



6006 N El Dorado St-50

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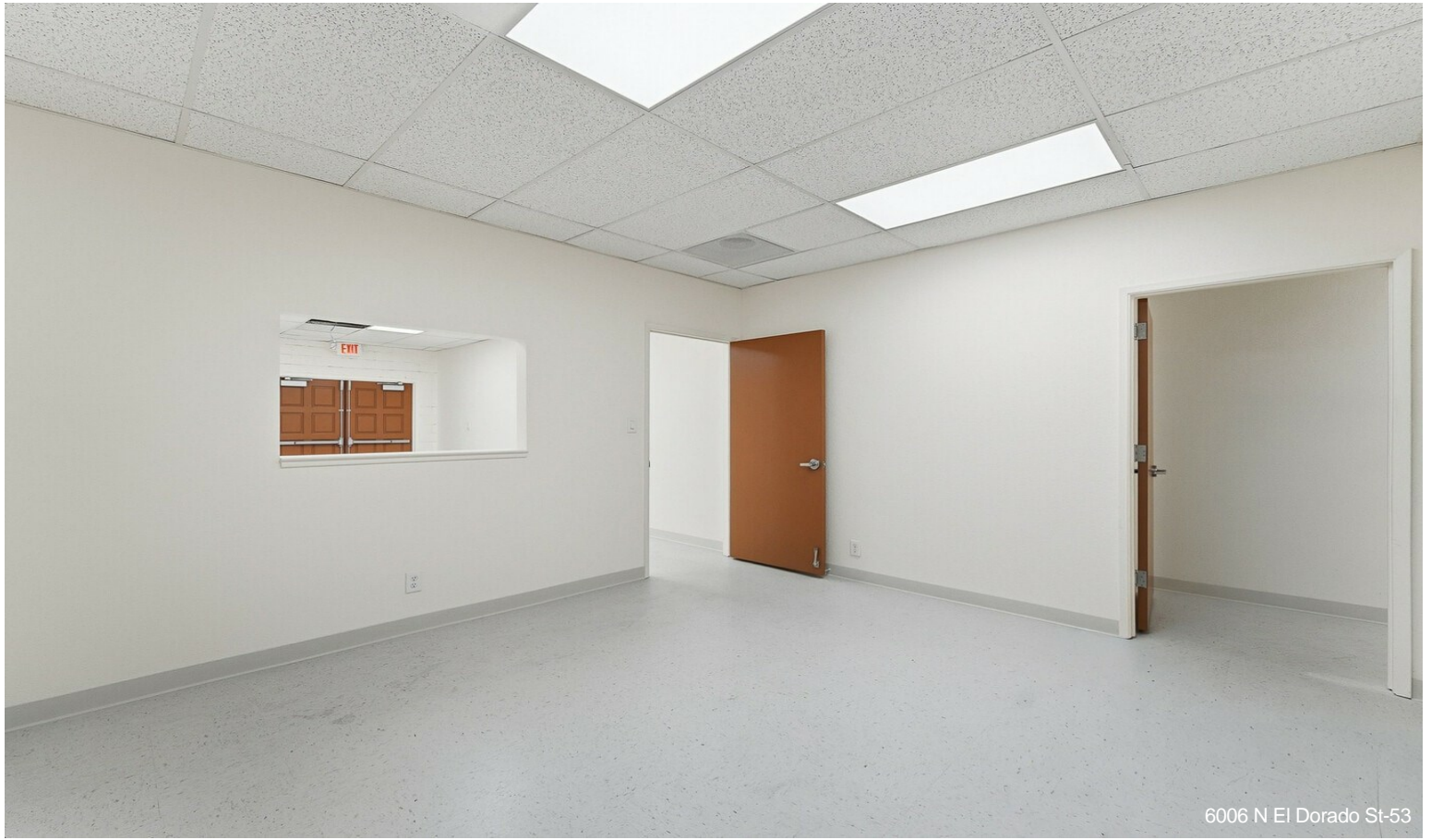


6006 N El Dorado St-51



6006 N El Dorado St-52

Property Photos



6006 N El Dorado St-53



6006 N El Dorado St-54

Property Photos



6006 N El Dorado St-55

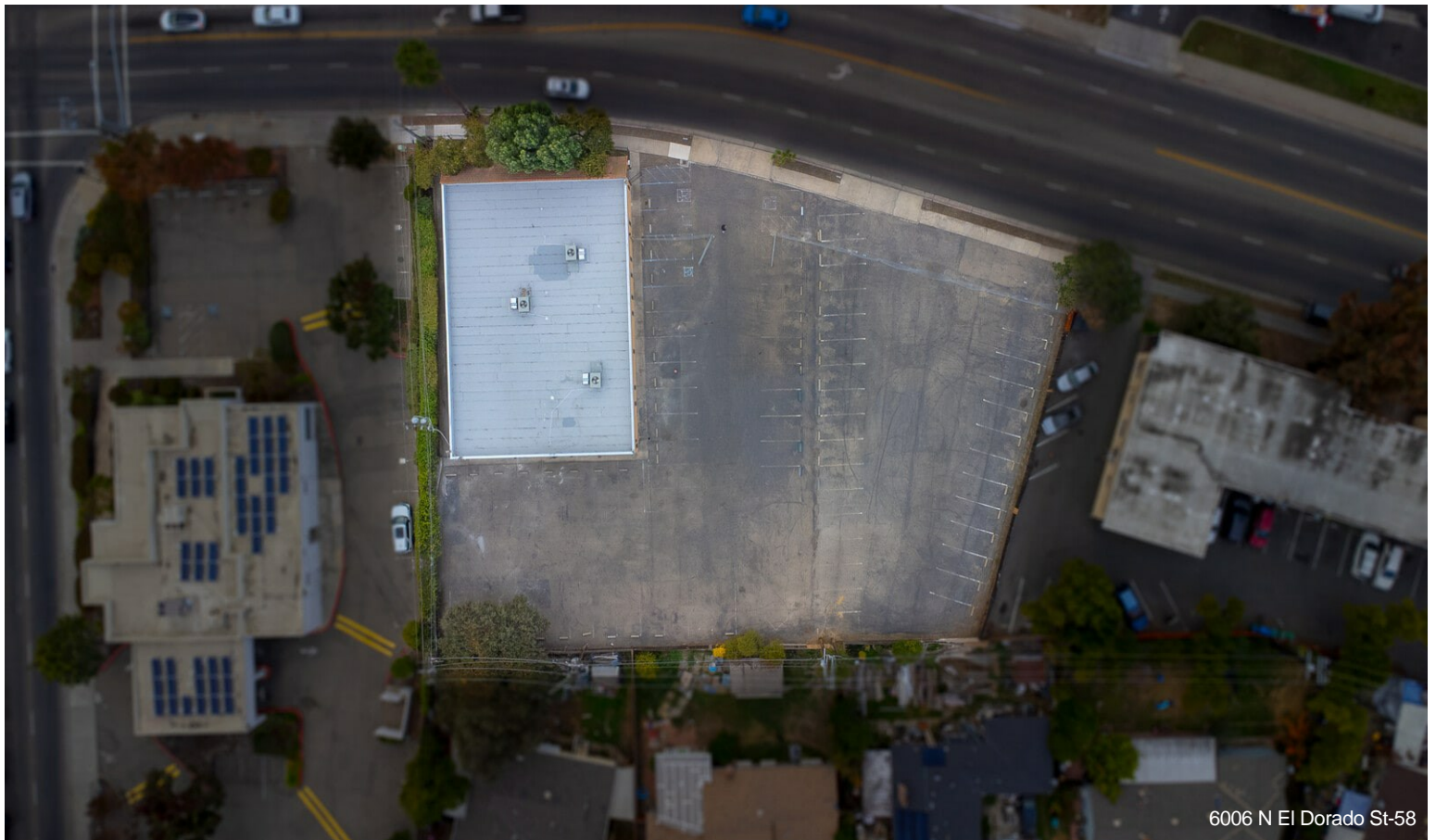


6006 N El Dorado St-56

Property Photos



6006 N El Dorado St-57



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6006 N El Dorado St-59



6006 N El Dorado St-60

Property Photos



Property Photos



6006 N El Dorado St-63