

Multi-Tenant Office Investment on High Traffic Corridor

Approx. 15,375 SF | For Sale \$1,595,000

1029-1045 N El Dorado Street, Stockton, CA 95202



Offering Memorandum

Current NOI \$106,563 | Current Cap Rate: 6.67% CAP

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PROPERTY DETAILS

1029-1045 N El Dorado Street
Stockton, CA 95202



LOCATION: 1029-1045 N El Dorado Street
Stockton, CA 95202

APN: 139-040-02

BUILDING SIZE: 15,375 SF

LOT SIZE: 22,000 SF (0.50 AC)

ZONING: GC General Commercial

CONSTRUCTION TYPE: Wood Frame

HIGHLIGHTS

- Newly remodeled interior, including brand new flooring, paint, and remodeled common area restrooms
- Consists of 21 office suites, ranging in size from 100 Sf to 1870 SF
- Common breakroom and conference room
- 100% occupied
- Many suites are paying below market rents, giving this upswing potential
- The suites sizes are ideal for tenants, vacancies are leased quickly
- Located in prominent high traffic location, with over 17,000 ADT
- Includes gated parking



PHOTOS











DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	23,046	162,339	322,888
Growth 2024 - 2029	6.19%	5.50%	5.33%
Growth 2010 - 2024	7.81%	3.75%	2.81%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,190	50,957	99,334
Growth 2024 - 2029	6.44%	5.67%	5.44%
Growth 2010 - 2024	9.60%	4.84%	3.56%
Average HH Income	\$56,974	\$70,921	\$80,661

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Acacia Street	Center Street	2022	3,238	.10
N Madison Street	W Magnolia Street	2022	3,794	.20
N El Dorado Street	Flora Street	2022	17,082	.22
Center Street	W Park Street	2018	17,162	.24
Center Street	W Park Street	2022	16,669	.24
N El Dorado Street	E Willow Street	2022	17,882	.26
Center Street	W Harding Way	2018	14,371	.28
Center Street	W Harding Way	2022	16,149	.28
N San Joaquin Street	Flora Street	2022	2,413	.28
E Park Street	N Hunter Street	2022	5,313	.29

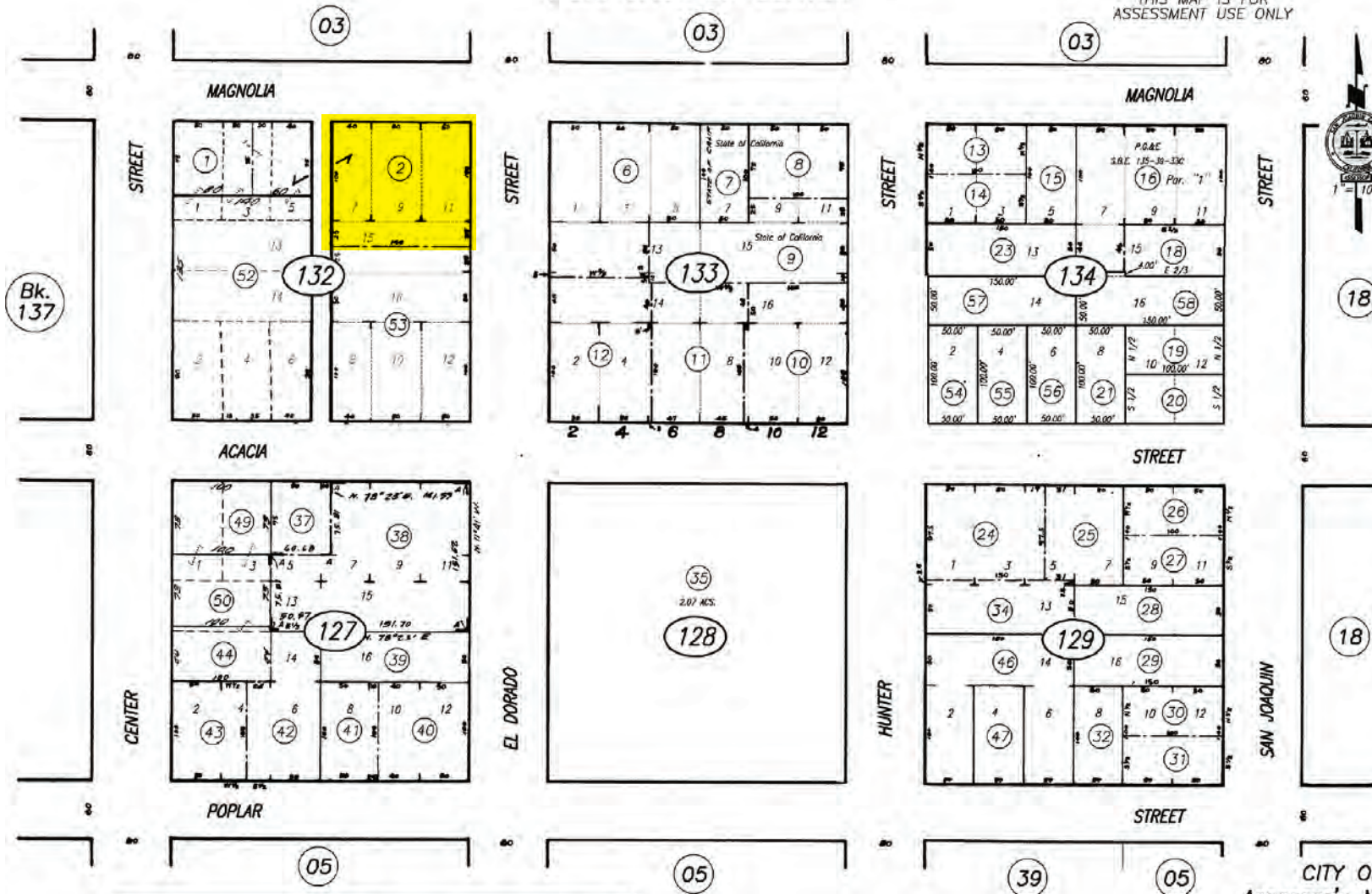


PARCEL MAP

POR. EAST OF CENTER

THIS MAP IS FOR ASSESSMENT USE ONLY

139-04



A - P. M. Bk. 20 Pg. 006

HIGHEST A.P.N. USED				
YEAR	PAR. #	PAR. #	PAR. #	
16-17	58			

CITY OF STOCKTON
Assessor's Map Bk.139 Pg.04
County of San Joaquin, Calif.

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



LOCAL AERIAL VIEW





REGIONAL AERIAL VIEW



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