



OFFERING MEMORANDUM

9210 THORNTON RD
Stockton, CA 95209

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030270

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // marcusmillichap.com



35,000+ VPD

..... 9210 THORNTON RD

**EXCLUSIVELY
LISTED BY**

EDWARD J. NELSON

Senior Managing Director Investments
Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

CalDRE #01452610


Marcus & Millichap

OFFERING SUMMARY

9210 THORNTON RD



Listing Price
\$950,000



Price Per Square Foot
\$152.91



Occupancy
59.87%

FINANCIAL

Listing Price	\$950,000
Current NOI @59.87% Occupancy	\$27,244
Current Cap Rate @ 59.87% Occupancy	2.87%
Proforma NOI	\$78,382
Proforma Cap Rate	8.25%+
Price/SF	\$152.91

OPERATIONAL

Rentable SF	6,213 SF
# of Suites	5
Lot Size	0.58 Acres (25,264 SF)
Occupancy	60%
Year Built	1991
Year Renovated	2015



9210 THORNTON RD

RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.								
Vacant	1	1,443	23.2%			\$0.00	\$0	\$0	N/A	\$2,165	N	\$0	
Star Brow	2	1,000	16.1%	5/1/24	4/30/27	\$1.49	\$1,486	\$17,832	Aug-2027	\$1,500	N	\$2,400	None
Pretty Side, LLC	3	1,600	25.8%	12/1/25	1/31/28	\$1.55	\$2,480	\$29,760	N/A	N/A	N	\$3,869	None
Vacant	4	1,050	16.9%			\$0.00	\$0	\$0	N/A	\$1,575	N	\$0	
Final Destination Tattoo	5	1,120	18.0%	3/25/24	3/31/27	\$1.32	\$1,482	\$17,784	Aug-2027	\$1,680	N	\$2,688	One 3-Year Renewal Option
Total		6,213				\$0.88	\$5,448	\$65,376				\$8,957	
Occupied Tenants: 3				Unoccupied Tenants: 2		Occupied GLA: 59.90%		Unoccupied GLA: 40.10%					

9210 THORNTON RD

OPERATING STATEMENT

INCOME	Year 1	PER SF	Proforma	PER SF
Scheduled Base Rental Income	65,376	10.52	112,794	18.15
Expense Reimbursement Income				
CAM	8,957	1.44	14,941	2.40
Total Reimbursement Income	\$8,957	19.0%	\$14,941	30.3%
Effective Gross Revenue	\$74,333	\$11.96	\$127,735	\$20.56
OPERATING EXPENSES	Year 1	PER SF	Year 2	PER SF
Common Area Maintenance (CAM)				
Utilities (water, sewer, storm drains, trash)	14,162	2.28	14,445	2.32
Sidewalk Cleaning	1,980	0.32	2,020	0.33
Repairs & Maintenance	9,000	1.45	9,180	1.48
Landscaping	1,100	0.18	1,122	0.18
Pest Control	1,180	0.19	1,204	0.19
Insurance	6,811	1.10	6,947	1.12
Real Estate Taxes	10,557	1.70	10,557	1.70
Management Fee	2,300	3.1%	3,878	3.0%
Total Expenses	\$47,090	\$7.58	\$49,352	\$7.94
Expenses as % of EGR	63.3%		38.6%	
Net Operating Income	\$27,244	\$4.38	\$78,382	\$12.62

THORNTON PLAZA

BEAR CREEK
VETERINARY HOSPITAL

DANTE'S Pizza & Cafe **DOHUT**
APPETIT



A+
AUTO REPAIR

DIAMOND
SWISS INN

35,000+ VPD

9210 THORNTON RD

Stockton, CA 95209

INVESTMENT OVERVIEW

The offering consists of a 6,213-square-foot, multi-tenant retail building situated on approximately 0.58 acres of commercially zoned land. Originally constructed in 1991 and renovated in 2015, the property is currently 60% occupied by three established personal-service tenants, with two additional suites currently vacant. The larger of the two vacant spaces is prominently positioned at the front of the building and is arguably the most desirable suite within the property, providing an investor with an excellent opportunity to attract a quality tenant and establish a strong market rental rate.

The existing tenants include Final Destination Tattoo, Star Brow Beauty Salon, and Flawless Studio Beauty Salon provide personal and experiential services that are generally resistant to e-commerce and cannot be easily replaced by online retailers. All three tenants operate under triple-net (NNN) leases and reimburse ownership for their respective pro rata share of property operating expenses, providing investors with favorable expense-recovery characteristics.

Current rents are at or below prevailing market rental rates, creating additional upside through future rent increases. Furthermore, only one tenant, Final Destination Tattoo, has contractual renewal options, providing ownership with greater flexibility to reposition the property, replace tenants as leases expire, and capture market rents. This flexibility, combined with the property's existing vacancy, creates a compelling opportunity for an investor to increase both occupancy and rental income.

The property offers ample customer parking, along with secured and gated parking at the rear of the building for employees. Its prominent location provides excellent visibility and exposure to significant daily traffic counts exceeding 35,000 vehicles per day. The property is further supported by an established residential trade area with an abundance of surrounding rooftops, as well as numerous nearby retail and commercial businesses that contribute to the area's overall customer draw.

The offering represents an attractive value-add opportunity for an investor seeking to acquire a well-located retail asset with multiple avenues for increasing income. Through strategic renovations and property improvements, ownership has the potential to increase rents on the existing occupied suites, lease the two vacant units, and improve the overall quality and appearance of the property. The combination of below-market rents, available vacancy, flexible lease rollover, favorable NNN lease structures, and a high-visibility location provides a clear path toward increasing the property's net operating income and long-term value.

INVESTMENT HIGHLIGHTS

Significant Value-Add Opportunity: Multiple avenues to increase income through leasing vacant suites, raising below-market rents, and renovating the property.

60% Current Occupancy: Two vacant suites provide an investor with immediate leasing and repositioning opportunities.

Prime Front Suite Available: The larger vacant unit is located at the front of the building and offers arguably the best visibility and positioning within the property.

Internet-Resistant Tenancy: Existing tenants provide personal and experiential services that require physical locations and are less susceptible to e-commerce competition.

Strong Traffic Exposure: High-visibility location benefits from traffic counts exceeding 35,000 vehicles per day.

Ample Parking: Convenient customer parking is complemented by secured and gated employee parking at the rear of the property.



9210 THORNTON RD

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	072-450-120-000
Zoning	Commercial General (CG)
Floors	1
Year Built/Renovated	1991/2015
Rentable SF	6,213 SF
Ownership	Fee Simple
Lot Size	0.58 Acres
Parking	Asphalt
Parking Ratio	4.8:1,000 SF
Topography	Flat
Parking Spaces	30
Access Points	1 (Thornton Road) & 1 (Connie Avenue)

CONSTRUCTION

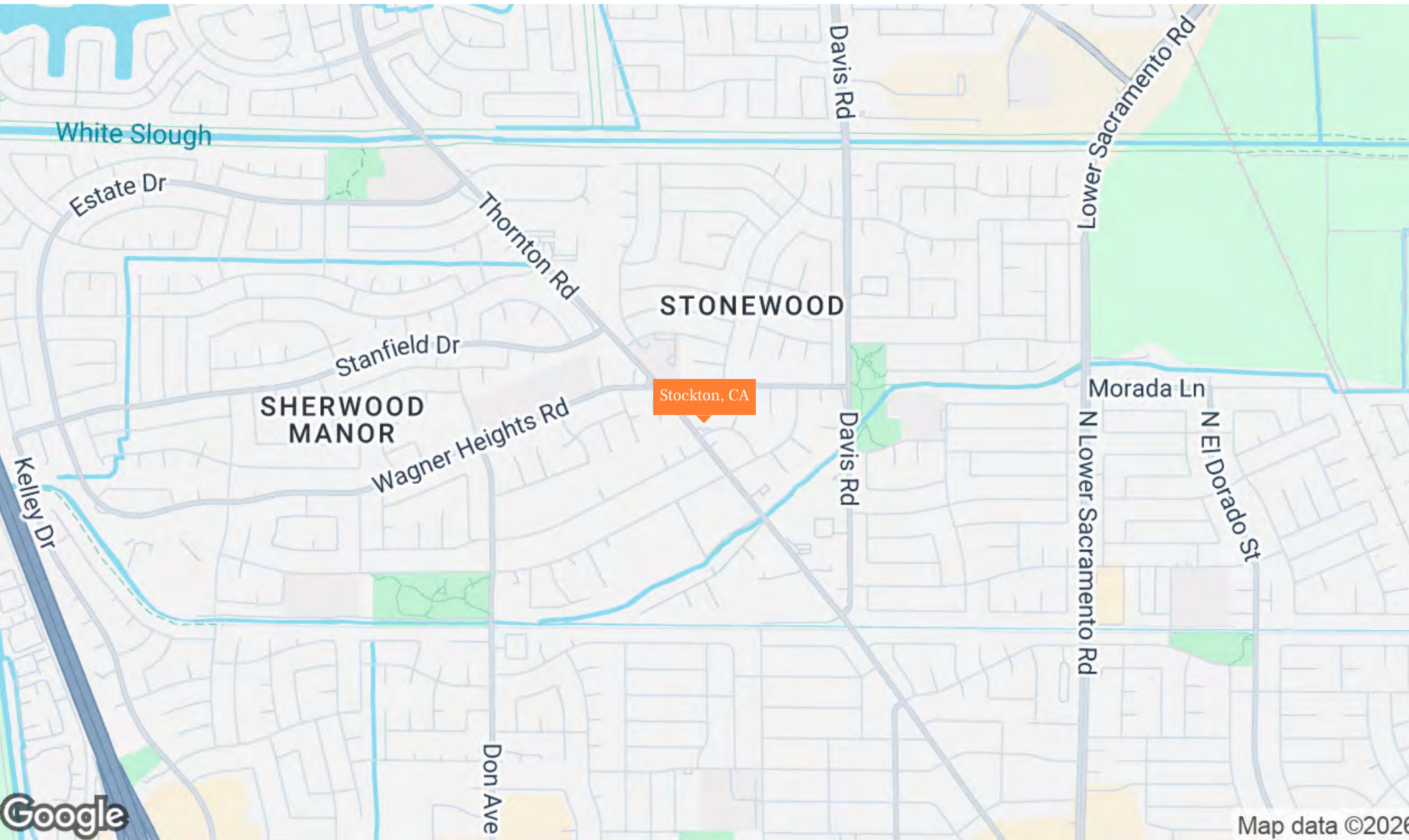
Foundation	Concrete
Framing	Wood
Exterior	Brick Masonry
Roof	PTO Overlay

UTILITIES

Electric	Pacific Gas & Electric (PG&E)
Sewer	City of Stockton Municipal Utilities Department (MUD)
Water	City of Stockton Municipal Utilities Department (MUD)
Gas	Yes
Trash	Waste Management (WM)

9210 THORNTON RD

REGIONAL MAP



Google

Map data ©2020

9210 THORNTON RD

MARKET OVERVIEW

STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries, and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton, and the San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.

ECONOMY

- The Port of Stockton is a deep-water inland port with bulk and break-bulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205, and 580, and Highways 4 and 99 support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital, and Kaiser Permanente are among the local healthcare providers and the county's largest employers.

QUICK FACTS



POPULATION

811K

Growth 2025-2030*
3.5%



HOUSEHOLDS

259K

Growth 2025-2030*
3.7%



MEDIAN AGE

36.0

U.S. Median:
40.0

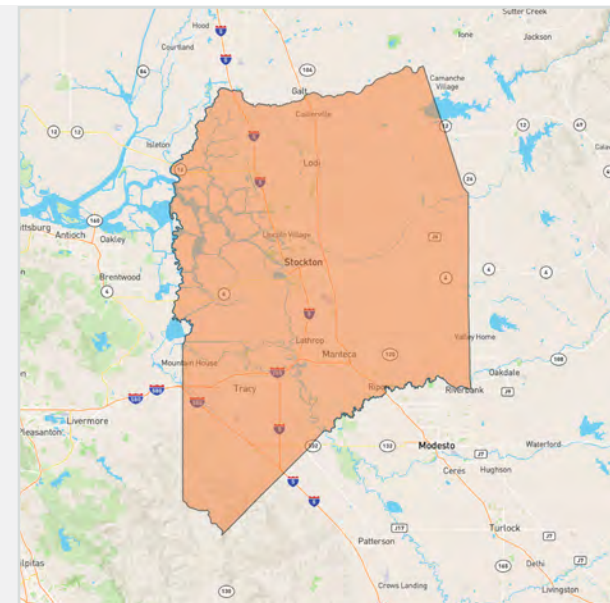


MEDIAN HOUSEHOLD INCOME

\$96,500

U.S. Median:
\$78,200

* Forecast

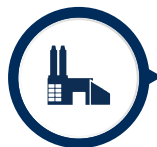


METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway, and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



COST OF LIVING

Lower housing and land prices than in the Bay Area attract families to the metro. Entering 2025, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

9210 THORNTON RD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	24,292	126,992	240,145
2025 Estimate			
Total Population	23,855	124,157	233,930
2020 Census			
Total Population	24,129	124,567	232,270
2010 Census			
Total Population	22,049	114,177	210,043
Daytime Population			
2025 Estimate	14,755	97,749	198,957
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	7,839	43,512	80,977
2025 Estimate			
Total Households	7,682	42,510	78,853
Average (Mean) Household Size	3.0	2.9	3.0
2010 Census			
Total Households	7,383	40,589	74,776
2010 Census			
Total Households	7,266	38,684	69,683
Occupied Units			
2030 Projection	8,133	45,079	84,100
2025 Estimate	7,972	44,037	81,885
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	22.2%	19.7%	21.1%
\$100,000-\$149,999	25.4%	19.3%	19.6%
\$75,000-\$99,999	16.7%	16.6%	15.6%
\$50,000-\$74,999	13.8%	15.7%	15.0%
\$35,000-\$49,999	8.9%	9.6%	9.0%
Under \$35,000	13.1%	19.2%	19.6%
Average Household Income	\$116,222	\$105,638	\$108,268
Median Household Income	\$96,099	\$85,631	\$88,603
Per Capita Income	\$37,731	\$36,112	\$36,635

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$96,947	\$89,150	\$89,340
Consumer Expenditure Top 10 Categories			
Housing	\$37,777	\$35,047	\$35,080
Transportation	\$15,950	\$14,638	\$14,709
Food	\$13,658	\$12,779	\$12,831
Personal Insurance and Pensions	\$12,973	\$11,742	\$11,814
Entertainment	\$4,342	\$3,977	\$3,971
Apparel	\$2,990	\$2,738	\$2,719
Cash Contributions	\$2,862	\$2,547	\$2,512
Education	\$1,913	\$1,707	\$1,749
Personal Care Products and Services	\$1,312	\$1,188	\$1,181
Alcoholic Beverages	\$865	\$775	\$772
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	23,855	124,157	233,930
Under 20	27.3%	28.3%	28.3%
20 to 34 Years	18.6%	20.8%	21.3%
35 to 39 Years	6.8%	6.9%	6.9%
40 to 49 Years	12.5%	12.1%	12.2%
50 to 64 Years	16.9%	16.2%	16.2%
Age 65+	17.8%	15.7%	15.0%
Median Age	38.0	36.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	15,833	80,897	151,378
Elementary (0-8)	7.6%	8.0%	8.8%
Some High School (9-11)	6.8%	8.5%	7.9%
High School Graduate (12)	27.7%	27.4%	27.7%
Some College (13-15)	26.9%	24.1%	22.6%
Associate Degree Only	11.7%	10.5%	10.0%
Bachelor's Degree Only	14.1%	14.6%	15.7%
Graduate Degree	5.2%	6.9%	7.4%

9210 THORNTON RD

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 233,930. The population has changed by 11.37 percent since 2010. It is estimated that the population in your area will be 240,145 five years from now, which represents a change of 2.7 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,975 people per square mile.



HOUSEHOLDS

There are currently 78,853 households in your selected geography. The number of households has changed by 13.16 percent since 2010. It is estimated that the number of households in your area will be 80,977 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2025, the median household income for your selected geography is \$88,603, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 75.22 percent since 2010. It is estimated that the median household income in your area will be \$102,639 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$36,635, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$108,268, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 100,050 people in your selected area were employed. The 2010 Census revealed that 56.7 percent of employees are in white-collar occupations in this geography, and 21.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$457,330 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 38,864.00 owner-occupied housing units and 30,817.00 renter-occupied housing units in your area.



EDUCATION

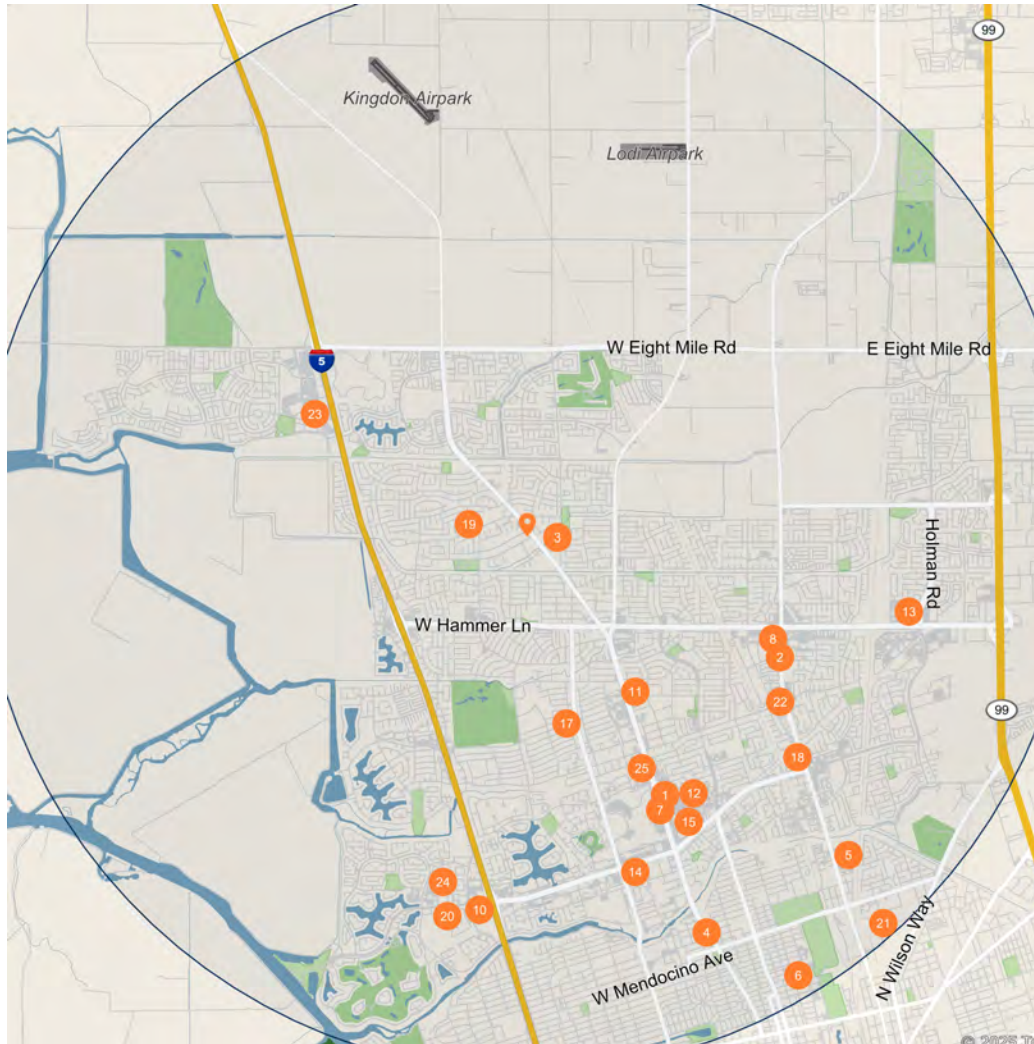
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 22.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.1 percent in the selected area compared with the 19.6 percent in the U.S.

9210 THORNTON RD

DEMOGRAPHICS



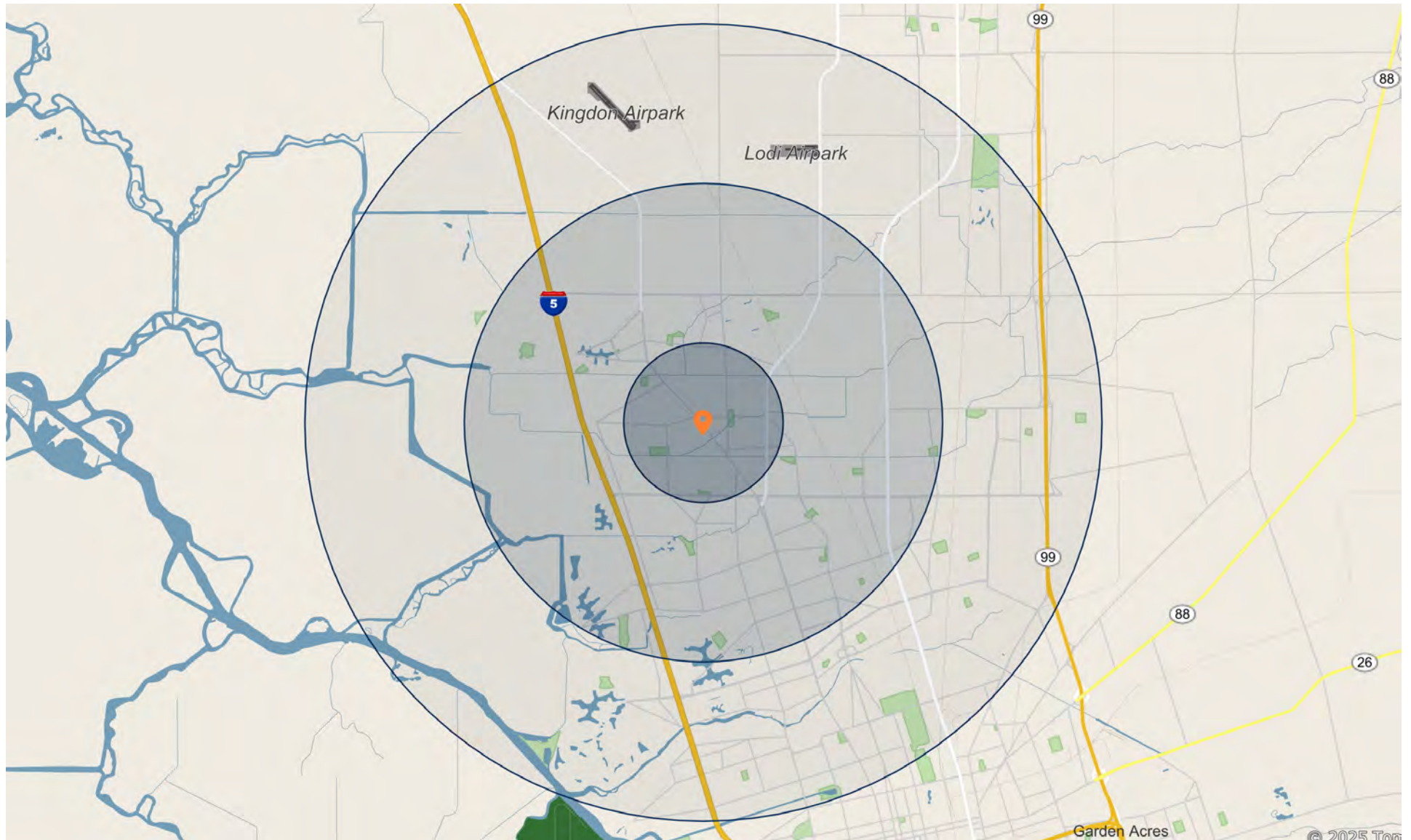
Major Employers

Employees

1	Allied Universal Topco LLC-	5,002
2	Kaiser Foundation Hospitals-Kaiser Permanente	1,537
3	Genesis Healthcare LLC-Creelside Center	1,032
4	University of Pacific-McGeorge School of Law	1,000
5	Pacific Gas and Electric Co-PG&e	739
6	S&F Management Company LLC-Windsor Hampton Care Center	694
7	San Jquin Dlta Cmnty Cllege Ds-San Joaquin Delta College	642
8	Permanente Medical Group Inc-	632
9	Permanente Medical Group Inc-	526
10	Super Store Industries-Ssi	400
11	US Security Associates Inc-	367
12	First Alarm SEC & Patrol Inc-	337
13	Walmart Inc-Walmart	326
14	Crestwood Behavioral Hlth Inc-1104 Stockton Snf/STP	303
15	Penney Opco LLC-JC Penney	294
16	YMCA of San Joaquin County-YMCA	285
17	Diocese Stockton Eductl Off-Presentation Elementary School	261
18	Walmart Inc-Walmart	239
19	Covenant Care California LLC-Wagner Hts Nrsing Rhblttn Ct	204
20	Therapeutic RES Faculty LLC-	200
21	Bockmon & Woody Elc Co Inc-	190
22	Kings Card Club-	188
23	United States Dept of Navy-	175
24	Old Republic Title Holdg Inc-Old Republic	170
25	BJs Restaurants Inc-	169

9210 THORNTON RD

DEMOGRAPHICS



..... 9210 THORNTON RD

**EXCLUSIVELY
LISTED BY**

EDWARD J. NELSON

Senior Managing Director Investments
Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

CalDRE #01452610


Marcus & Millichap