

520-522 E.
Main Street



FOR SALE

520-522 E. MAIN STREET

This commercial building has two large ground floor retail spaces facing Main Street and a loft space on the second floor

Large usable basement space for storage

Property includes parking spaces in the gated lot behind the building

Great location on Main Street!

- Property is surrounded by major investment projects, including market-rate loft apartments next door, Trail Coffee Roastery across the street, and TEAM Charter School at the end of the block.
- Two multi-family projects underway, bringing 28 new apartments to the block
- City-funded street improvements scheduled for Main Street, with new sidewalks and streetscape

520-522 E. Main Street



BUILDING STATISTICS

- **Purchase Price just reduced to \$695,000!**
- 520 E. Main Street: $\pm 2,340$ SF on the ground floor
- 522 E. Main Street: $\pm 4,160$ SF on the ground floor
- Mezzanine loft: $\pm 1,160$ SF on the second floor
- Basement: $\pm 6,070$ SF
- 3 private parking spaces behind the building in secure gated lot
- 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 on this block of Main Street with new civic improvements scheduled by City of Stockton
- Possibility for Seller financing!

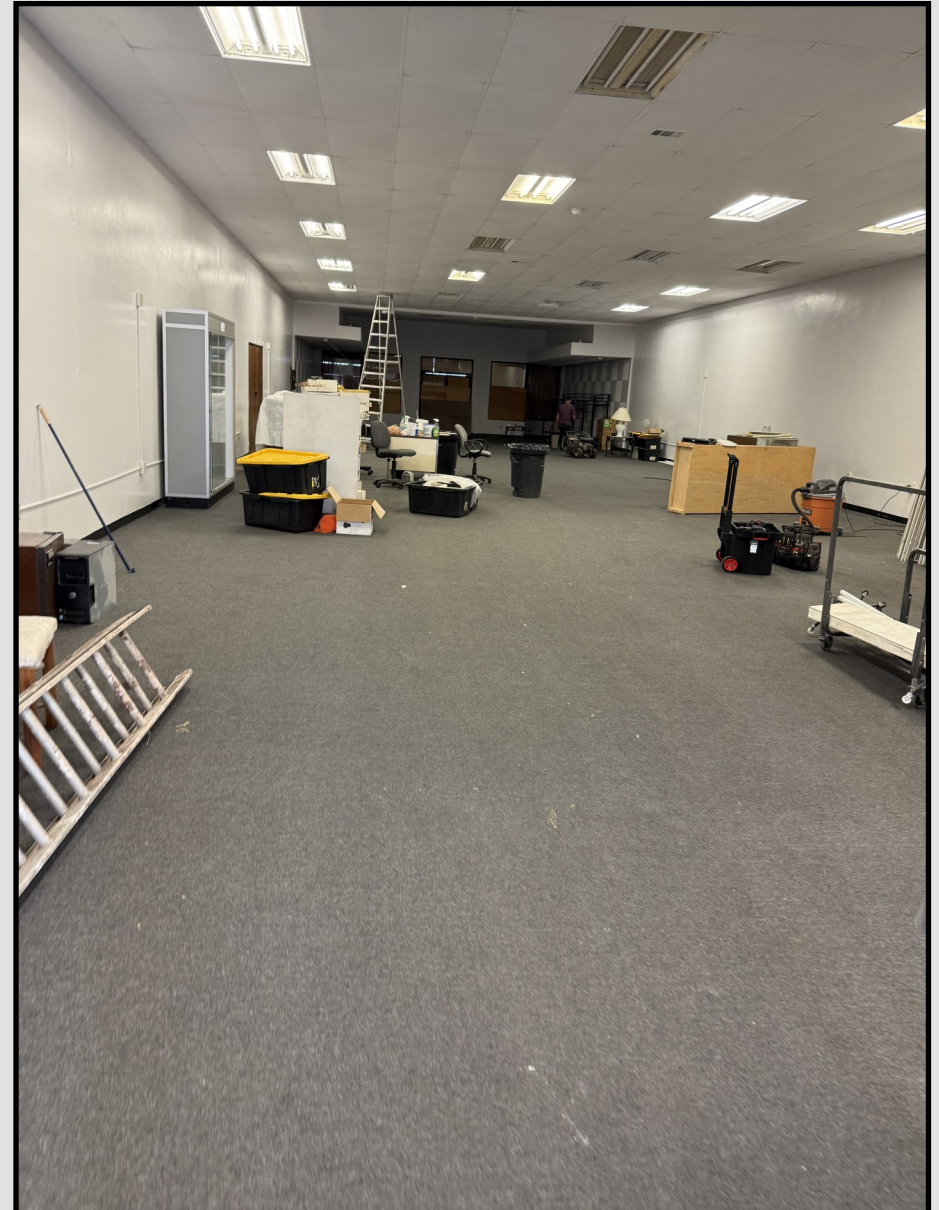
Purchase Price: \$695,000

APN: #149-150-170

Lot Size: 7,500 SF

Building Size: 7,660 SF + 6,070 SF in basement

Zoning: CD, Commercial Downtown



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INVESTMENT HIGHLIGHTS

This commercial building is a versatile investment opportunity that combines commercial and residential potential.

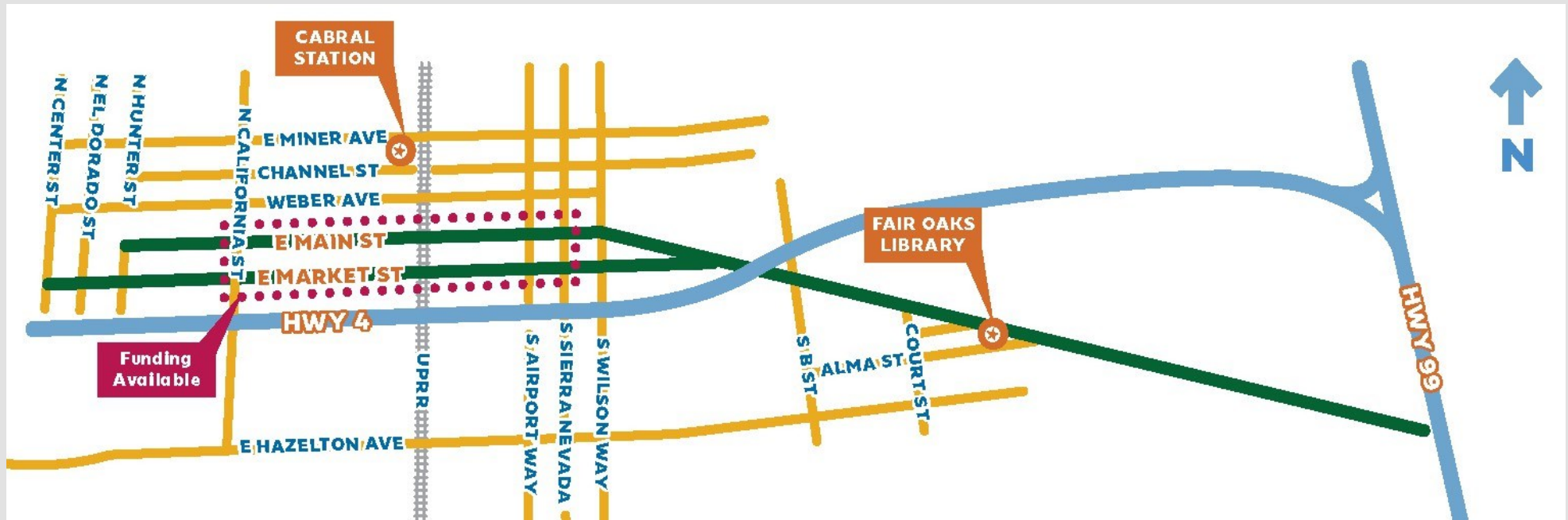
The ground floor features two spacious retail units with extensive Main Street frontage.

Second floor mezzanine space has high ceilings and two restrooms. Ideal for office, showroom, or even a loft apartment.

With a large basement and additional features like secure parking, the property is perfect for investors looking for new opportunities.



520-522 E. Main Street



MAIN STREET COMPLETE STREETS PROGRAM

The City of Stockton is in the process of completing a plan for future safety improvements along the Main Street corridor, at the City's expense.

Project improvements include:

- Reducing vehicle travel lanes
- Adding bicycle lanes
- Repairing sidewalks
- Upgrading traffic signals and streetlights

The first phase of the project will improve Main and Market Streets from Downtown Stockton to Sierra Nevada Street. The second phase of the project will improve Main and Market Streets from Sierra Nevada Street to Sullivan Avenue.

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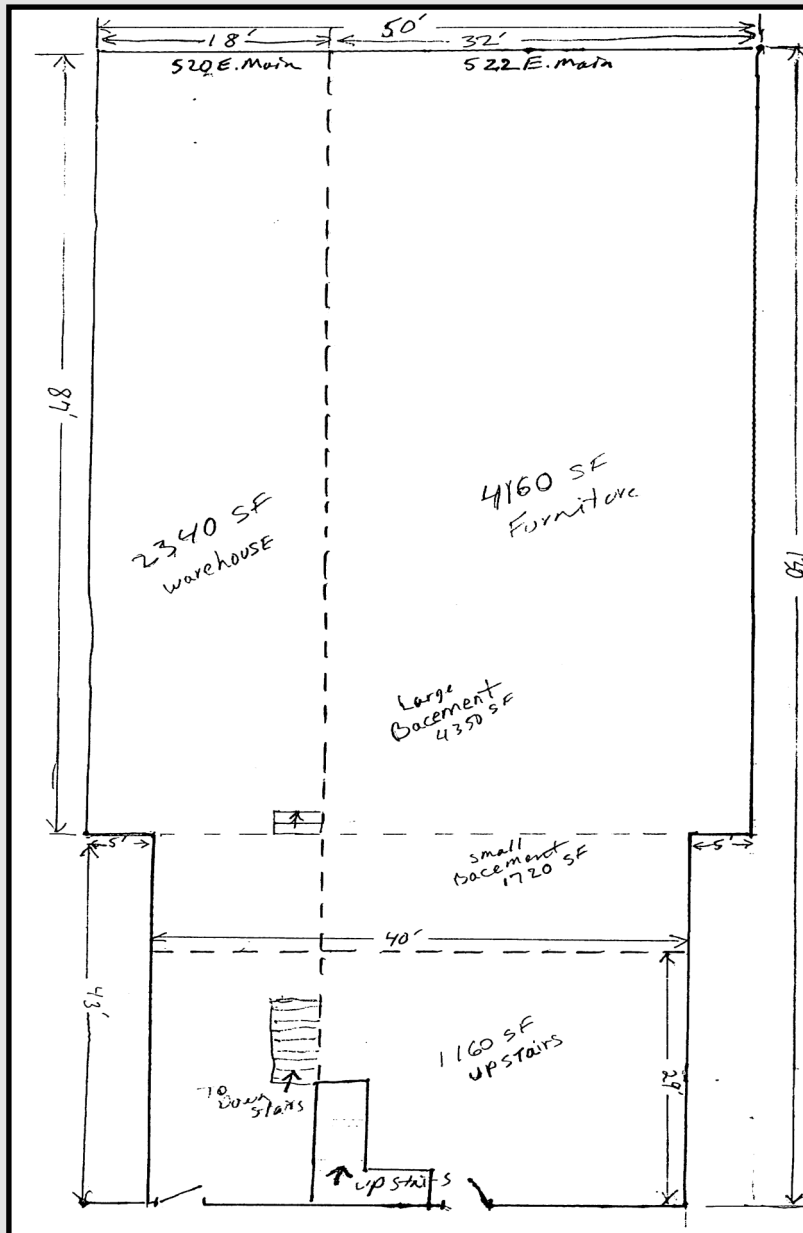
BURNS GROUP
HISTORIC STOCKTON



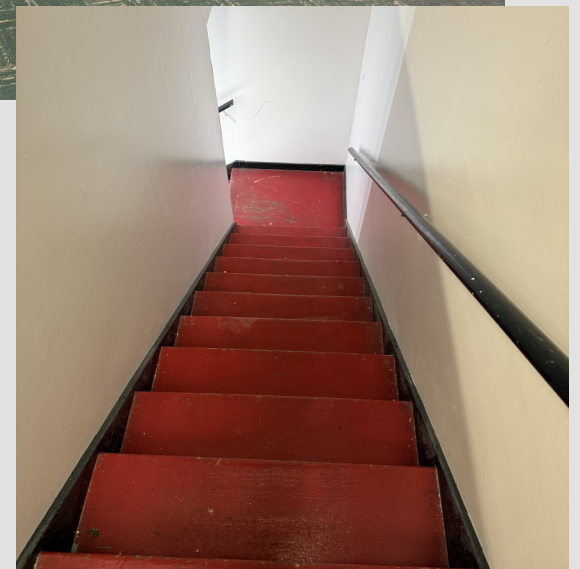
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BURNS GROUP
HISTORIC STOCKTON



Mezzanine space ($\pm 1,160$ SF) has high ceilings and two restrooms. Lots of opportunities for this space, including loft apartment.



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BURNS GROUP
HISTORIC STOCKTON

A Bit of History

This property operated as the Sierra Theatre in the 1930's. It closed in 1954 to make way for two retail stores, Ardens (a women's clothing store) and Peckler's Shoes.

The Sierra Theatre building is still standing today as Solorio's Furniture Store and Solorio's Jewelers.



Sierra Theater Here to Close Up Shop

The **Sierra Theater** 520 E. Main, will close following the Sunday night show, it was reported unofficially today.

One of three **theaters** operated in Stockton by Blumenfeld Enterprises, the **Sierra** has been showing motion pictures to Stocktonians for 20 years.

President Joe Blumenfeld could not be reached at his San Francisco office to comment on the report.

The **Sierra** will be the second Stockton **theater** to close its doors within three weeks. The East **Theater** at 2293 E. Main showed its final film as a motion picture **theater** September 16 and is being converted for studio use by UHF television station KTVU.

Blumenfeld Enterprises will continue to operate the Esquire **Theater** in downtown Stockton and the Motor Movies on Highway 50.

Reason given for the closing was lack of sufficient first-run films to justify operation.

Blumenfeld, Joe Huff and Dennis McNerney built the **Sierra Theater** 20 years ago as a partnership. In 1937 they bought two buildings and combined them to create the Esquire, which opened seven years ago.

Blumenfeld Enterprises was a corporation formed in 1942 and operates three **theaters** in Sacramento, three in Stockton, three in Oakland and one in Berkeley.

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Contact

Mahala Burns

mahala@burnsgroupstockton.com
(209) 564-0172
DRE#01082668

William Burns

william@burnsgroupstockton.com
(209) 327-5689
DRE#02250008

BURNS GROUP, INC.

343 E. Main Street, #10-A
Stockton, CA 95202
DRE#02248798

www.burnsgroupstockton.com