



FOR SALE / LEASE

338-340 North California Street | Stockton, CA

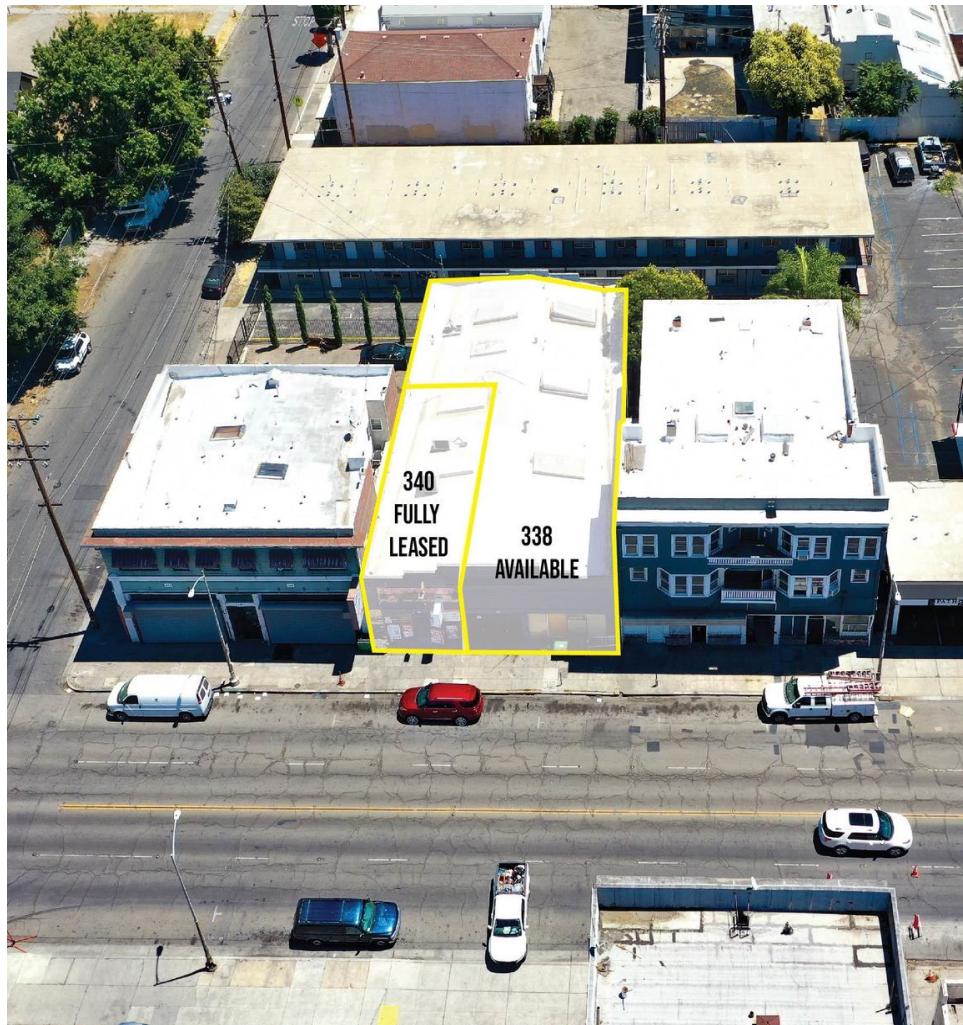
NAINorthgate

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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



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Market View | North



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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%

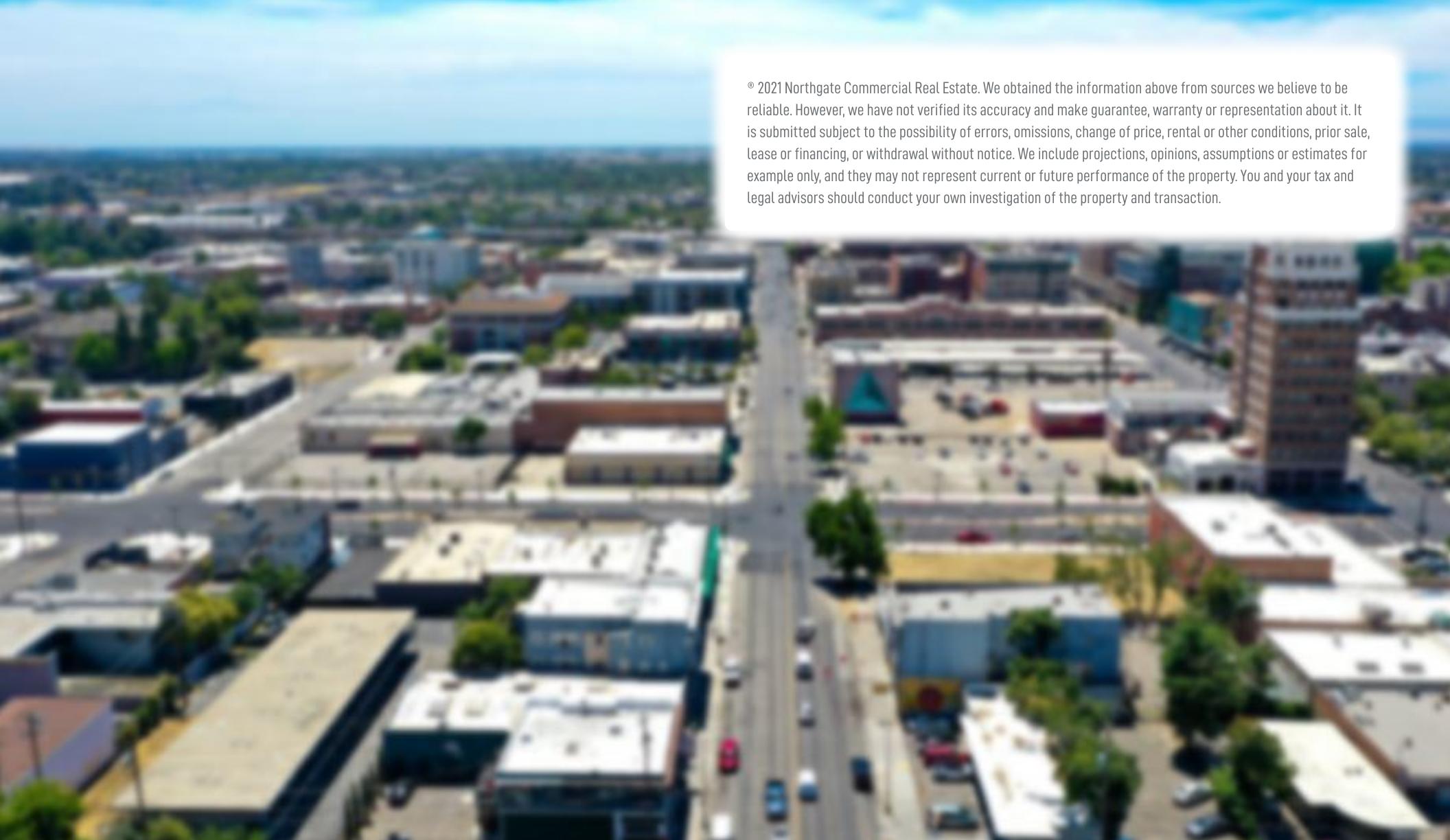
BUSINESSES	1 MILE	3 MILES	5 MILES
2021 Estimated Total Businesses	1,355	4,381	8,221
2021 Estimated Total Employees	20,820	56,652	101,092



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