

OWNER/USER OR INVESTMENT OPPORTUNITY



**110 N
SAN JOAQUIN ST
STOCKTON, CA**

THE BELDING BUILDING

**HISTORIC OWNER/USER OFFICE
& RETAIL OPPORTUNITY**

±19,610 SF

FLOORS 2-4
AVAILABLE FOR OCCUPANCY
(±13,410 SF)

NEWMARK

AVAILABLE FOR SALE

HIGHLIGHTS

- Five-story owner/user office and retail building in Downtown Stockton
- Potential to occupy Floors 2–4 upon future vacancy
- Located directly across from the Superior Court of California – County of San Joaquin
- Ground floor leased to Cast Iron Trading Co., a popular local gastropub
- Additional tenancy by Downtown Stockton Alliance
- ±19,610 SF (per leases) on ±0.12 acres
- Adjacent to City-owned public parking

SALE PRICE

- UNPRICED

POSSESSION

- Available Now

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110 N. San Joaquin Street presents a rare owner/user opportunity to acquire the **Belding Building**, a five-story office and retail property well located in the heart of Downtown Stockton. The building offers the potential to occupy a significant portion of the property and is positioned directly across the street from the Superior Court of California – County of San Joaquin, with immediate access to public parking and downtown amenities.

110 N SAN JOAQUIN ST STOCKTON, CA

THE BELDING BUILDING

ADDRESS	110 N SAN JOAQUIN ST, STOCKTON, CA
APN	139-120-110
YEAR BUILT	1915
ZONING	CD(CORE DOWNTOWN)
YEAR BUILT	1915
FLOORS	FIVE (5)
IMPROVEMENTS	19,610 SF (PER LEASE) 17,282 SF (PER COUNTY RECORD)
AVAILABLE FOR OCCUPANCY	13,410 SF (FLOORS 2-4)
PARCEL SIZE	0.12 ACRES (5,050 SF)
PARKING	ADJACENT CITY PARKING LOT

PROPERTY DETAILS

110 N SAN JOAQUIN ST STOCKTON, CA

THE BELDING BUILDING

PLEASE CONTACT BROKERS
FOR PRICING

JUSTIN GRILLI

SENIOR MANAGING DIRECTOR

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	FOR THE YEARS ENDING	In-Place Income Feb-27
INCOME	Scheduled Base Rental Revenue	293,516
	<i>Expense Reimbursement Revenue</i>	<i>56,037</i>
	Effective Gross Revenue	349,553
OPERATING EXPENSES	<i>Repairs & Maintenance - Misc</i>	<i>3,370</i>
	<i>Repairs & Maintenance - Elevator Maintenance</i>	<i>7,770</i>
	<i>Property Tax (Mill Rate: 1.2161%)</i>	<i>26,797</i>
	<i>Property Tax (Special Assessments)</i>	<i>12,270</i>
	<i>Property Management (4% EGR)</i>	<i>13,982</i>
	<i>Insurance</i>	<i>6,580</i>
	<i>Utilities</i>	<i>64,220</i>
	<i>Security</i>	<i>1,230</i>
	Total Operating Expenses	136,219
	Net Operating Income	213,334

Note: The property tax displayed above reflects the current assessment prior to a sale.

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CASH FLOW

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110 N. San Joaquin Street presents a rare opportunity to acquire the historic Belding Building, a five-story landmark located in the heart of Downtown Stockton. Built in 1915 and named after Charles Belding—a prominent local businessman, farmer, and former mayor—the building is a classic example of Beaux-Arts Renaissance Revival architecture. Originally home to the Belding Soda Works, the property remains a well-known piece of Stockton's commercial and cultural history.

Today, the Belding Building offers a compelling owner/user opportunity, with the potential to occupy Floors 2–4 over time, while benefiting from existing tenancy and a highly visible downtown location directly across the street from the Superior Court of California – County of San Joaquin.

HISTORIC DOWNTOWN ASSET

Five-story Beaux-Arts Renaissance Revival building constructed in 1915; a recognized historic commercial property in Stockton.

PRIME CIVIC-ORIENTED LOCATION

Located in the Downtown Stockton core on N. San Joaquin Street, directly across from the Superior Court of California – County of San Joaquin and adjacent to a City-owned parking lot.

OWNER/USER OCCUPANCY POTENTIAL (FLOORS 2–4)

Floors 2–4 can be made available for an owner/user to occupy, offering meaningful long-term flexibility.

ESTABLISHED GROUND FLOOR RETAIL

Ground floor leased to Cast Iron Trading Co., a popular local gastropub that anchors the building with strong visibility and foot traffic.

ADDITIONAL OFFICE TENANCY

Downtown Stockton Alliance occupies a portion of the building, reinforcing the property's integration within the downtown business and civic ecosystem.

EFFICIENT URBAN BUILDING PROFILE

±19,610 SF (per leases) situated on ±0.12 acres, offering efficient multi-tenant density in a walkable downtown setting.

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INVESTMENT & PROPERTY HIGHLIGHTS

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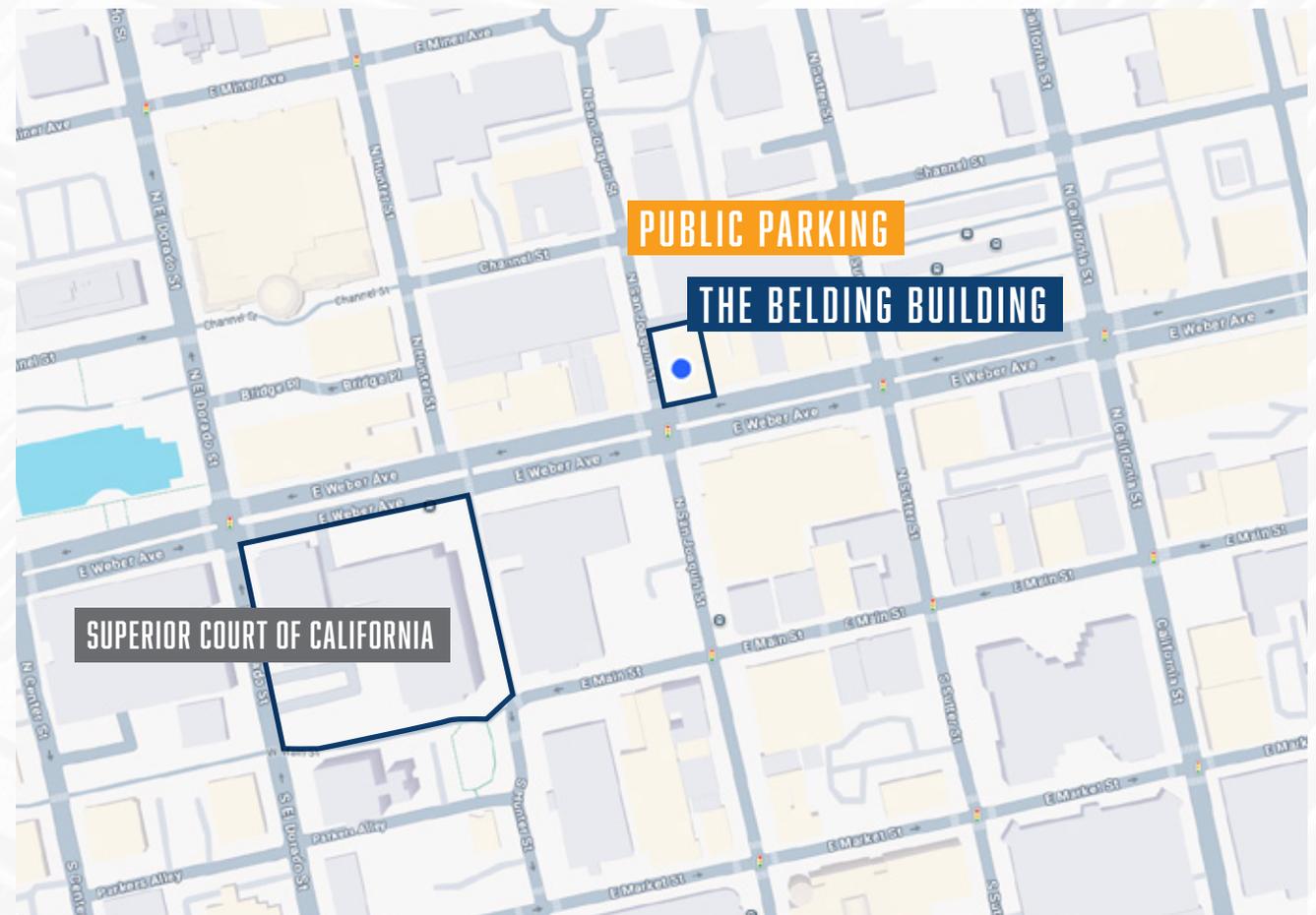


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PHOTOS

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LOCATION MAP