

RETAIL FOR SALE

20 S CALIFORNIA ST

Stockton, CA 95202



PROPERTY DESCRIPTION

20 S California Street is a multi-level, mixed-use commercial asset totaling approximately 16,000 square feet, strategically located in the heart of Downtown Stockton's Commercial core. The property consists of five ground-floor retail suites, an upper-level second floor, and a full 10,000 SF basement, offering investors multiple paths to unlock value through leasing, repositioning, and functional redevelopment.

The ground floor comprises 10,000 SF of retail space, currently 80% occupied (4 of 5 suites leased), providing in-place cash flow with immediate upside through lease-up of the vacant unit and rent optimization across the tenant mix. The 6,000 SF second floor and 10,000 SF basement represent substantial underutilized square footage, creating a clear value-add narrative through adaptive reuse, office/multi-family conversion, creative space, storage, or alternative commercial uses permitted under Downtown Commercial (DC) zoning. Here is your opportunity to invest in a submarket experiencing ongoing public and private reinvestment.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	6
Building Size:	16,000 SF
APN #:	149-040-030

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,040	44,118	80,325
Total Population	21,266	146,342	266,816
Average HH Income	\$51,990	\$75,040	\$86,584

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BILL JOHNSON

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KW COMMERCIAL

3133 W. March Lane
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PROPERTY HIGHLIGHTS

- Immediate access to CA-99, I-5, and Highway 4
- Tenants include a Dentist, Hair Styling Salon, Tailor, & Restaurant (Rent Roll available upon request)
- Downtown Stockton Commercial core location surrounded by government offices, courthouses, healthcare providers, financial institutions, and professional services users.
- Adjacent and nearby occupancy includes public-sector agencies, legal offices, banks, medical users, and service-oriented retail, creating durable weekday demand.
- Security-gated access across all spaces enhances tenant safety, asset control, and operational stability.
- Strong demographic density within a 1–3 mile radius, with a large working-age population supporting office, service, and neighborhood retail demand.
- Downtown zoning and infill positioning benefit from limited competing new supply, as replacement costs and entitlement timelines constrain development.
- Located in a Designated Opportunity Zone

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LOCATION INFORMATION

Street Address	20 S California St
City, State, Zip	Stockton, CA 95202
County	San Joaquin

BUILDING INFORMATION

Building Size	16,000 SF
First Floor	10,000 SF
Second Floor	6,000 SF
Basement	10,000 SF
Occupancy %	60.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	2
Number of First Floor Units	2
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Retail
Zoning	Downtown Commercial
Lot Size	10,000 SF
APN #	149-150-220
Lot Frontage	105 ft
Corner Property	No
Power	Yes

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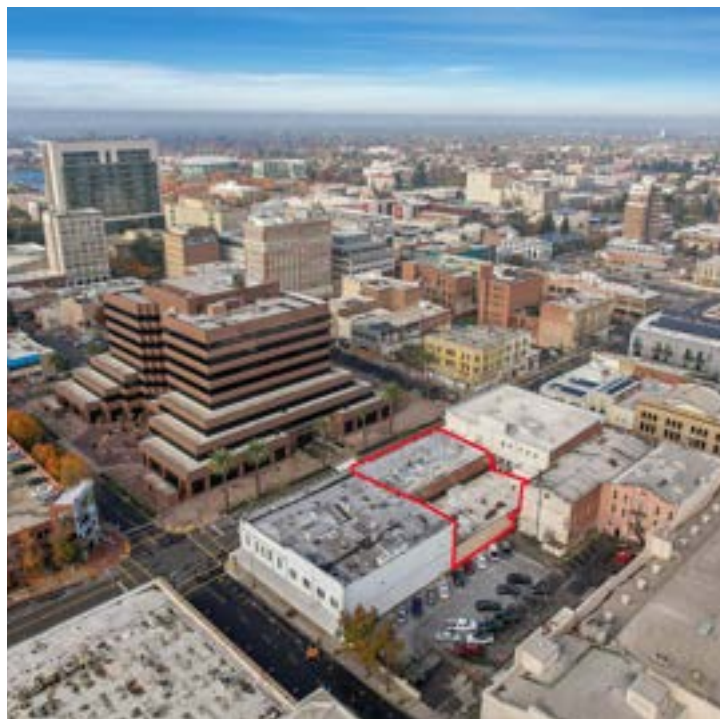
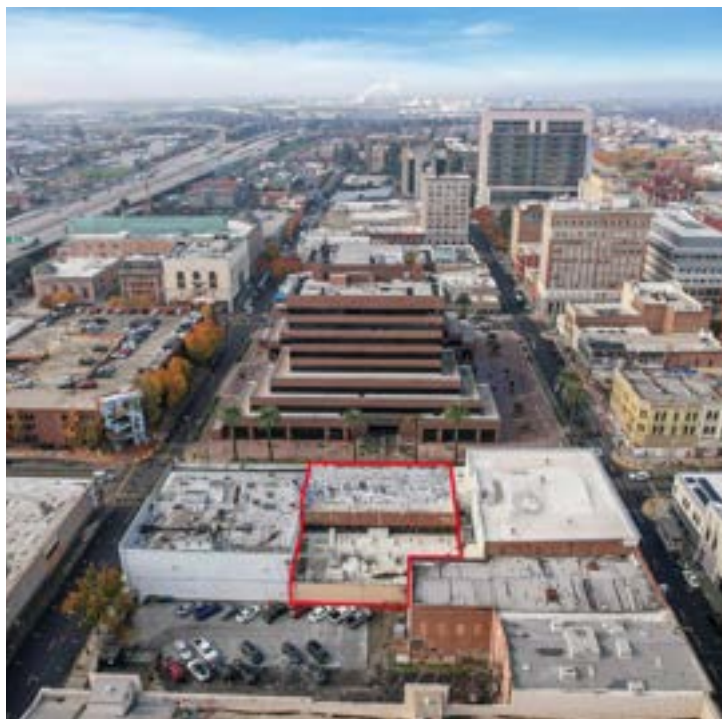
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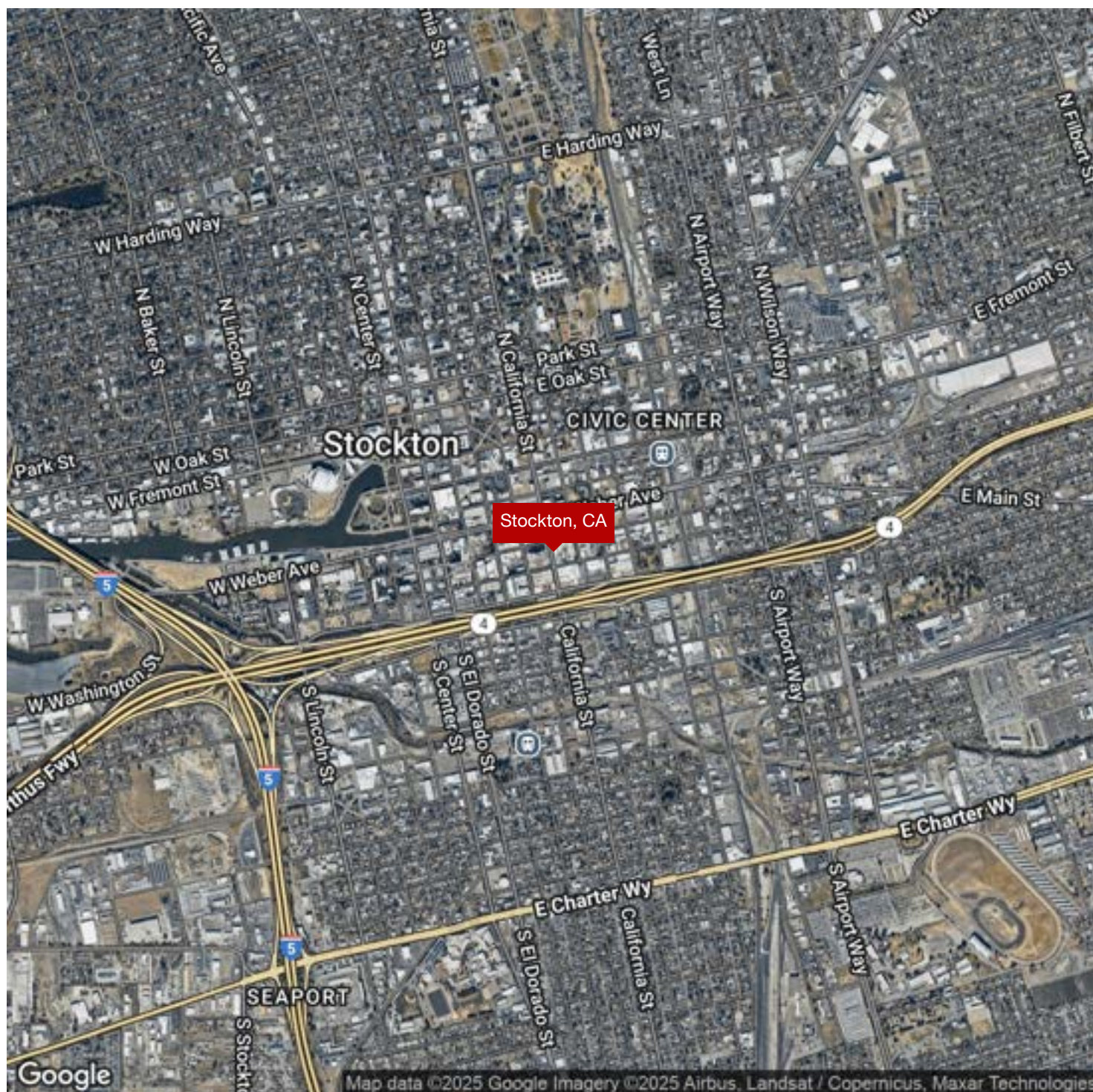
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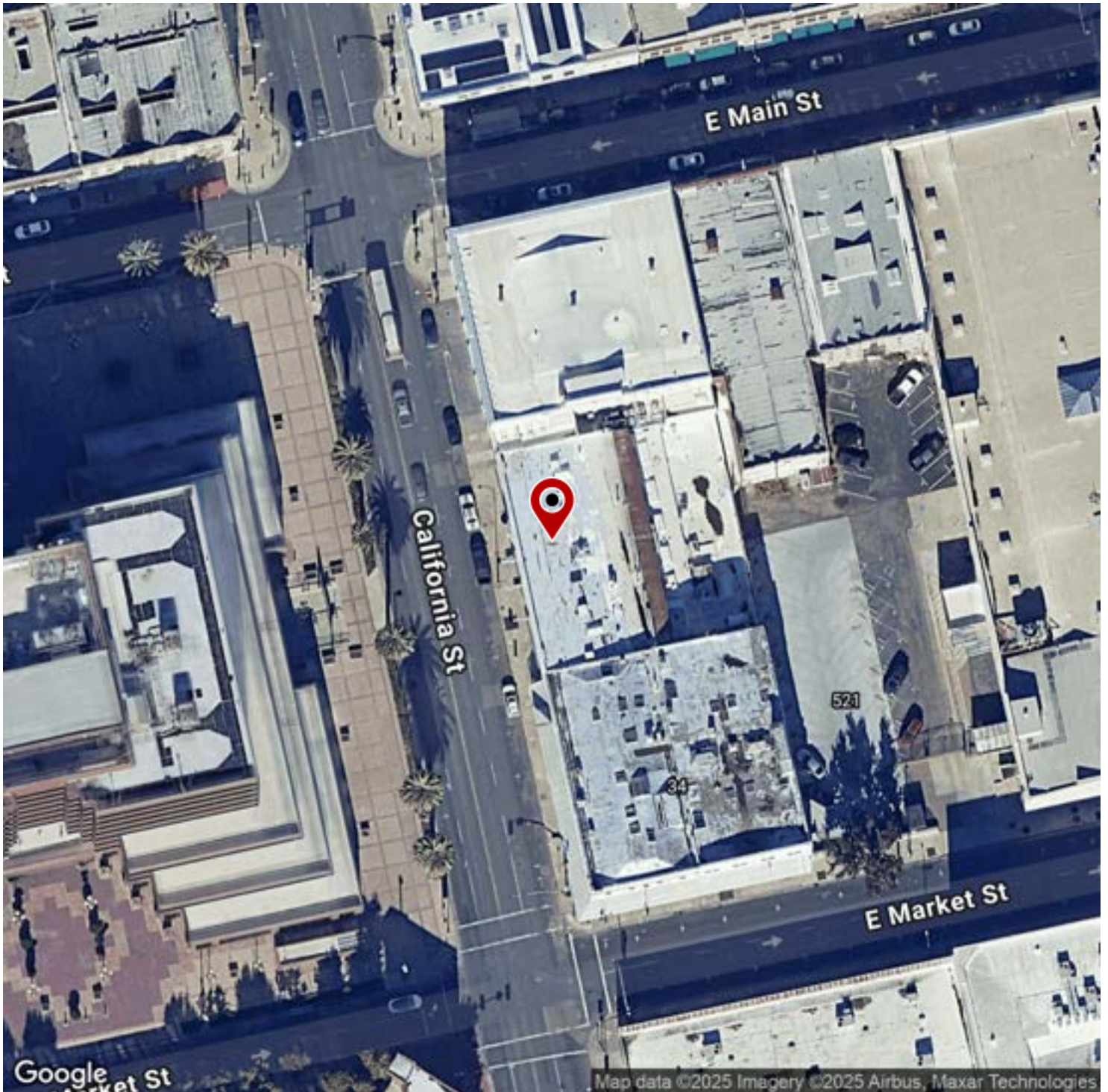
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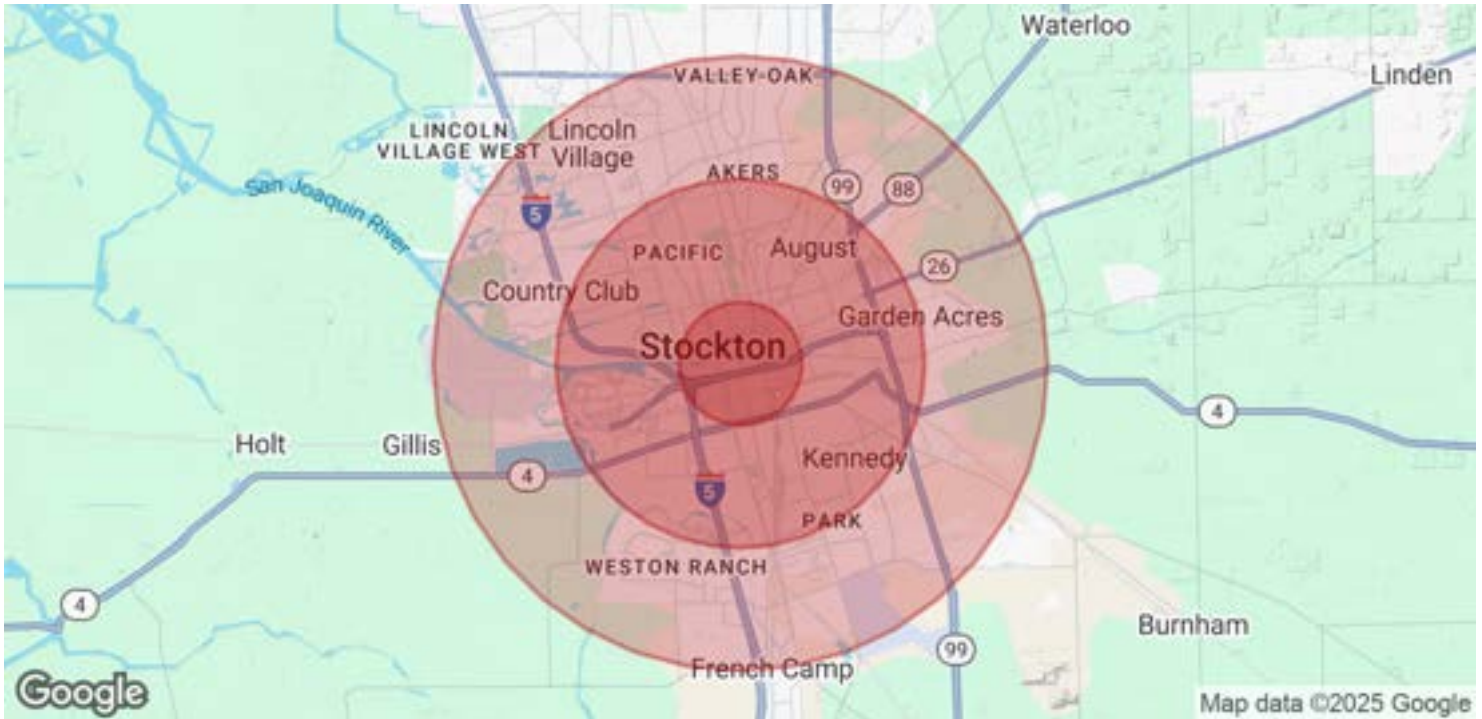
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,266	146,342	266,816
Average Age	36	35	36
Average Age (Male)	36	35	35
Average Age (Female)	35	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,040	44,118	80,325
# of Persons per HH	3	3.3	3.3
Average HH Income	\$51,990	\$75,040	\$86,584
Average House Value	\$394,034	\$392,377	\$438,090

Demographics data derived from AlphaMap

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