



800

E Main Street // Stockton, CA

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DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

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CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

5

**EXECUTIVE
SUMMARY**

6

**OFFERING
SUMMARY**

7

**MARKET
LOCATION**

8

**PROPERTY
AERIAL**

TABLE
OF
CONTENTS

10

**AMENITIES
MAP**

**LOCATION
OVERVIEW**

11

**DEMOGRAPHIC
OVERVIEW**

12

**COMPANY
OVERVIEW**

13



800

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PROPERTY INFORMATION



EXECUTIVE SUMMARY

This property consists of 2 buildings, an approximately 8136sf building fully leased by the County and a smaller approximately 2699sf building that needs some love to be ready for 1 to 2 additional tenants all sitting on an approximately 18,875sf lot. The property is already cash flowing at a 5.6-5.7% CAP Rate, but has the potential to get up to an 8.4-8.5% CAP Rate. With close freeway access to HWY 4 and Interstate 5 as well as close proximity to downtown amenities, this property is a must see.



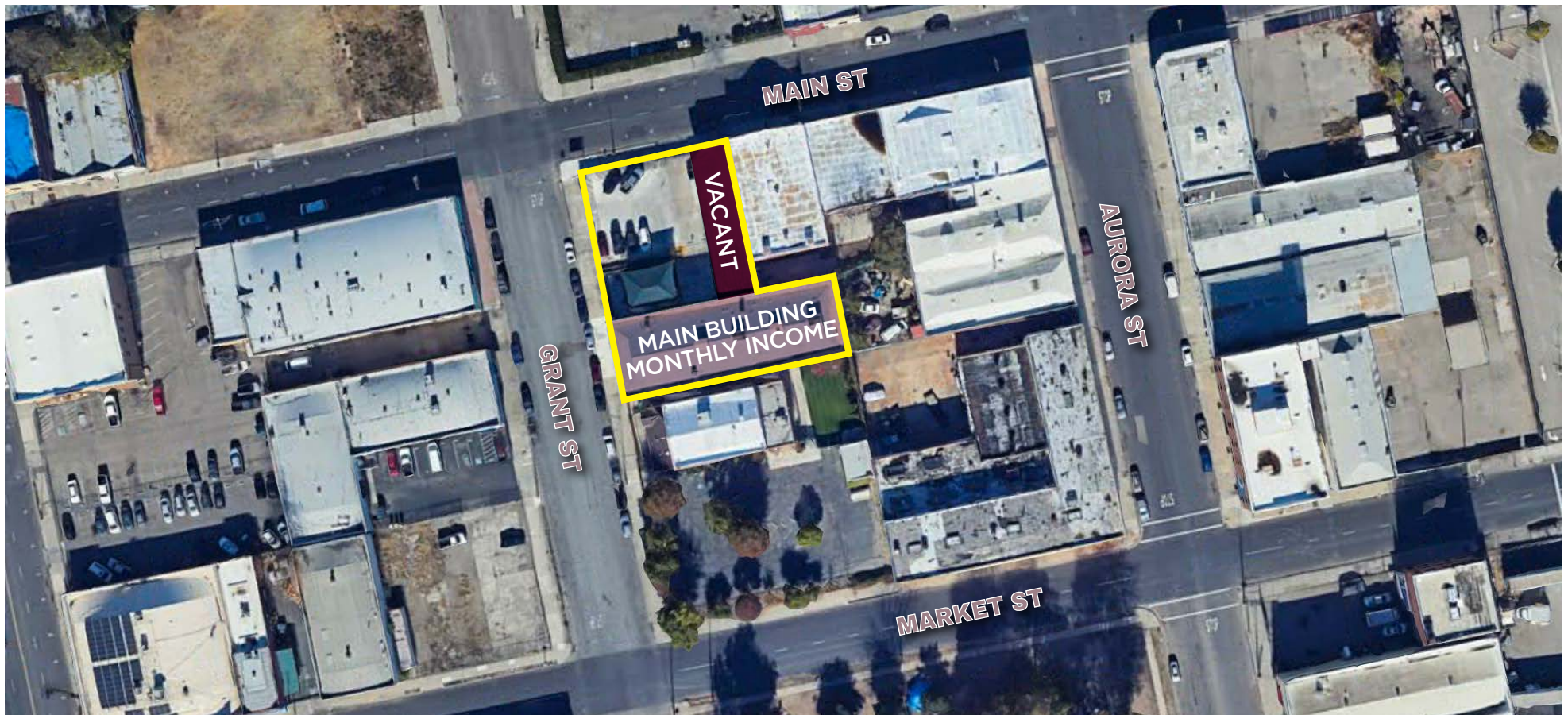
PROPERTY HIGHLIGHTS

- Value Added Income Potential
- Cash Flowing Property with strong tenant
- Great Location with close freeway access
- Flexible CD (Commercial Downtown) zoning
- 18,875 SF parcel
- 10,838 total building SF



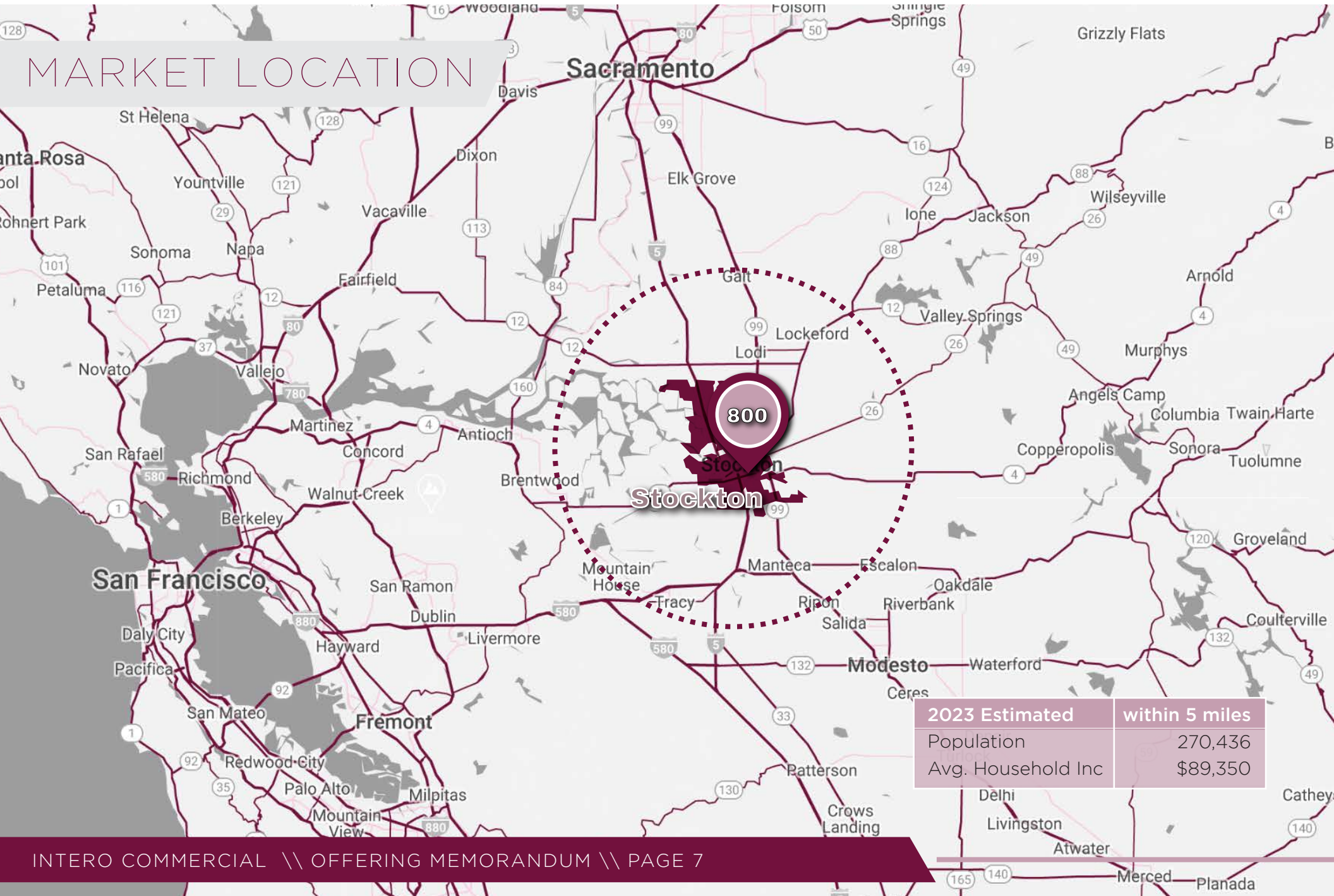
OFFERING SUMMARY

Address	Square Feet	Parcel Size	Use
800 East Main Street, Stockton, CA 95202	10,838	18,875 SF	Office, Industrial, Flex





MARKET LOCATION



2023 Estimated	within 5 miles
Population	270,436
Avg. Household Inc	\$89,350





800

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LOCATION OVERVIEW



AMENITIES MAP





Nestled in the heart of California's Central Valley, **Stockton** is a vibrant city with a rich history and a promising future. Known for its strategic location along the San Joaquin River, Stockton has evolved from its agricultural roots into a diverse and dynamic urban center. The city's waterfront, adorned with marinas, parks, and cultural attractions, reflects a commitment to revitalization and community engagement. Stockton is a melting pot of cultures, and this diversity is celebrated through its various festivals, events, and culinary scene, offering a tapestry of flavors that reflect the city's eclectic spirit.

Beyond its cultural allure, Stockton boasts a thriving economy, serving as a key hub for transportation and commerce in the region. The city's strategic location along major highways and proximity to the Port of Stockton positions it as a vital link in the supply chain. With a growing emphasis on education and innovation, Stockton is also home to institutions like the University of the Pacific, contributing to the city's intellectual vibrancy. Residents and visitors alike can explore the Haggin Museum, showcasing a remarkable collection of art and local history, or attend events at the Bob Hope Theatre, adding a touch of entertainment and cultural enrichment to the city's tapestry.

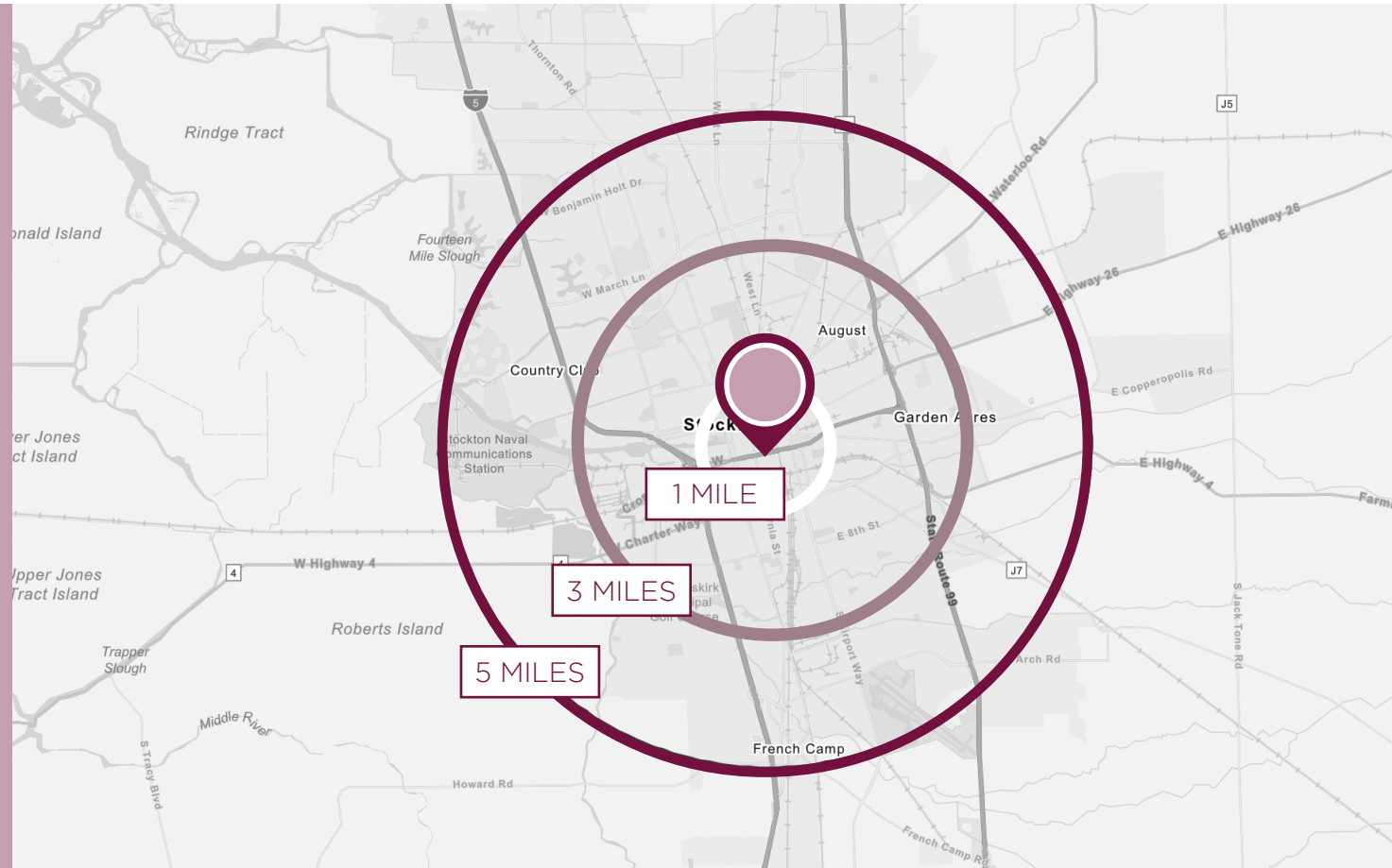
Despite its urban growth, Stockton retains a connection to nature with parks, trails, and open spaces that provide residents and visitors with opportunities for recreation and relaxation. The city's commitment to sustainability is evident in its efforts to preserve green spaces and promote eco-friendly initiatives. With a blend of history, diversity, economic vitality, and natural beauty, Stockton stands as a testament to the resilience and potential of California's Central Valley.





STRATEGIC LOCATION

- Stockton has an average household income (3 miles) of \$77,482.
- The property enjoys a population of 146,747 people within 3 miles
- Stockton is the 11th-most populous city in California
- Property is in close proximity to State Route 4
- Located 83 miles from San Francisco



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		
2024 SUMMARY	Population	20,239	146,747	270,436	2029 SUMMARY	Population	20,521	149,092	274,224
	Households	6,615	43,859	82,284		Households	6,727	44,634	83,538
	Families	3,785	30,465	58,036		Families	3,825	30,907	58,743
	Average Household Size	2.92	3.25	3.20		Average Household Size	2.92	3.24	3.20
	Owner Occupied Housing Units	1,080	20,006	40,941		Owner Occupied Housing Units	1,151	21,087	42,928
	Renter Occupied Housing Units	5,535	23,853	41,343		Renter Occupied Housing Units	5,576	23,547	40,610
	Median Age	33.0	33.1	34.0		Median Age	33.6	33.7	34.7
	Median Household Income	\$33,899	\$55,621	\$65,570		Median Household Income	\$38,244	\$65,951	\$77,756
	Average Household Income	\$53,839	\$77,482	\$89,350		Average Household Income	\$63,309	\$90,956	\$103,878

Intero Commercial Company Overview

Intero was founded in 2002 in Cupertino. Given its location in Silicon Valley, one of its core strategies has always been the implementation of advanced technology and cutting-edge services and marketing. Over the last 18 years it has grown tremendously, and currently possesses the largest market share of any brokerage in Silicon Valley for many years running. Its commercial division is a juggernaut in its own right, and is the recipient of multiple Costar Power Broker awards, which are very prestigious and only awarded to the 5 highest producing firms in a given market.

In 2014 Warren Buffett took notice of the company's outsized access and its position as a dominant market player, and Interco was acquired by Berkshire Hathaway. This acquisition has been a dream relationship for our team, as it has given us a robust platform and a deep network of contacts, technology, and resources to better serve our clients. Being associated with one of the largest and most credible brands in the world ensures Interco Commercial will remain a dominant market player for years to come.

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