

# Valley Oak Residences

North Stockton | San Joaquin County, CA

Fully Entitled, Permit-Ready  
193 Homes |  $\pm 18.8$  Acres

Offering Memorandum





# Contacts

## Multifamily | Local Market



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### Disclaimer Statement

This Offering Memorandum ("Memorandum") was prepared by Colliers International ("Colliers") as part of Collier's efforts to market for sale the real property commonly known as the Valley Oak Residences, located at 2733, 2810 & 2871 Auto Center Circle in Stockton, California. Colliers is the exclusive agent and broker for the owner of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to prospective purchaser (each a "Purchaser") solely to assist Purchaser in determining whether Purchaser is interested in potentially purchasing all or part of the Property. Colliers is also providing this Memorandum and the material in it to Purchaser with the understanding that Purchaser will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Purchaser will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

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An aerial photograph of a suburban neighborhood. In the center, there is a large, rectangular, undeveloped lot with dry, brownish soil. This lot is bordered by a residential street on the left and a commercial area with parking lots and buildings on the right. The surrounding area consists of numerous houses with red-tiled roofs and green lawns, typical of a suburban setting. The title 'Executive Summary' is overlaid on a dark blue banner in the top left corner.

# Executive Summary

## The Opportunity

Colliers, as exclusive advisor, is pleased to offer for sale the Valley Oak Residences located at 2733, 2810 & 2871 Auto Center Circle in Stockton, California (the "Property"). The Property is being offered at **\$5,750,000**. All interested parties should base their offer on the Property in its "as-is" condition based upon current entitlements in place. Qualified purchasers will be provided access to online property information upon request.

## Property Summary

Property Address	2718-2871 Auto Center Circle Stockton, CA 95212
APNs	128-030-010 128-030-020 (partial) 128-030-030 128-030-040
Land Size:	±18.8 Acres
Zoning	Medium Density Residential (R-M)
General Plan	Medium Density Residential
Site Conditions	<ul style="list-style-type: none"><li>• Vacant, Undeveloped</li><li>• Existing Private Road</li></ul>
Plan Status	<ul style="list-style-type: none"><li>• Fully Entitled, Permit-Ready</li><li>• Construction Drawings Approved</li></ul>



# Investment Highlights



- Fully entitled, permit-ready 193-unit cottage-style BTR community.
- Highly amenitized, upscale gated apartment community with favorable unit mix.
- All 2- and 3-bedroom units (61%) are detached and all 1-bedroom units (39%) are duets with one shared wall.
- Cost-efficient project design as single-story on-grade with all surface parking.
- Reduced city fees of \$15,537 per unit.
- High additional income potential with on-site storage units and photovoltaic system.
- Safe, secure location near the major retail corridor of North Stockton.
- Convenient direct freeway access to Highway 99.
- Short biking distance (less than 5 minutes) to Cesar Chavez High School, the newest high school in the Stockton Unified School District built in 2005.



# Property Overview



Valley Oak Residences is a fully entitled, permit-ready 193-unit multifamily development opportunity adjacent to one of Stockton's major retail corridors. Designed as a gated, upscale apartment community, the project offers a highly efficient and cost-effective layout with all single-story units and surface parking.

The unit mix caters to strong rental demand, with 61% of the homes being detached 2- and 3-bedroom units that provide enhanced privacy and a single-family feel. The remaining 39% are

1-bedroom duets, each with only one shared wall - ideal for renters seeking comfort without compromising on affordability.

The project includes revenue-enhancing features such as on-site 8'x12' storage sheds and a photovoltaic solar system, contributing to both operating efficiency and long-term value. Its location offers excellent connectivity, with immediate access to Highway 99 and walkable proximity to major

retail and services. Additionally, the property is within a 5-minute bike ride to Cesar Chavez High School, one of Stockton's most modern educational facilities.

With a strong design foundation, strategic location, and desirable unit composition, Valley Oak Residences represents a unique opportunity to deliver a high-quality multifamily asset in one of Stockton's most active growth corridors.



# Location Overview

## Stockton Overview

Known as California's "Sunrise Seaport," the City of Stockton is located at the confluence of the San Joaquin River and the Delta region waterways, allowing for ease of transportation of goods, or entertainment activities such as boating, skiing, and fishing. The City of Stockton is ranked the 13th largest city in California and is the 4th largest city in the Central Valley. Stockton has a dynamic, multi-ethnic and multi-cultural population of more than 307,000 residents.

Stockton is widely considered to be the economic, political, and social epicenter of California's Central Valley. Stockton has established itself as an irreplaceable component to the greater San Francisco Bay Area economy as Stockton is strategically positioned 50 miles south of California's state capitol, Sacramento, and 80 miles east of the world's most prosperous and innovative metropolitan city, San Francisco. Stockton is the legislative seat of San Joaquin County and maintains a critical transportation hub for the Northern California region. It is ideally located at the agricultural, technological, and logistical epicenter of the valley.



## University of the Pacific & San Joaquin Delta College

Stockton is home of the University of the Pacific since 1924, after moving from San Jose. Pacific's longtime emphasis has been on music education, but now supports fine engineering, pharmacy, and business schools as well as highly regarded dental and law schools. The private school's ivy-league ambiance, complete with lovely old brick buildings and wide shady lawns, have made it a movie location in many feature films. San Joaquin Delta College and an off-site campus for California University-Stanislaus provide excellent public education.



## The Historic Bob Hope Theatre

The Bob Hope (Fox) Theatre in Downtown Stockton, built in 1930, was one of only two "movie palaces" in the Central Valley of California. Fox Theatre was a major chain of grand movie palaces that were built on the west coast primarily in the 1920s and 1930s. Stockton's historic Fox Theatre was saved and lovingly renovated so that future audiences may continue to enjoy its beauty. Today the Bob Hope Theatre's 2,042 seats are host to year-round live theatre, musicals, concerts, family events, a classic cinema series, and comedy.



## The Haggin Museum

The Haggin Museum, an art and history museum, has been referred to by Sunset magazine as "one of the undersung gems of California." Its art collection features works by such noted 19th-century painters as Albert Bierstadt, Rosa Bonheur, and William-Adolphe Bouguereau, J.C. Leyendecker, as well as many other American and European artists. The Haggin Museum features exhibits on local and regional history, hosts traveling history and art exhibits, and invites the public to special events weekly.



# Market Highlights



- Strong population growth in San Joaquin County with an estimated increase of 36,875 (4.7%) from 779,233 in 2020 to 816,108 in 2024 and an increase of 93,927 (13.7%) from 2010 to 2020.
- City of Stockton population growth of 4,171 (1.3%) from 320,804 in 2020 to 324,975 in 2024 and 29,097 (10.0%) from 2010 to 2020.
- Shortage of high-quality, new construction multifamily housing with only four communities built totaling 832 units in last eight years.
- Weighted average age of multifamily housing stock in North Stockton is 38 years.
- Average monthly rent for newly constructed multifamily rental communities built after 2020 is \$2,012 (\$2.46/SF).
- No Build-to Rent (BTR) communities currently existing or under construction in the Stockton market.



# Retail Amenities





# Schools & Parks





# Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2010 Total Population	18,184	111,931	256,595
2024 Total Population	20,439	125,427	281,779
2029 Total Population (Projected)	21,310	127,792	285,461
2024 Total Daytime Population	17,706	112,269	282,244
<b>Households</b>			
2010 Households	4,543	34,010	84,051
2024 Households	5,213	37,723	90,286
2029 Households (Projected)	5,455	38,455	91,556
<b>Household Income</b>			
2024 Median Household Income	\$79,261	\$70,789	\$74,191
2029 Median Household Income (Projected)	\$89,820	\$82,320	\$84,045
<b>Housing Units</b>			
2024 Housing Units	5,299	38,969	94,285
Owner Occupied	3,188	19,795	46,673
Renter Occupied	2,025	17,928	43,613
2029 Housing Units (Projected)	5,546	39,719	95,627
Owner Occupied	3,465	20,900	48,786
Renter Occupied	1,990	17,555	42,770
<b>Education</b>			
2024 Population 25+ and Over	12,911	79,833	181,408
HS and Associates Degree	62.3%	62.4%	60.4%
Bachelor's Degree or Higher	19.3%	17.9%	20.0%
<b>Place of Work</b>			
2024 Businesses	355	3,432	8,372
2024 Employees	4,535	33,936	98,264





# Project Summary

## Project Overview

<b>Project Size:</b>	193 units
<b>Building Area:</b>	±189,455 SF
<b>Land Area:</b>	±817,324 SF (±18.8 acres)
<b>Density:</b>	10.3 units per acre
<b># Stories:</b>	One (1)
<b>Parking Count:</b>	Surface: 294
	ADA: 27
	Garages: 86
	Total: 407
<b>Parking Ratio:</b>	2.11 per unit
<b>Storage Units:</b>	60 (8' x 12')
<b>Construction Type:</b>	V-B
<b>Occupancy:</b>	R-3
<b>Fire Sprinklers:</b>	NFPA 13D
<b>Construction Codes &amp; Standards:</b>	2019
<b>Fee Reduction Program:</b>	Approved

## Unit Mix

Unit Type	# Units	%	Avg SF	Total SF
1 Bedroom	76	39.4%	±746	±56,696
2 Bedroom	81	42.0%	±1,059	±85,779
3 Bedroom	36	18.7%	±1,305	±46,980
<b>Total / Average</b>	<b>193</b>	<b>100.0%</b>	<b>±982</b>	<b>±189,455</b>





# Project Summary

## Project Team

<b>Architect:</b>	Lowney Architecture
<b>Civil Engineer:</b>	Northstar Engineering Group
<b>MEP:</b>	Engineering Systems Solutions
<b>Landscape Architecture:</b>	KLA
<b>Geotechnical:</b>	Terracon Consultants, Inc.
<b>Pre-Construction:</b>	Rubik Built

## Deferred Submittals

- Wood I-Joists
- Prefabricated Roof Trusses
- MEP Structural Support Requirements
- Concrete Mix Design
- Low Voltage
- Site Way Finding Signage

## Separate Permits

- Fire Sprinkler System
- Underground Fire Utilities
- Solar PV (Carport)
- Community Center Fire Alarm
- Swimming Pool





# Project Summary

## Education

### Elementary K-8:

George W. Bush Elementary  
Peyton Elementary  
Ansel Adams Elementary

### High School:

Cesar Chavez High School

## Services

### Police:

City of Stockton

### Fire:

City of Stockton

### Water:

City of Stockton

### Sewer:

City of Stockton

### Trash:

Republic Services

### Storm Water:

City of Stockton

### Gas:

PG&E

### Electric:

PG&E

### Cable:

Comcast





# Project Summary

## Community Features & Amenities

- Walkable Pocket Neighborhood
- Controlled Access, Gated Community
- Resort-style Clubhouse and Community Center
- Upscale Furnishings and Appointments
- Full-size Pool and Outdoor Spa
- Community Meeting Rooms
- Fully Equipped Fitness Center
- Outdoor Kitchen and BBQs
- Pickleball Courts
- Small Dog and Large Dog Runs
- Pet Washing Station
- Photovoltaic System
- Large On-site Storage Units (8' x 12')
- EV Charging Stations





# Project Summary

## Unit Features & Amenities

- Single-Family Detached Living
- Individual Private Back Yards
- Open Concept Kitchen Layouts
- Kitchen Islands
- High-end Stainless Steel Appliances
- Upscale Fixtures and Finishes
- Walk-in Closets
- In-Unit Washers & Dryers
- Garage and Covered Parking
- High Speed Internet Access
- Heating and Air Conditioning
- Ceiling Fans





# Parcel Map

4-POR. STOCKTON AUTO CENTER PHASE II

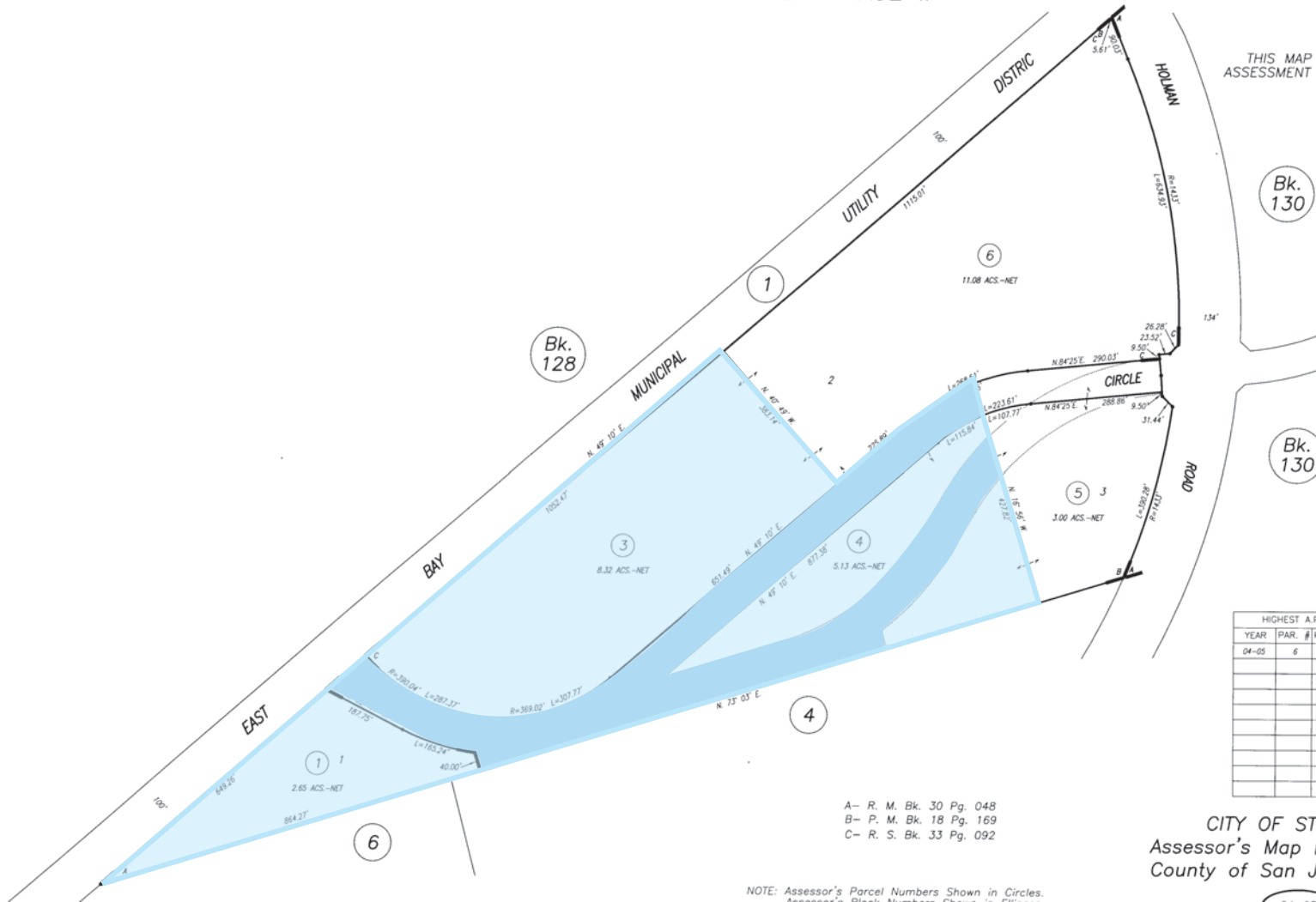
128-03

THIS MAP IS FOR  
ASSESSMENT USE ONLY



Bk.  
130

Bk.  
130

[illegible]

CITY OF STOCKTON  
Assessor's Map Bk.128 Pg.03  
County of San Joaquin, Calif.

04-05

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.



# Site Plan





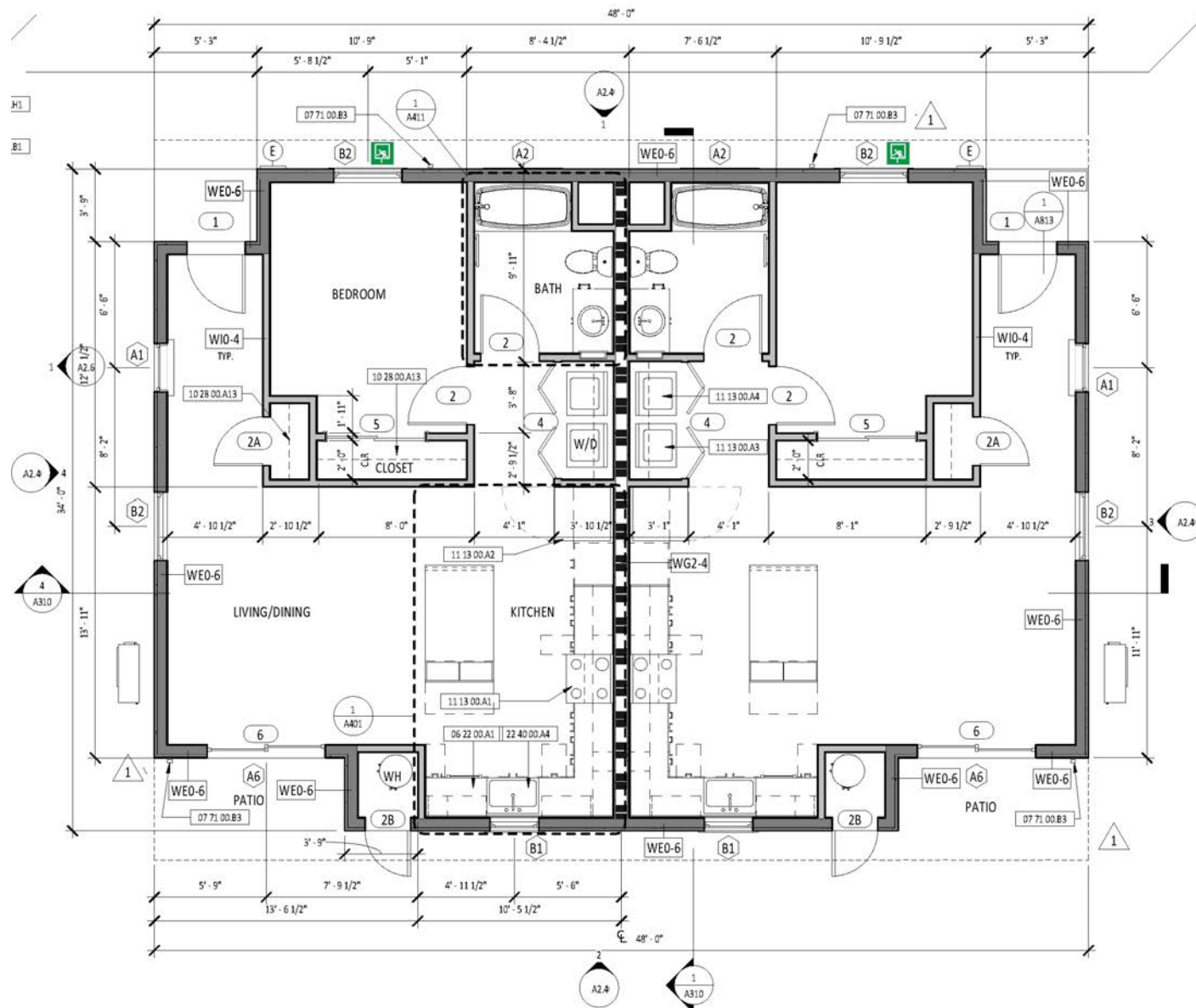
# Site Plan - Unit Mix

- |                                                                                   |                  |
|-----------------------------------------------------------------------------------|------------------|
|  | 1 BEDROOM DUPLEX |
|  | 2 BEDROOM UNIT   |
|  | 3 BEDROOM UNIT   |



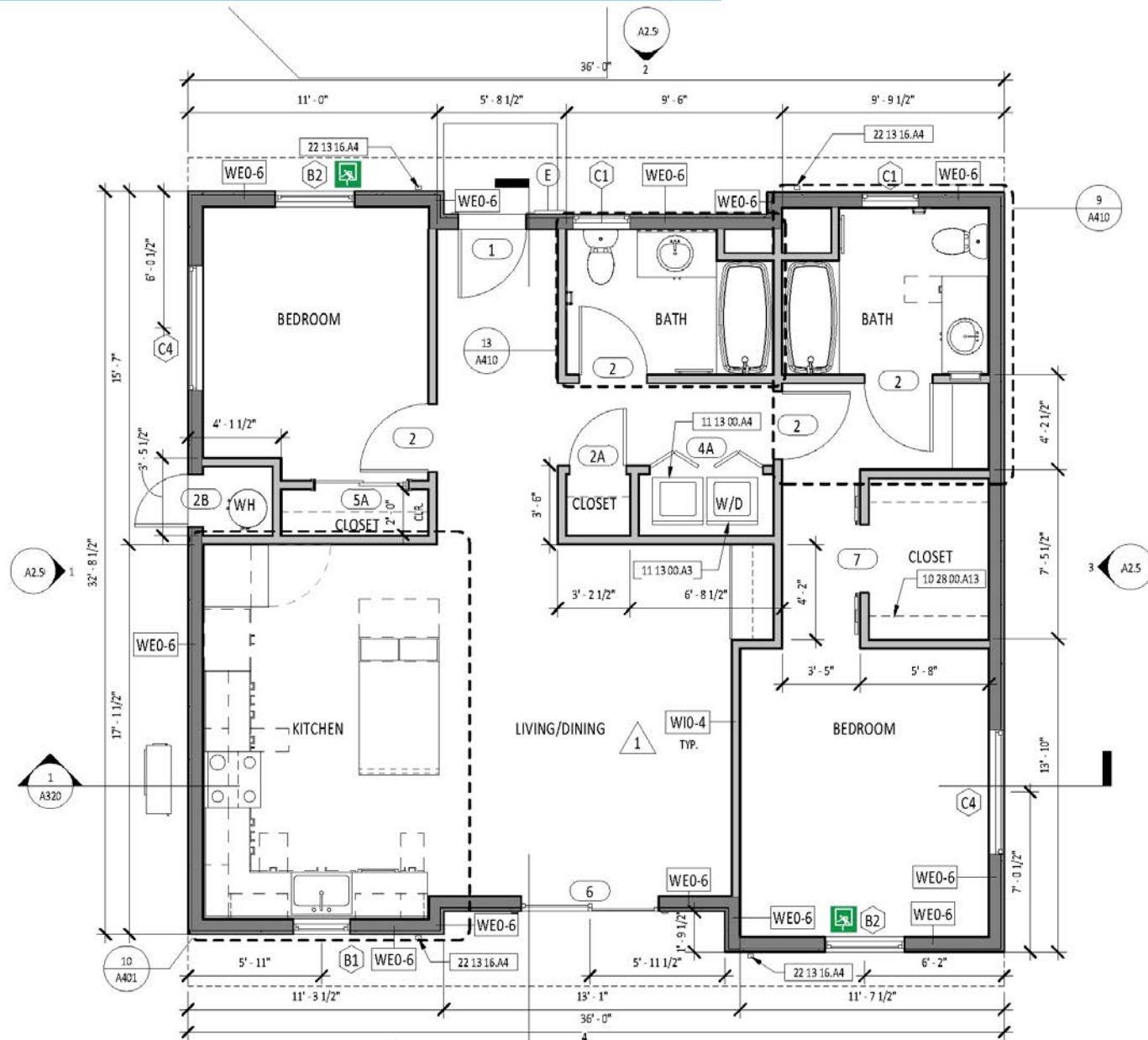


## Accelerating Success.



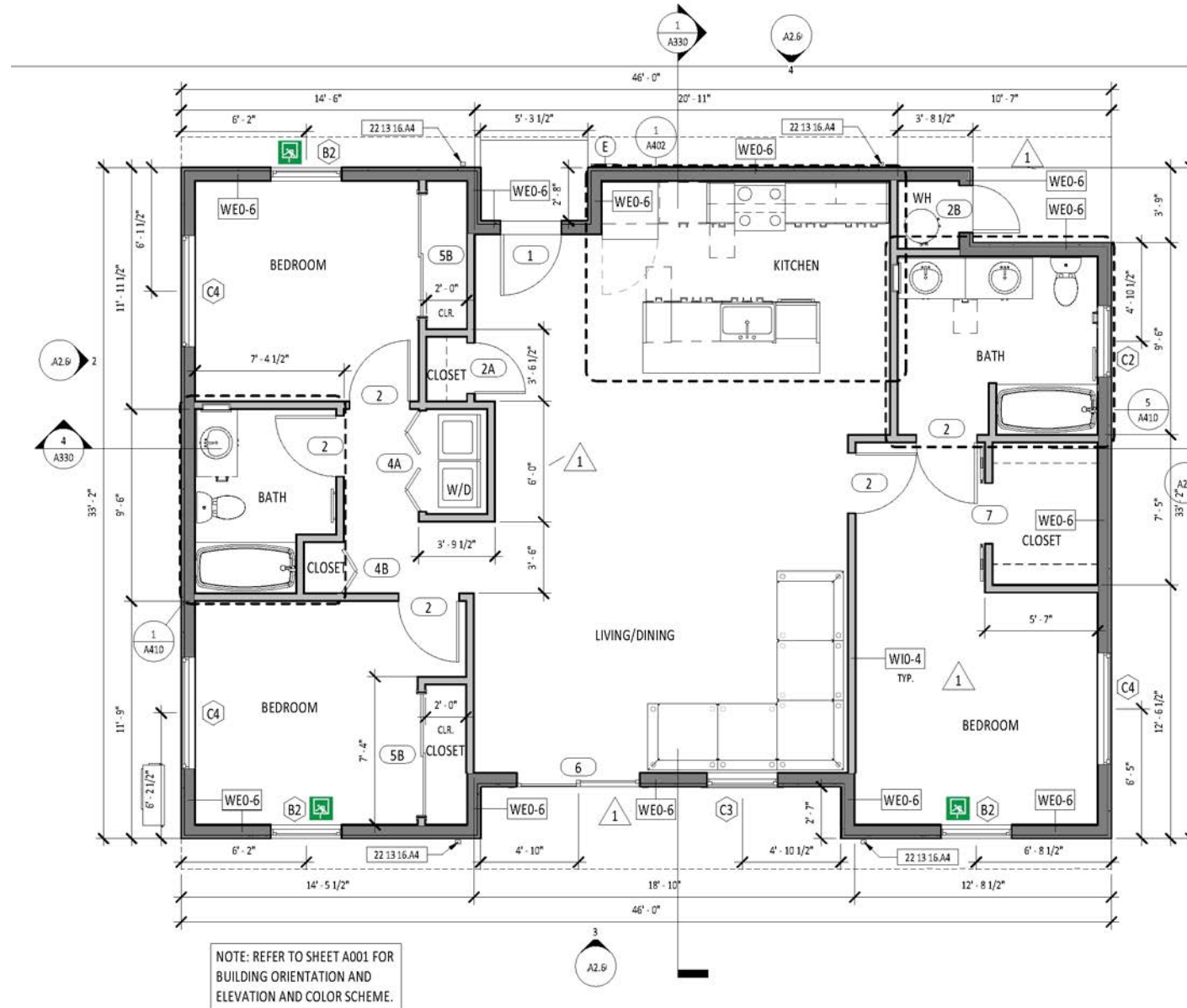


# Floor Plan - 2 Bedroom





Accelerating Success.







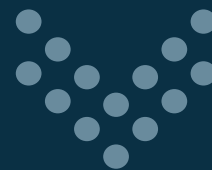
## Structured Finance Advisory Group

Colliers Structured Finance Advisory Group is a leading global capital markets platform specializing in debt and equity placement and advisory services for commercial real estate investments nationwide. Leveraging over \$20 billion in transactional experience, unmatched technical expertise, long-standing capital relationships and proprietary technology, we deliver outlier capital markets solutions to optimize real estate investment opportunities across all major asset classes.



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**BUILDING BRIDGES BETWEEN INVESTMENT  
OBJECTIVES AND INVESTMENT OPPORTUNITIES**

## Representative Global Capital Relationships

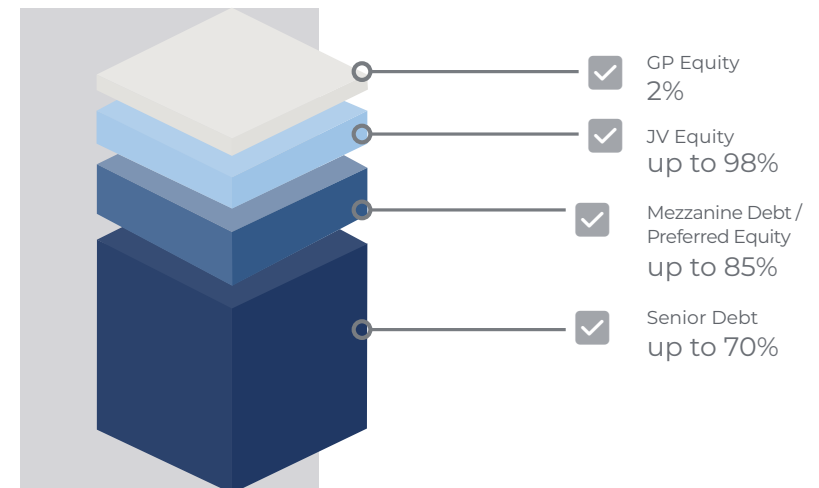
### DEBT

- Insurance Companies
- Commercial Banks
- Investment Banks
- Pension Funds
- Credit Unions
- Conduits (CMBS)
- Commercial Mortgage REITs
- Debt Funds
- Credit Companies
- Private Equity
- Direct Agency Lenders

### JV EQUITY

- Investment Managers
- Sovereign Wealth Funds
- Insurance Companies
- Pension Funds
- Private Equity Funds
- Hedge Funds
- Family Offices
- Ultra HNW

### FULL CAPITAL STACK DEVELOPMENT



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