



FOR SALE / LEASE

338-340 North California Street | Stockton, CA

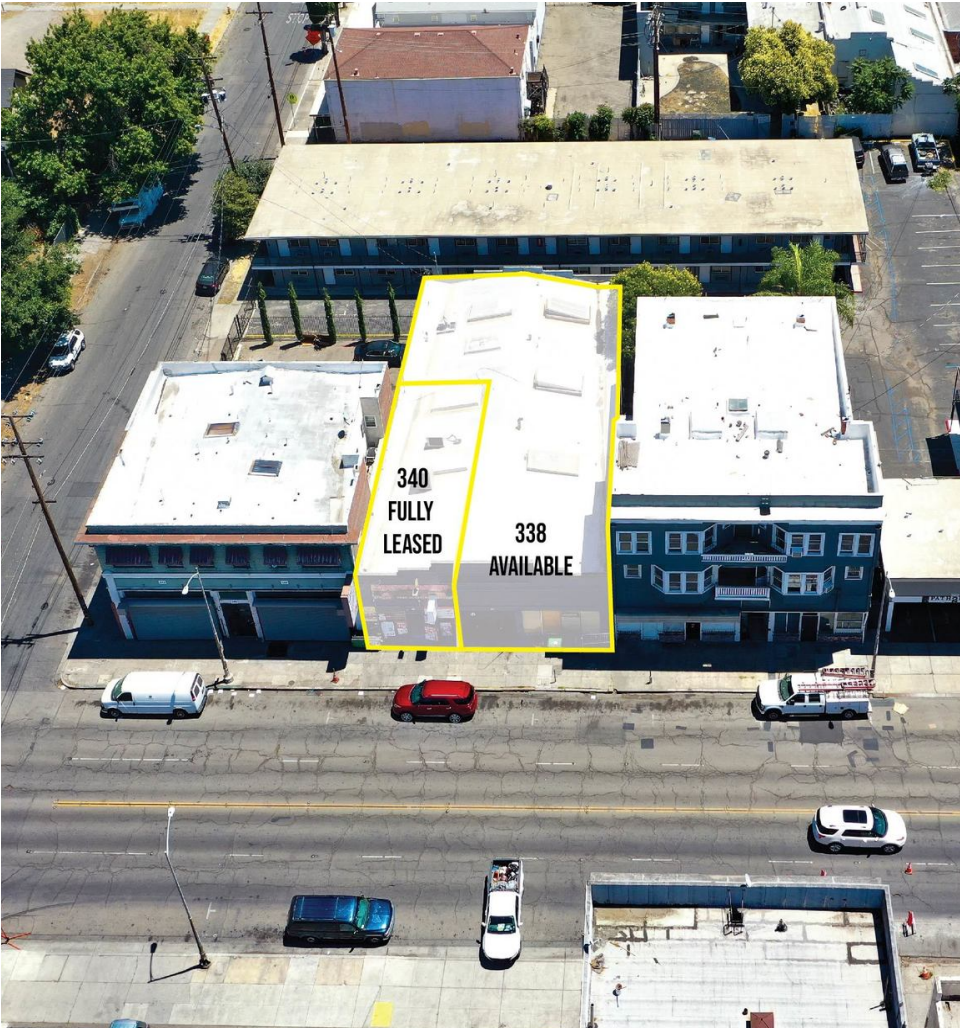
NAINorthgate

NICKOLAS SALDIVAR III
Investments Partner
916.672.4112
nick.saldivar@ngcip.com

ALI KHAN
Investments Associate
916.256.4804
ali.khan@ngcip.com

TENNILLE FINNEGAN-SALDIVAR
Leasing Associate
925.522.5272
tennille.saldivar@ngcip.com

Property Summary



PROPERTY DESCRIPTION

This property is located in downtown Stockton California in a busy retail district. Home to the largest inland seaport in California, the Port of Stockton is the easternmost inland seaport in California and a couple miles from this location. Also home one of the oldest universities, University of the Pacific, Stockton was the first community in California to have a name not of Spanish or Native American origin.

PROPERTY HIGHLIGHTS

- Located within an Opportunity Zone providing for unique tax benefits.
- Convenient access to State Route 4, Interstate 5, and State Route 99.
- Located in the most promising, Opportunity Zone in Downtown Stockton where it's surrounded by reconstructions and new developments.
- The property is near all of downtown amenities.
- The space is a perfect property for retail and office spaces.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Number of Units:	2
(Suite 338)	3,400 SF
(Suite 340) FULLY LEASED	1,701 SF
Lot Size:	5,000 SF
Building Size:	5,101 SF

Interior Photos - Suite 338



Market View | South



Market View | North



Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
2021 Estimated Population	19,362	154,547	287,560
2021 Projected Population	20,099	161,457	300,858
2020 Census Population	19,057	152,651	284,072
2026 Projected Growth	0.8%	0.9%	0.9%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2021 Estimated Households	6,932Q	46,105	88,036
2026 Projected Households	7,075	47,166	90,077
2020 Census Households	6,844	45,571	87,126

INCOME

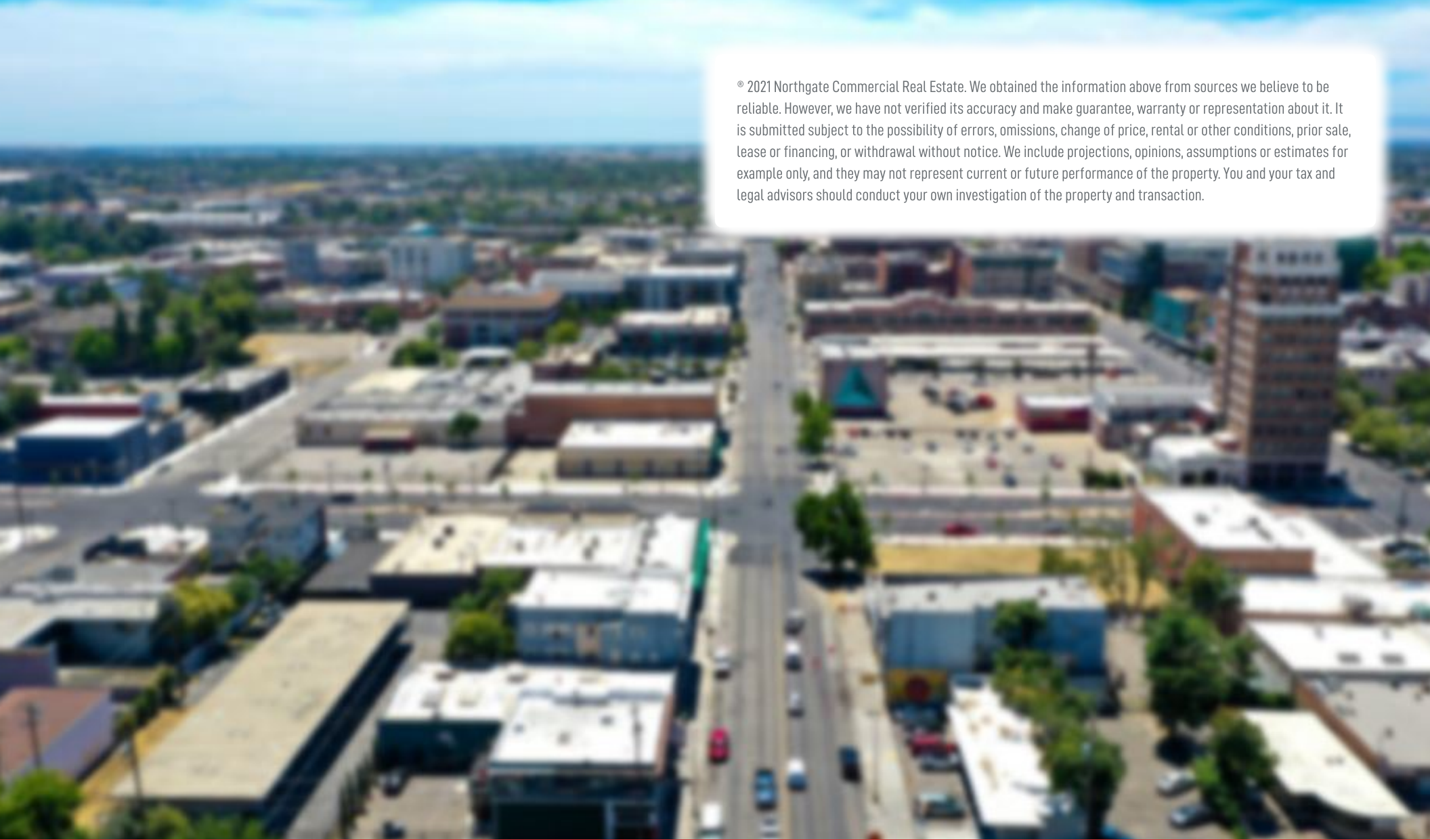
	1 MILE	3 MILES	5 MILES
2021 Estimated Average HHI	\$42,047	\$60,939	\$74,516
2021 Estimated Median HHI	\$31,390	\$47,661	\$57,290
2021 Estimated Per Capita	\$15,844	\$18,552	\$23,109

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
2021 Estimated White	23.1%	23.1%	25.0%
2021 Estimated Black/African American	12.1%	9.6%	10.8%
2021 Estimated Asian/Pacific Islander	9.6%	15.2%	19.9%
2021 Estimated American Indian/Native Alaskan	3.0%	2.2%	1.8%
2021 Estimated Hispanic	62.4%	59.1%	49.7%
2021 Estimated Other	52.2%	50.0%	42.5%

BUSINESSES

	1 MILE	3 MILES	5 MILES
2021 Estimated Total Businesses	1,355	4,381	8,221
2021 Estimated Total Employees	20,820	56,652	101,092



© 2021 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make 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.



CA DRE #01910787 | CA DRE #02103727

NICKOLAS SALDIVAR III

Investments Partner

916.672.4112

nick.saldivar@ngcip.com

ALI KHAN

Investments Associate

916.256.4804

ali.khan@ngcip.com

TENNILLE FINNEGAN-SALDIVAR

Leasing Associate

925.522.5272

tennille.saldivar@ngcip.com