

SALE PRICE: \$399,000.00

30% Occupied w/ \$16,620 Estimated Annual Income



FOR SALE – DOWNTOWN STOCKTON

338-340 CALIFORNIA STREET

STOCKTON, CALIFORNIA

±5,000 SF COMMERCIAL / RETAIL | MULTI-TENANT

**FOR MORE INFORMATION
CONTACT:**

LIDDICOAT
Corp. Lic. 02305797

CRE

LORIE LIDDICOAT

209.915.9913

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Lorie@LiddicoatCRE.com

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PORTFOLIO FEATURES:

PROPERTY FEATURES:

- ±5,000 SF Lot
- **APN:** 139-240-070
- **Zoned:** CD (City of Stockton)
- ±1,500 SF Leased on month to month to Zacky's market (no alcohol beverages are sold here; general grocery grab n go market)
- ±3,500 SF vacant space
- Three restrooms
- Abundance of plumbing throughout
- Storefront windows
- Large basement
- Street Parking Available

Great business and investment opportunity with plenty of options. Downtown Stockton is growing and redevelopment is in the works. Contact Listing Agent to tour.

DO NOT DISTURB TENANT.



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INTERIOR PHOTOS:



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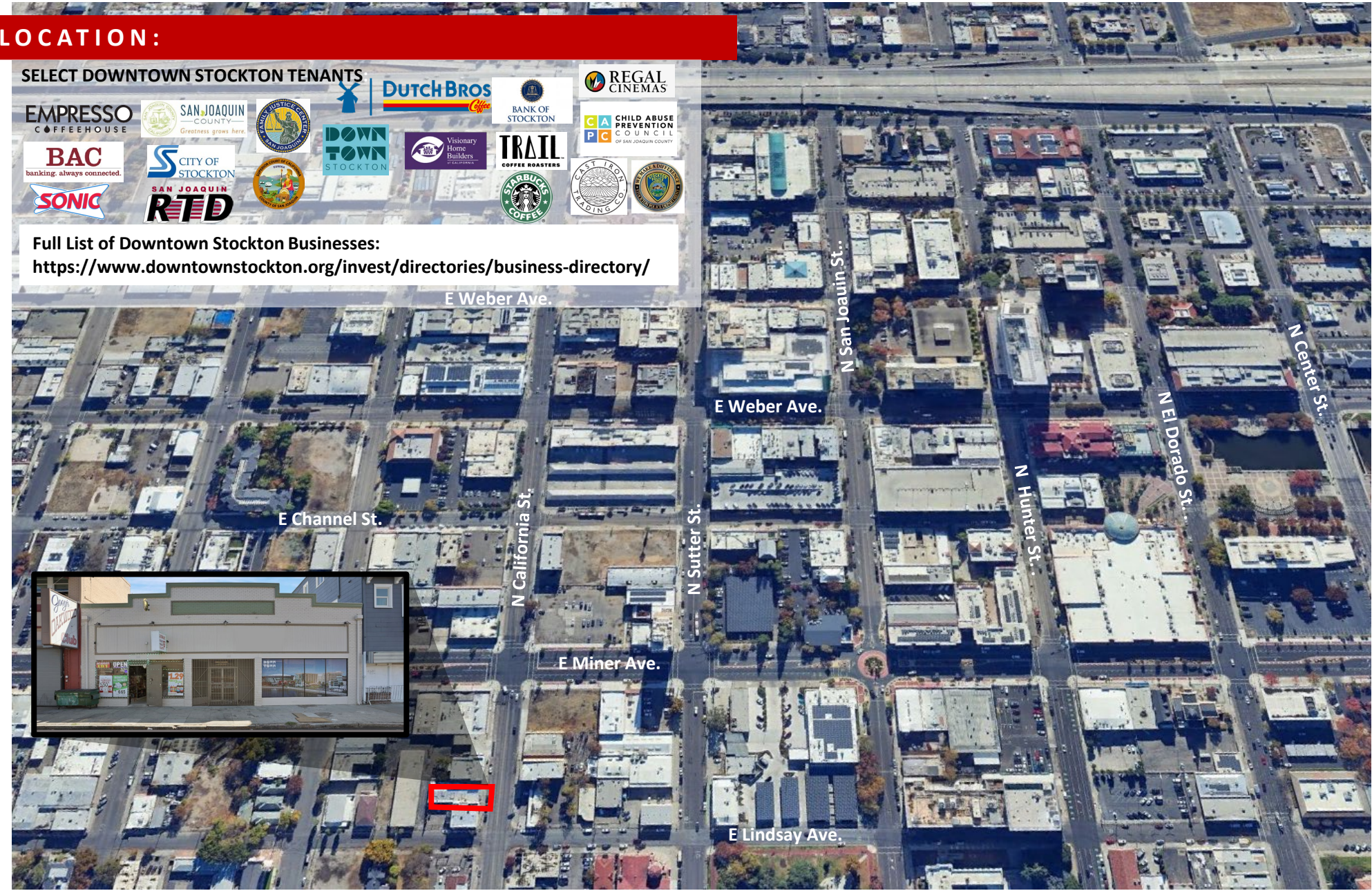
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LOCATION:

SELECT DOWNTOWN STOCKTON TENANTS



Full List of Downtown Stockton Businesses:
<https://www.downtownstockton.org/invest/directories/business-directory/>



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