

For Sale Or Lease

205 & 255 Stockton St, Manteca, CA 95337



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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FOR SALE OR LEASE



Listing Price
\$3,367,000



Lease Rate
\$0.75/SF (NNN)



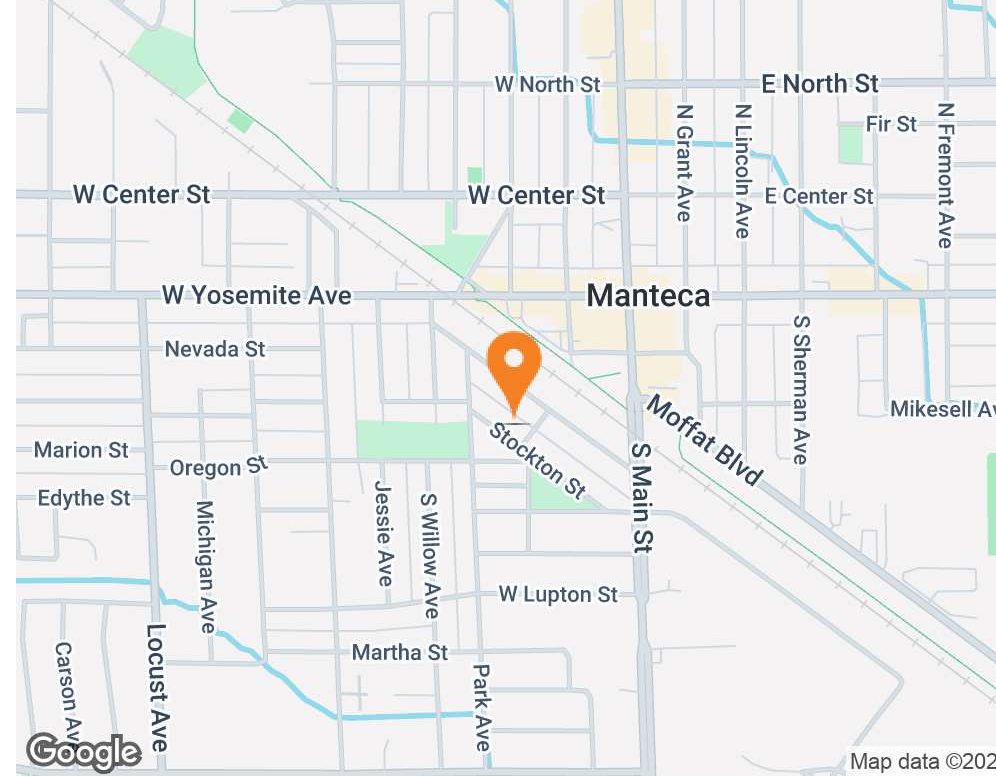
Gross Square Feet
± 30,510

FINANCIAL

| | |
|---------------|-----------------------|
| Listing Price | \$3,367,000 |
| Lease Rate | \$0.75/SF/Month (NNN) |

PROPERTY

| | |
|--------------------------|--|
| Property Type | Industrial Warehouse |
| Number of Buildings | Two (2) |
| Gross Square Feet | ± 30,510 SF |
| - Building One | ± 15,000 SF |
| - Building Two | ± 15,510 SF |
| Lot Size | ± 1.03 Acres |
| Zoning | CM - Commercial Manufacturing, City of Manteca |



205 & 255 STOCKTON ST

Manteca, CA 95337

INVESTMENT OVERVIEW

Marcus & Millichap has been exclusively retained to market for sale or lease the properties located at **205 & 255 Stockton Street, Manteca, CA**. These properties consist of two (2) industrial warehouses totaling $\pm 30,510$ square feet on a ± 1.03 -acres of land (divisible into two (2) parcels). **Both buildings are fully occupied by Kamprath Seeds, whose lease is set to expire on April 30th, 2025. The tenant is open to vacating the premises earlier if a prospective buyer or tenant expresses interest in immediate occupancy.**

The property is currently zoned CM (Commercial Manufacturing), but it will soon be converted to DW (Downtown) due to a general plan amendment. While the specific allowable uses under DW (Downtown) zoning have yet to be published by the City, they are expected to align closely with those under CBD (Central Business District) overlay zoning. According to the City of Manteca, any prospective user can utilize the buildings for CM (Commercial Manufacturing) uses, as long as the buildings have not been vacant for more than six months prior to occupancy. For further details on zoning, please contact the City of Manteca's Planning Department at (209) 456-8518.

INVESTMENT HIGHLIGHTS

- Available For Sale or Lease.
- Two (2) Concrete-tilt Industrial Warehouses, Totaling $\pm 30,260$ Square Feet ($\pm 15,000$ Square Feet Per Building), Situated on Two Separate Parcels Spanning a Total of ± 1.04 Acres of Land.
- Conveniently Located Within Walking Distance of Downtown Manteca and Highway 120, Offering Easy Access to Interstate 5, Interstate 205, and Highway 99.
- Available for Occupancy by April 30th, 2025 (Existing Tenant Will Consider Vacating Prior to Expiration Date).



99

S MAIN ST

OAK ST

STOCKTON ST

OREGON ST

PARK AVE



SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP & LOCAL MAP

SITE PLANS

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205 & 255 Stockton St // PROPERTY DETAILS

SITE DESCRIPTION (PARCEL ONE)

| | |
|-------------------------|--|
| Property Address | 205 Stockton St, Manteca, CA, 95337 |
| Assessors Parcel Number | 219-390-200 |
| Zoning | CM - Commercial Manufacturing, City of Manteca |
| Lot Size | ± 0.51 AC |

BUILDING DESCRIPTION (PARCEL ONE)

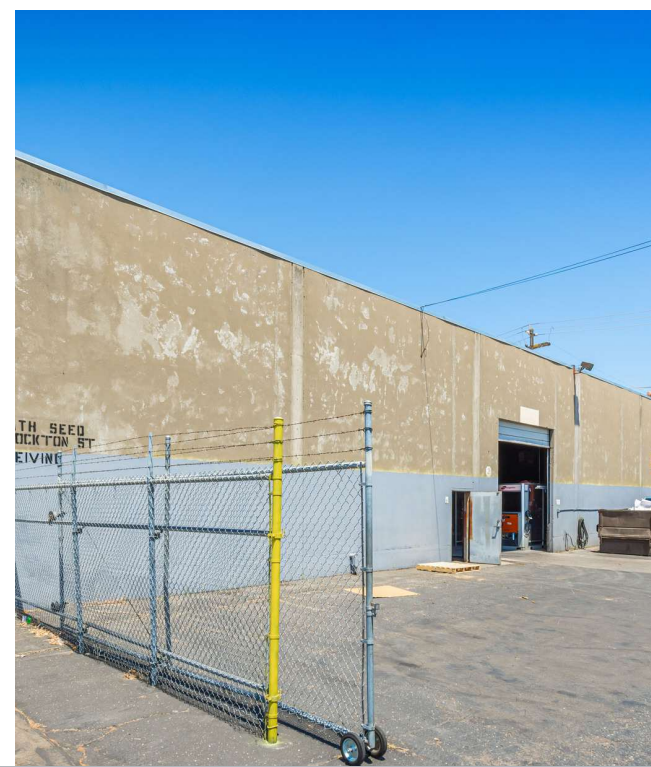
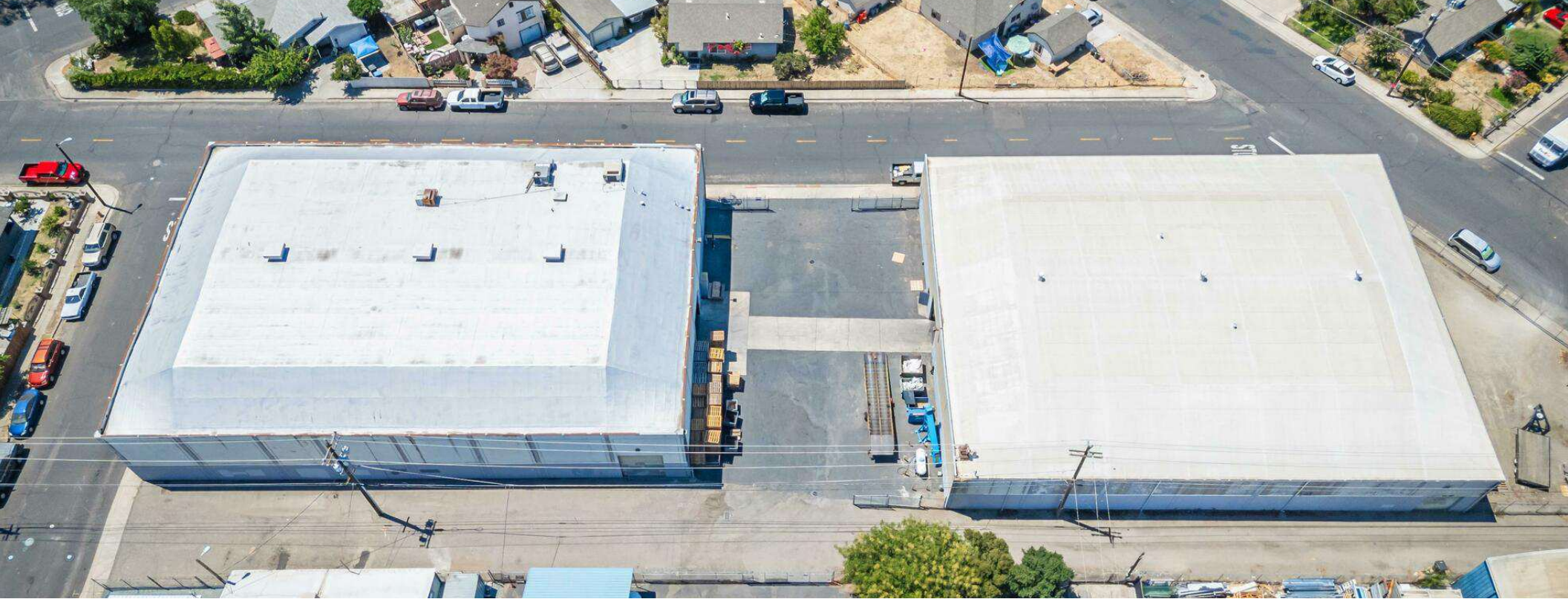
| | |
|---------------------|---|
| Property Type | Industrial Warehouse |
| Gross Square Feet | ± 15,000 SF |
| - Warehouse Space | ± 9,820 SF |
| - Office Space | ± 5,180 SF |
| Construction Type | Concrete |
| Year Built | Buyer to Verify |
| Clear Height | ± 24' |
| Power Capacity | 225 amps, 120/240v, 3p |
| Grade-Level Doors | Three (3) |
| Additional Comments | The subject building has a 2-story office space along with mezzanine storage. |

SITE DESCRIPTION (PARCEL TWO)

| | |
|-------------------------|--|
| Property Address | 255 Stockton St, Manteca, CA, 95337 |
| Assessors Parcel Number | 219-390-190 |
| Zoning | CM - Commercial Manufacturing, City of Manteca |
| Lot Size | ± 0.52 AC |

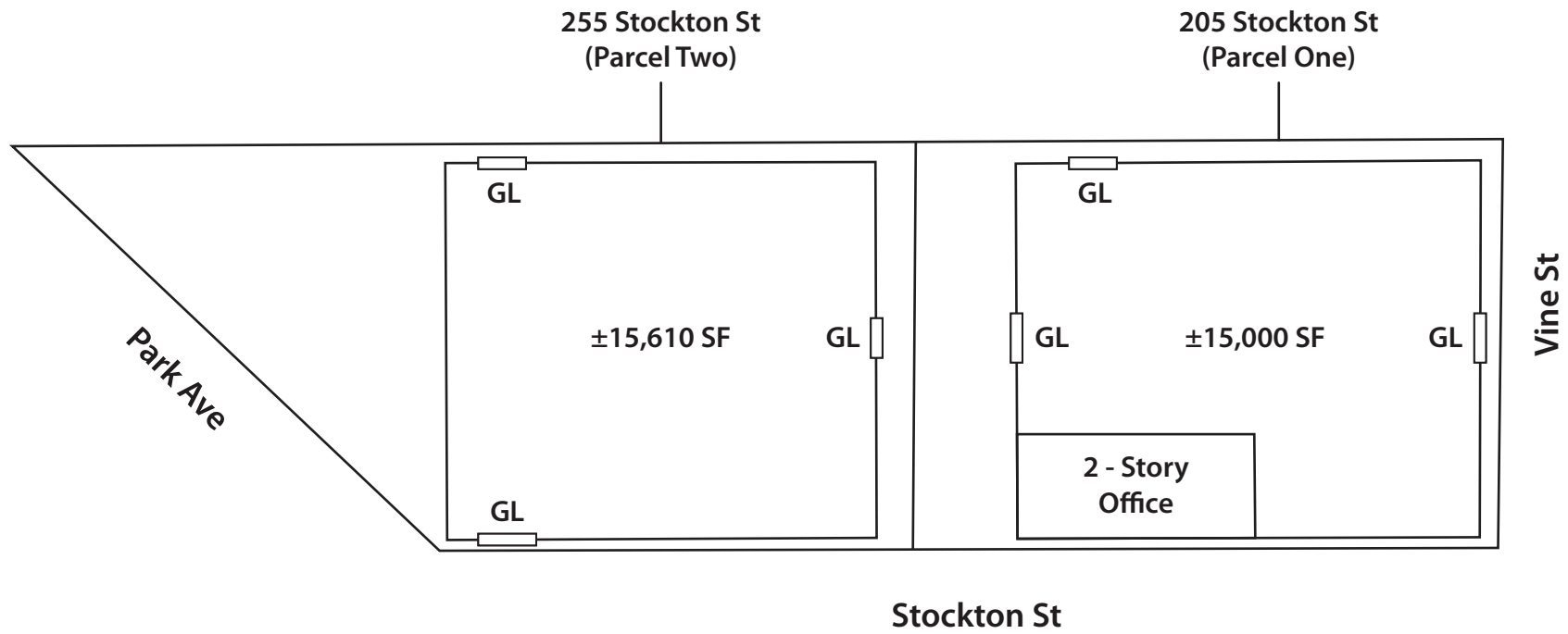
BUILDING DESCRIPTION (PARCEL TWO)

| | |
|---------------------|--|
| Property Type | Industrial Warehouse |
| Gross Square Feet | ± 15,610 SF |
| Construction Type | Concrete |
| Year Built | Buyer to Verify |
| Clear Height | ± 20' |
| Power Capacity | 125 amps, 480y/277v, 3p |
| Grade-Level Doors | Three (3) |
| Additional Comments | The subject property features excess fenced yard space on the west side of the building. |





205 & 255 Stockton St // SITE PLANS



Not to Scale.

SECTION 3

Market Overview

MARKET OVERVIEW

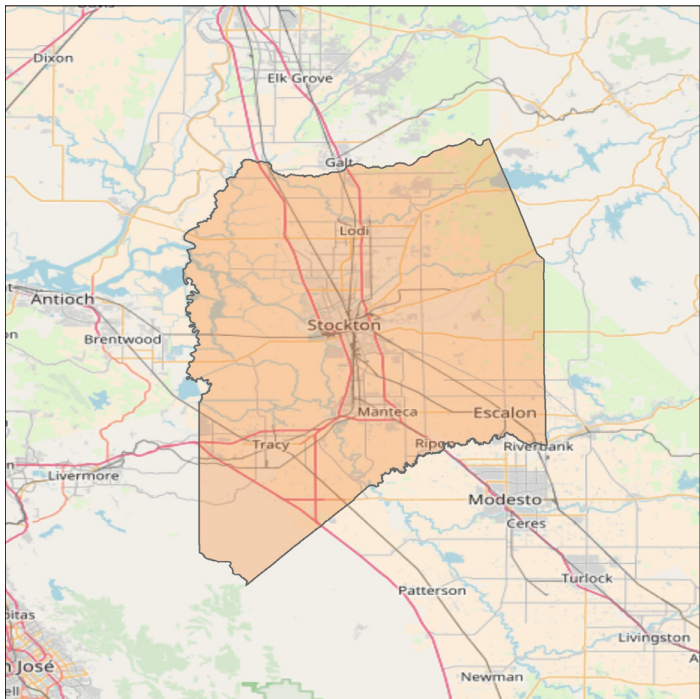
DEMOGRAPHICS

DISCLAIMER

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STOCKTON

Located in California’s Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children’s Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area’s logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2024, Stockton’s average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph’s Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

DEMOGRAPHICS



POPULATION

774K

Growth 2023-2028*
4.5%



HOUSEHOLDS

248K

Growth 2023-2028*
5.0%



MEDIAN AGE

34.9

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$79,800

U.S. Median
\$68,500

DEMOGRAPHICS // 205 & 255 Stockton St

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2028 Projection | | | |
| Total Population | 20,374 | 90,282 | 122,131 |
| 2023 Estimate | | | |
| Total Population | 19,751 | 84,908 | 113,059 |
| 2020 Census | | | |
| Total Population | 19,915 | 84,749 | 111,333 |
| 2010 Census | | | |
| Total Population | 19,288 | 69,890 | 90,098 |
| Daytime Population | | | |
| 2023 Estimate | 18,487 | 67,417 | 90,985 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2028 Projection | | | |
| Total Households | 6,867 | 29,643 | 39,186 |
| 2023 Estimate | | | |
| Total Households | 6,626 | 27,842 | 36,280 |
| Average (Mean) Household Size | 3.0 | 3.1 | 3.1 |
| 2020 Census | | | |
| Total Households | 6,488 | 26,779 | 34,568 |
| 2010 Census | | | |
| Total Households | 6,329 | 22,391 | 28,224 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|-----------|-----------|
| 2023 Estimate | | | |
| \$200,000 or More | 4.9% | 8.7% | 8.6% |
| \$150,000-\$199,999 | 7.2% | 12.4% | 12.3% |
| \$100,000-\$149,999 | 13.9% | 20.1% | 21.0% |
| \$75,000-\$99,999 | 15.5% | 16.3% | 16.6% |
| \$50,000-\$74,999 | 20.1% | 16.7% | 16.6% |
| \$35,000-\$49,999 | 14.8% | 9.5% | 9.2% |
| \$25,000-\$34,999 | 7.5% | 5.1% | 5.0% |
| \$15,000-\$24,999 | 8.4% | 5.7% | 5.6% |
| Under \$15,000 | 7.9% | 5.4% | 5.2% |
| Average Household Income | \$84,204 | \$113,333 | \$112,901 |
| Median Household Income | \$63,467 | \$86,272 | \$87,561 |
| Per Capita Income | \$28,548 | \$37,272 | \$36,371 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2023 Estimate Total Population | 19,751 | 84,908 | 113,059 |
| Under 20 | 29.1% | 28.4% | 28.5% |
| 20 to 34 Years | 21.9% | 19.9% | 19.8% |
| 35 to 39 Years | 7.1% | 7.0% | 7.1% |
| 40 to 49 Years | 13.0% | 13.1% | 13.2% |
| 50 to 64 Years | 17.2% | 18.0% | 17.8% |
| Age 65+ | 11.6% | 13.7% | 13.6% |
| Median Age | 34.3 | 36.3 | 36.2 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 12,693 | 55,496 | 73,767 |
| Elementary (0-8) | 10.3% | 7.7% | 8.4% |
| Some High School (9-11) | 11.4% | 8.6% | 8.4% |
| High School Graduate (12) | 34.5% | 30.0% | 29.6% |
| Some College (13-15) | 24.9% | 26.0% | 25.9% |
| Associate Degree Only | 9.0% | 10.2% | 10.0% |
| Bachelor's Degree Only | 7.7% | 12.5% | 12.6% |
| Graduate Degree | 2.3% | 5.1% | 5.0% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 37.0 | 38.0 | 39.0 |



POPULATION

In 2023, the population in your selected geography is 113,059. The population has changed by 25.48 since 2010. It is estimated that the population in your area will be 122,131 five years from now, which represents a change of 8.0 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 36.2, compared with the U.S. average, which is 38.7. The population density in your area is 1,438 people per square mile.



HOUSEHOLDS

There are currently 36,280 households in your selected geography. The number of households has changed by 28.54 since 2010. It is estimated that the number of households in your area will be 39,186 five years from now, which represents a change of 8.0 percent from the current year. The average household size in your area is 3.1 people.



INCOME

In 2023, the median household income for your selected geography is \$87,561, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 48.31 since 2010. It is estimated that the median household income in your area will be \$101,991 five years from now, which represents a change of 16.5 percent from the current year.

The current year per capita income in your area is \$36,371, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$112,901, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 52,457 people in your selected area were employed. The 2010 Census revealed that 54 percent of employees are in white-collar occupations in this geography, and 27.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



HOUSING

The median housing value in your area was \$418,866 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 18,255.00 owner-occupied housing units and 9,970.00 renter-occupied housing units in your area.



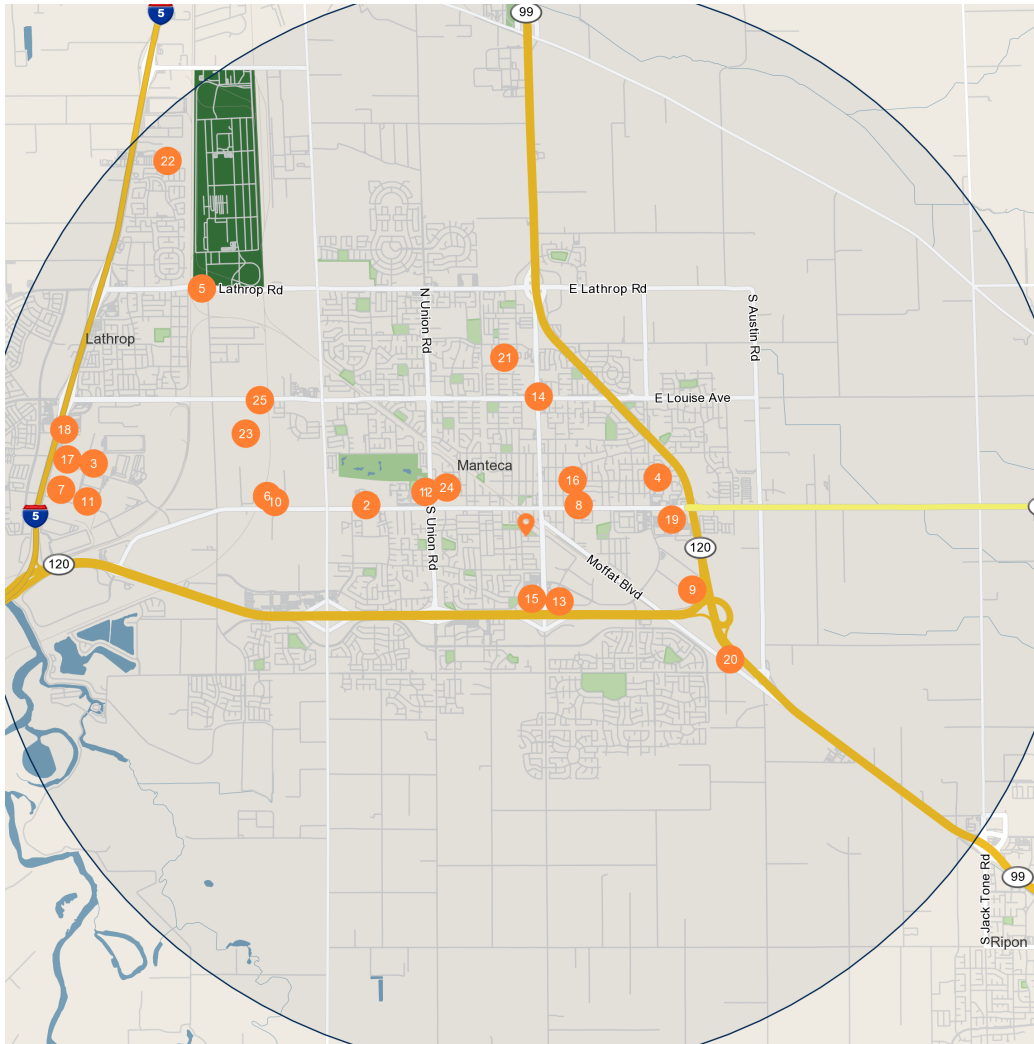
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 12.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.0 percent vs. 8.5 percent, respectively.

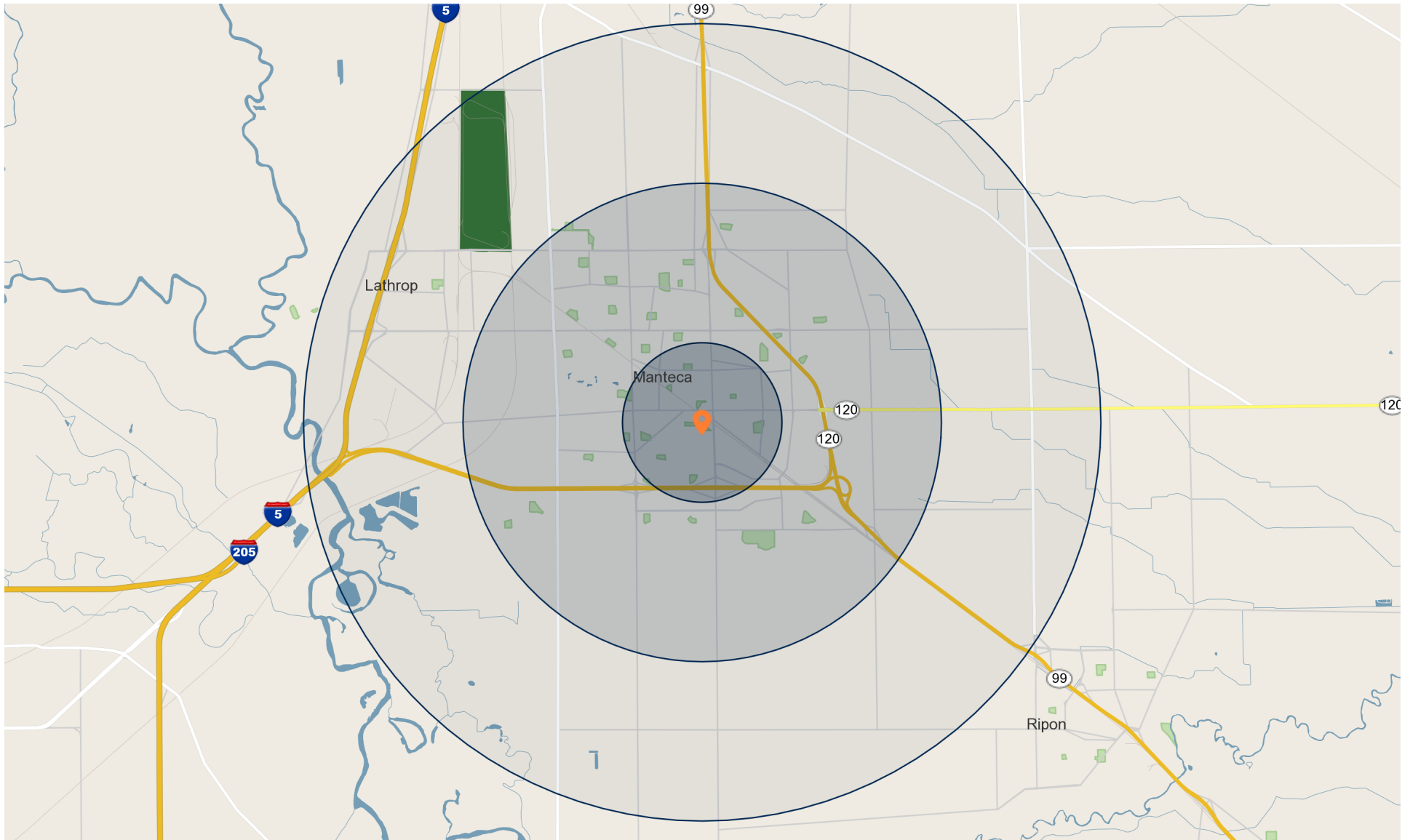
The area had more high-school graduates, 29.6 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.9 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 205 & 255 Stockton St



| Major Employers | | Employees |
|-----------------|---|-----------|
| 1 | Supermedia Inc-Dex Media | 1,595 |
| 2 | Kaiser Foundation Hospitals-Kaiser Prmnnte Manteca Med Ctr | 1,479 |
| 3 | Global Building Services Inc | 1,039 |
| 4 | Doctors Hospital Manteca Inc | 400 |
| 5 | California Natural Products-Power Automation Systems | 375 |
| 6 | CRST Expedited Inc | 370 |
| 7 | Tesla Inc | 335 |
| 8 | Frontier California Inc-Verizon | 298 |
| 9 | Dreyers Grand Ice Cream Inc-Nestle Dsd - Manteca DC | 256 |
| 10 | Sunnyvalley Smoked Meats Inc | 250 |
| 11 | Thyssenkrupp Indus Svcs NA Inc-Thyssenkrupp Industrial Servic | 235 |
| 12 | Clearpath Workforce MGT Inc | 224 |
| 13 | Cal-West Concrete Cutting Inc | 218 |
| 14 | Parakeet Logistics Inc | 200 |
| 15 | Walmart Inc-Walmart | 195 |
| 16 | Diocese Stockton Eductl Off-St Anthony's Catholic Church | 191 |
| 17 | Provena Foods Inc-Swiss-American Sausage | 188 |
| 18 | Performant Recovery Inc-DCS | 184 |
| 19 | Drd Hospitality Inc-Holiday Inn Express Manteca | 160 |
| 20 | Kamps Company | 160 |
| 21 | Karma Inc-PAKSN MANAGEMENT SERVICES | 160 |
| 22 | Boise Cascade Company-Boise Cascade | 155 |
| 23 | Capstone Logistics LLC | 149 |
| 24 | City of Manteca | 140 |
| 25 | Super Store Industries | 137 |

205 & 255 Stockton St // DEMOGRAPHICS



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