

OWNER/USER OR INVESTMENT OPPORTUNITY



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

THE BELDING BUILDING

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

±22,180 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
- ±22,180 SF on ±0.12 acres
- Adjacent to City-owned public parking

SALE PRICE

- UNPRICED

POSSESSION

- Available Now

NEWMARK

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	22,180 SF
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

925-997-1353

JUSTIN.GRILLI@NMRK.COM

CA RE LIC #01410373

MAX GUNARI

ASSOCIATE

925-984-8423

MAX.GUNARI@NMRK.COM

CA RE LIC #02052225

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

	<i>In-Place Income</i> April 1, 2026 - March 31, 2027
INCOME	Scheduled Base Rental Revenue 294,642
	<i>Expense Reimbursement Revenue</i> <i>55,983</i>
	Effective Gross Revenue 350,625
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>14,025</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 136,262	
Net Operating Income 214,363	

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

NEWMARK

CASH FLOW

PLEASE CONTACT BROKERS
FOR PRICING

JUSTIN GRILLI

SENIOR MANAGING DIRECTOR

925-997-1353

JUSTIN.GRILLI@NMRK.COM

CA RE LIC #01410373

MAX GUNARI

ASSOCIATE

925-984-8423

MAX.GUNARI@NMRK.COM

CA RE LIC #02052225

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

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

±22,180 SF situated on ±0.12 acres, offering efficient multi-tenant density in a walkable downtown setting.

110 N SAN JOAQUIN ST STOCKTON, CA

THE BELDING BUILDING

INVESTMENT & PROPERTY HIGHLIGHTS

PLEASE CONTACT BROKERS
FOR PRICING

JUSTIN GRILLI

SENIOR MANAGING DIRECTOR

925-997-1353

JUSTIN.GRILLI@NMRK.COM

CA RE LIC #01410373

MAX GUNARI

ASSOCIATE

925-984-8423

MAX.GUNARI@NMRK.COM

CA RE LIC #02052225

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

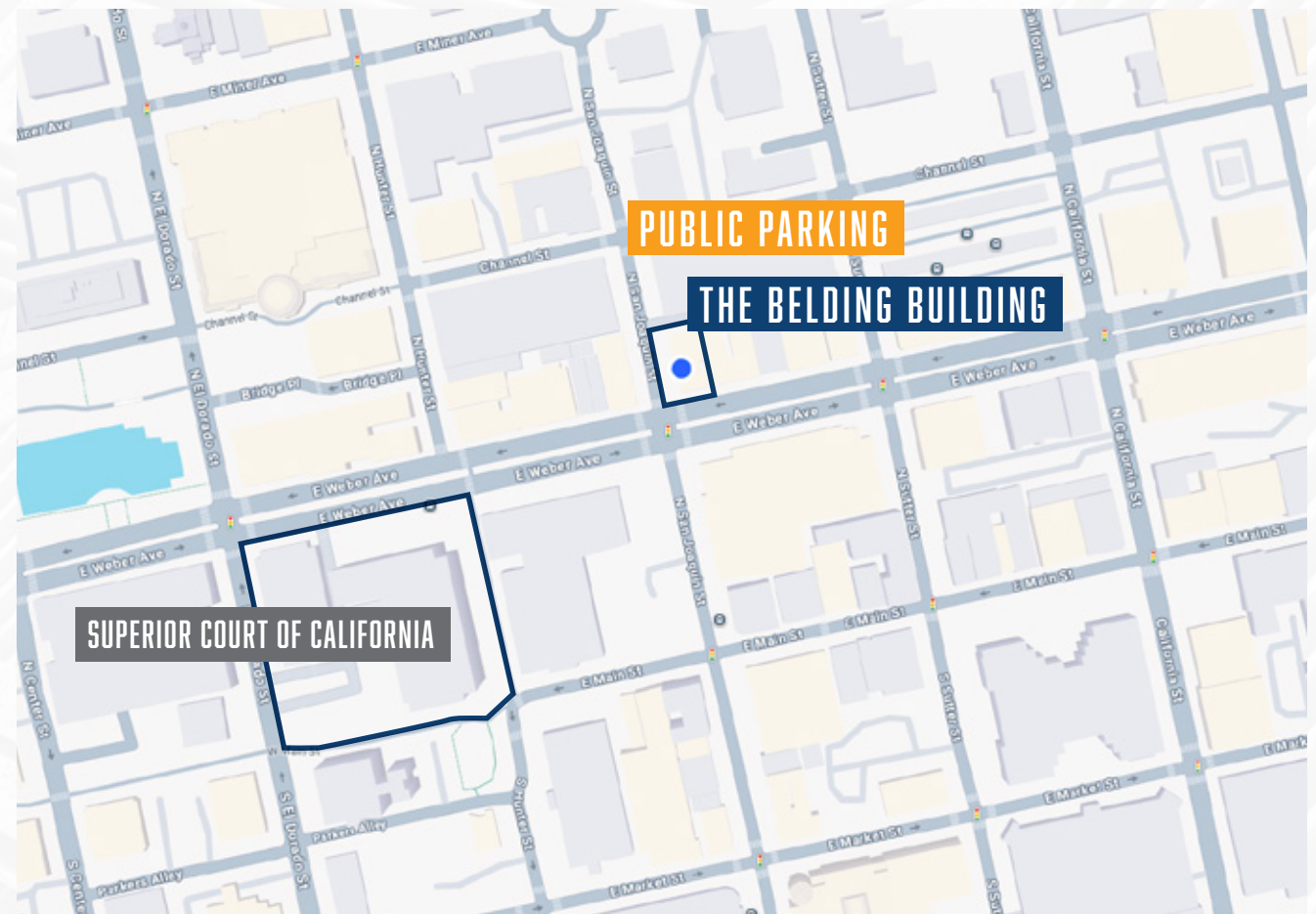


NEWMARK

PHOTOS

110 N SAN JOAQUIN ST STOCKTON, CA

THE BELDING BUILDING



PLEASE CONTACT BROKERS
FOR PRICING

JUSTIN GRILLI

SENIOR MANAGING DIRECTOR

925-997-1353

JUSTIN.GRILLI@NMRK.COM

CA RE LIC #01410373

MAX GUNARI

ASSOCIATE

925-984-8423

MAX.GUNARI@NMRK.COM

CA RE LIC #02052225

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

LOCATION MAP