

RETAIL BUILDING PLUS APARTMENT

1765 Monte Diablo Ave, Stockton, CA 95203



OFFERING SUMMARY

Sale Price:	\$425,000
Total Building Size:	1,992 SF
Lot Size:	0.19 Acres
Approximate Restaurant Size	1,342 SF
Approximate Apartment Size	650 SF
Price / SF:	\$213.35
Zoning:	Neighborhood Commercial (CN)

PROPERTY OVERVIEW

1765 Monte Diablo Avenue presents a rare opportunity to acquire a former restaurant building with significant recent capital improvements in one of Stockton's established commercial corridors. Positioned along Monte Diablo Avenue with convenient access to Interstate 5, Highway 99, and Highway 4, the property offers outstanding accessibility, visibility, and exposure to the surrounding residential and commercial trade area. The interior of the retail space has undergone extensive interior renovations, including new flooring, fresh interior paint, and substantial upgrades to the building's plumbing and electrical systems, providing a strong foundation for a new owner to customize the space for a variety of concepts. Adding to the investment appeal, the property includes a separate one-bedroom residential apartment that is currently occupied, providing supplemental rental income and helping offset operating expenses while the commercial space is repositioned or occupied. Whether acquired by an owner-user seeking a cost-effective retail/office location, an investor pursuing a value-add opportunity, or an entrepreneur looking to establish a flagship location, 1765 Monte Diablo Avenue offers a compelling combination of recent building improvements, income-producing residential space, and exceptional accessibility within one of Stockton's established commercial districts.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Extensive recent interior renovations, including new flooring and fresh paint
- Major plumbing and electrical upgrades recently completed
- Separate one-bedroom apartment provides supplemental rental income and diversified revenue potential.
- Excellent owner-user opportunity allowing buyers to customize the interior for a variety of concepts.
- Convenient access to Interstate 5, Highway 99, and Highway 4, providing connectivity throughout Stockton and the greater Central Valley.
- Located within an established commercial corridor surrounded by residential neighborhoods, neighborhood-serving retail, and local businesses.
- Well-positioned for owner-users, investors, or restaurant operators seeking a functional building with immediate upside potential.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219



PROPERTY DETAILS

LOCATION INFORMATION

Street Address 1765 Monte Diablo Ave
City, State, Zip Stockton, CA 95203
County San Joaquin

BUILDING INFORMATION

Total Building Size 1,992 SF
Restaurant Size 1,342 SF
Residential Unit Size 650 SF
Number of Floors 1
Restrooms Yes
Construction Status Existing
Condition Good
Free Standing Yes

PROPERTY INFORMATION

Property Type Retail
Zoning Neighborhood Commercial (CN)
Lot Size 0.19 Acres
APN # 135-050-250
Corner Property Yes
Power Yes

PARKING & TRANSPORTATION

Parking Type Surface

UTILITIES & AMENITIES

Central HVAC Yes
Gas / Propane Yes

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker
O: 209.425.0070
C: 209.639.5111
bill.johnson@kwcommercial.com
CA #01992157

KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219

EXTERIOR PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

EXTERIOR PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

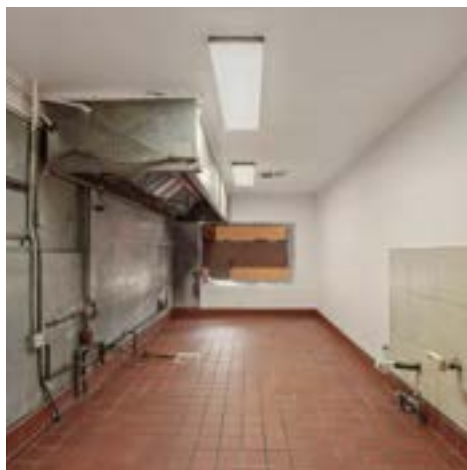
C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219

INTERIOR PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON
Director - Associate Broker
O: 209.425.0070
C: 209.639.5111
bill.johnson@kwcommercial.com
CA #01992157

KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219

Each Office Independently Owned and Operated kwcommercial.com

INTERIOR PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

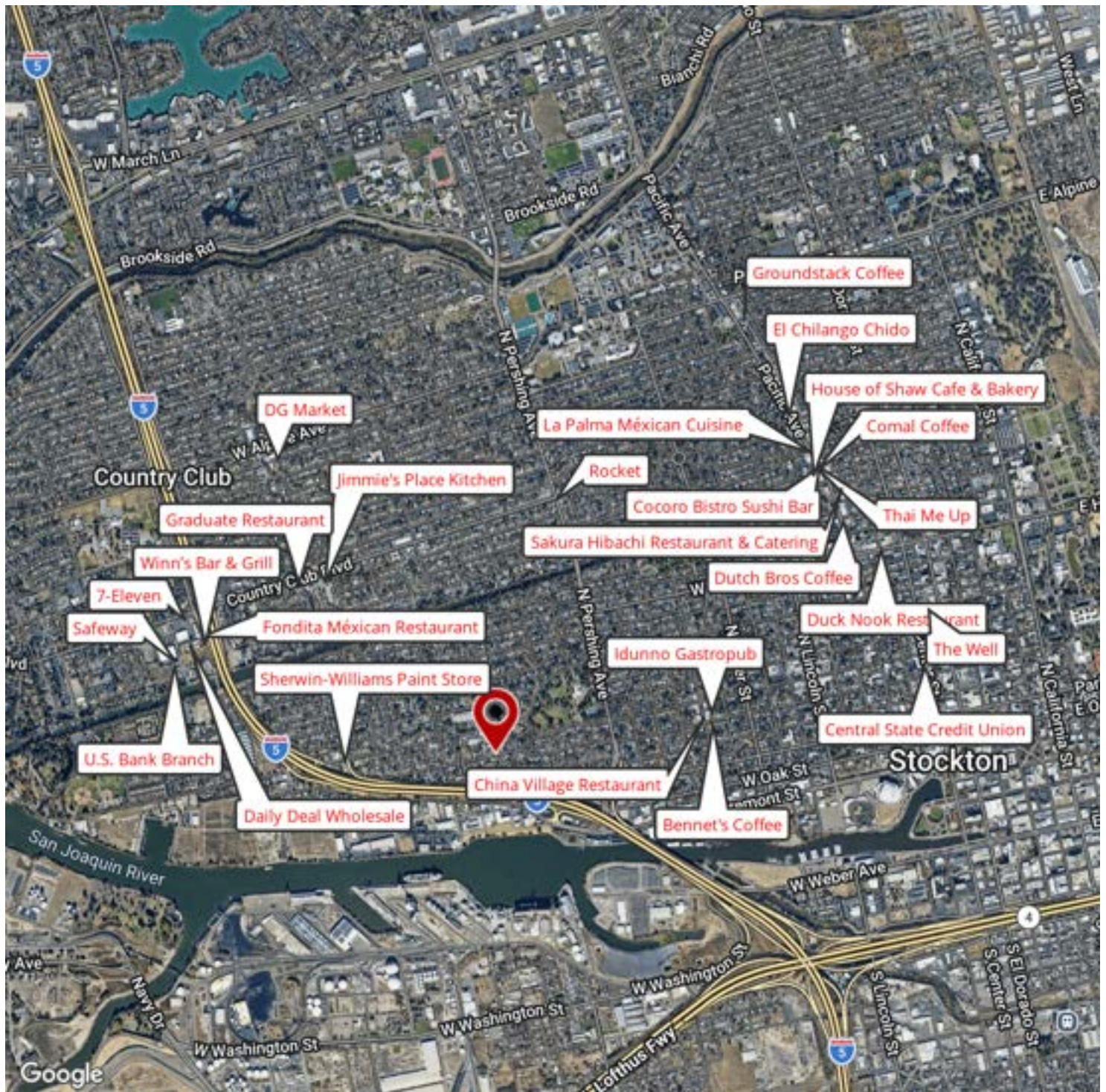
C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219

RETAILER MAP



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

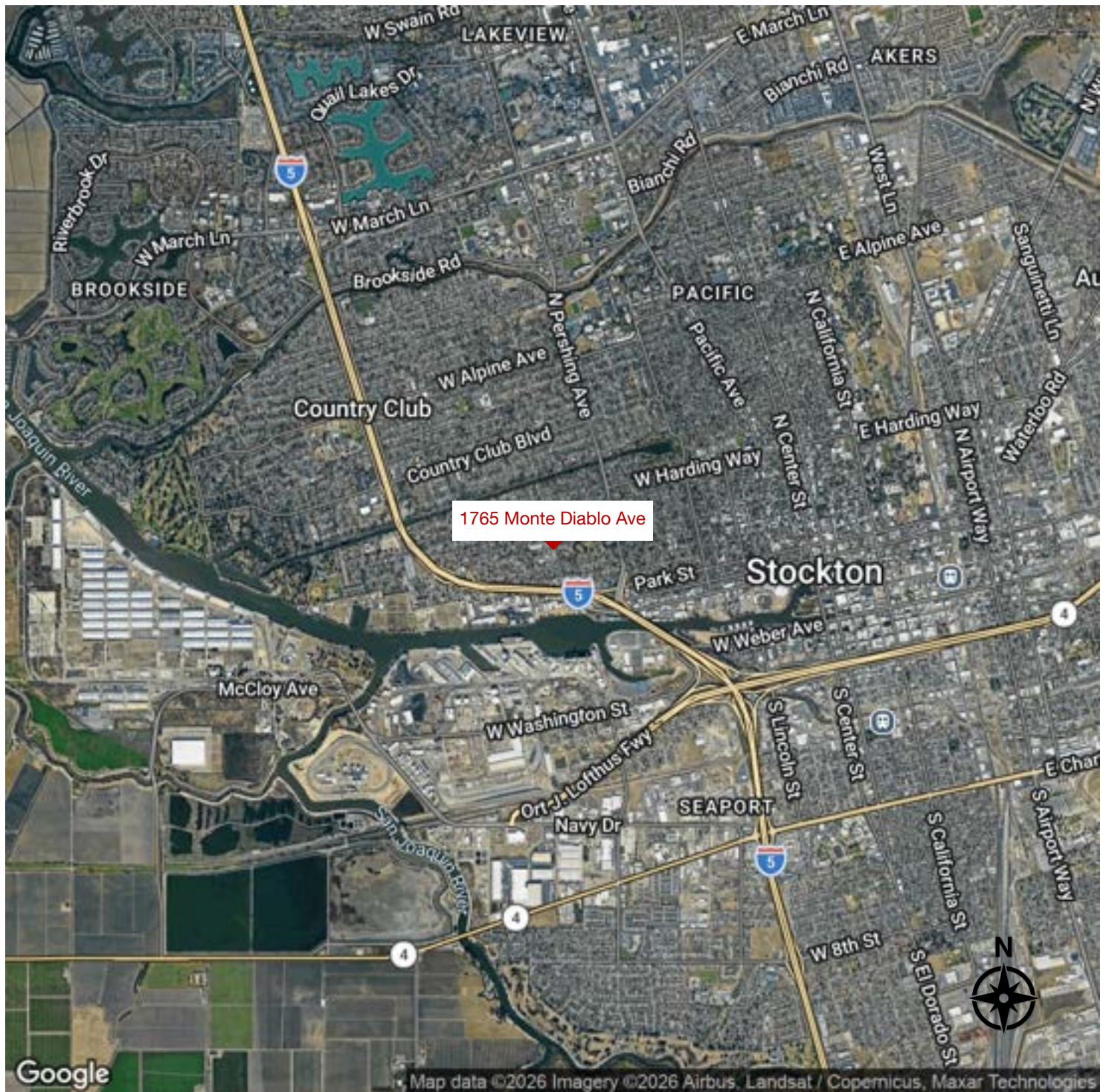
CA #01992157

KW COMMERCIAL

3133 W. March Lane

Stockton, CA 95219

REGIONAL MAP



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

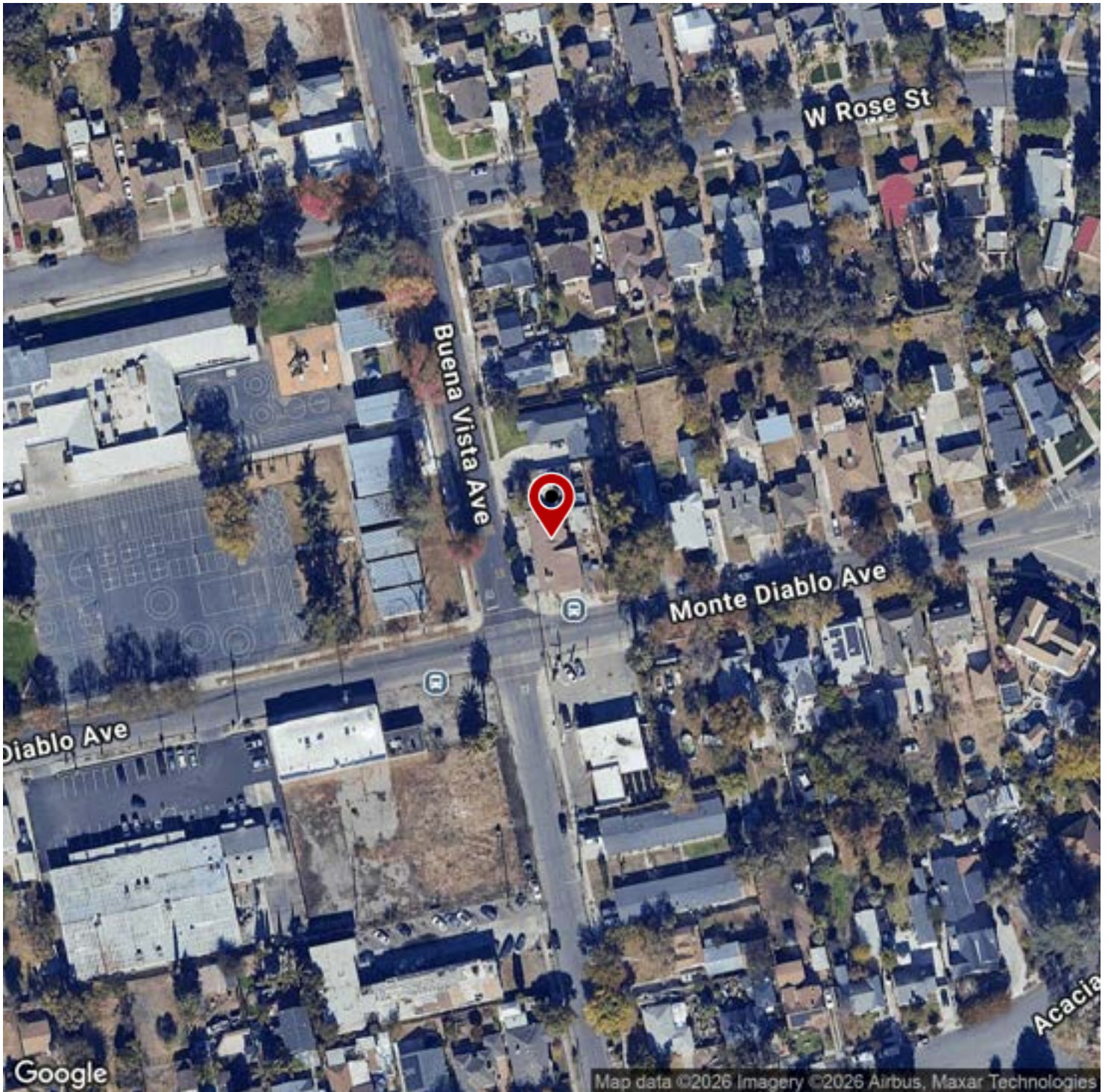
CA #01992157

KW COMMERCIAL

3133 W. March Lane

Stockton, CA 95219

LOCATION MAP



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,991	58,679	126,220
Average Age	34.6	34.7	34.5
Average Age (Male)	32.7	33.2	33.4
Average Age (Female)	37.2	35.7	35.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,661	20,444	42,061
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$87,499	\$84,387	\$89,682
Average House Value	\$372,088	\$369,960	\$403,891

2023 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

Director - Associate Broker

O: 209.425.0070

C: 209.639.5111

bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219