

FOR SALE OR LEASE

INDUSTRIAL FLEX

1621 E Miner Ave, Stockton, CA 95205

Flexible Multi-Building, Multi-Parcel Investment / Owner-User Opportunity



EXCLUSIVELY LISTED BY
NANorthgate

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HIGHLIGHTS

This prime industrial offering includes three separate parcels, each with 1-2 buildings — ideal for owner-users, investors, or tenants seeking flexibility in operations and leasing structure. Strategically located in Downtown Stockton, the site offers convenient access to both Hwy 99 and I-5, making it a central hub for distribution, manufacturing, and storage needs. Currently occupied by a tenant who may be relocating, the entire property is now available for sale or lease.

- 3 parcels with 1-2 buildings each allow for flexibility.
- Ideal location with easy access to Hwy 99 and I-5.
- Large fenced-in yard with ample parking.

PROPERTY OVERVIEW

ADDRESS	1621 E Miner Ave, Stockton, CA 95205		
PROPERTY TYPE	Industrial		
PRICE	Contact Broker (Buildings can be purchased separately)		
BUILDING SIZE	Unit	Building Size	Parcel Size
	Parcel 1, #1621	26,380 sq ft	1.42 acres
	Parcel 2, #1645	6,000 sq ft	0.28 acres
	Parcel 3, #1661	5,000 sq ft	0.29 acres
ZONING	Light Industrial (IL)		
APN	Parcel 1	153-020-340	
	Parcel 2	153-030-350	
	Parcel 3	153-070-440	
TRAFFIC	E Miner Ave	± 5,933 ADT	

[illegible]

SITE

Stockton

1621 E Miner Ave, Stockton, CA 95205

AERIAL VIEW



Parcel #	Building #	Available Space	Date Available
1	1	10,640-21,280 sq ft	October 2026
1	2	5,100 sq ft	October 2026
2	3	6,000 sq ft	Currently Available
3	4	5,000 sq ft	October 2026

RENT ROLL

RENT ROLL

				% of Total								
Suite	Tenant	Ste Size (sq ft)	% of Total Bldg Sq Ft	Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	Bldg Income	Mon Mkt Rent (PSF)	Annual Mkt Rent	Lease Type	Start Date	Expiration date
1609	Windustrial 1	21,280	56.9%	\$6,300	\$0.30	\$3.55	56.4%	\$0.60	\$7.20	Gross	May-13	Sep-26
1621/1633	Windustrial 2	5,100	13.6%	\$2,335	\$0.46	\$5.49	20.9%	\$0.60	\$7.20	Gross	Jun-04	Sep-26
1645	Vacant	6,000	16.1%	\$0	\$0.00	\$0.00	0.0%	\$0.60	\$7.20	NNN	-	-
1661	Windustrial 3	5,000	13.4%	\$2,532	\$0.51	\$6.08	22.7%	\$0.60	\$7.20	Gross	Oct-20	Sep-26
Total		37,380	100.0%	\$11,167	\$0.32	\$3.78	100.00%	\$0.60	\$7.20			
Leased		31,380	83.9%									
Available		6,000	16.1%									

NOTES:

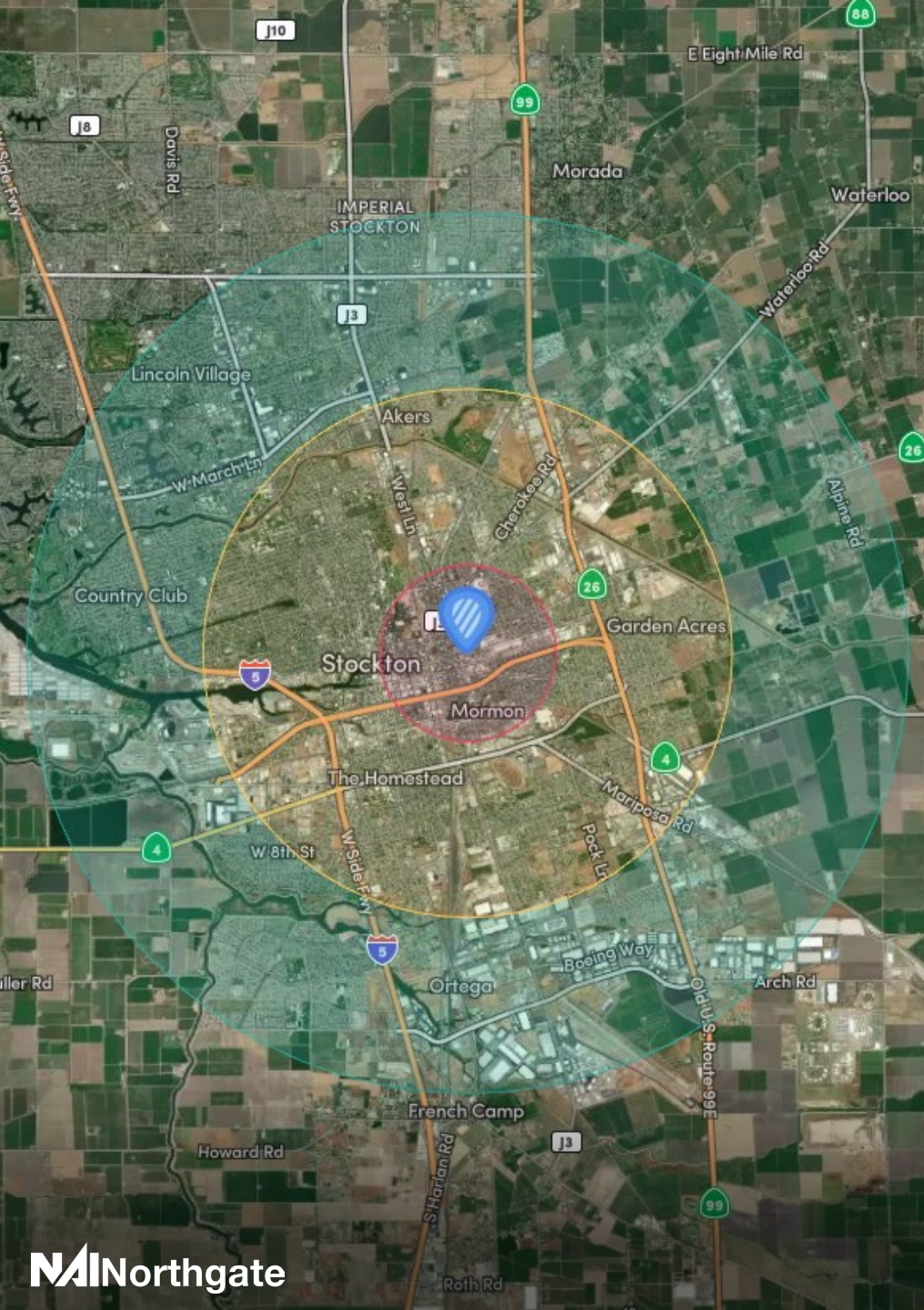
- 1609 Landlord responsible for structure repairs (NEED TO CONFIRM IF THEY STILL REIMBURSE CAM CHARGES)
- 1621/1633 Same terms as 1609 except tenant does not pay Landlord insurance, real property taxes, or CAM expenses
- 1645 NNN lease with 16.1% CAM share.
- 1661 NNN lease with 13.4% CAM share. CAM increases capped at 3%

OPTIONS:

Windustrial no options remaining
Carquest requested to vacate premises by March 2025. \

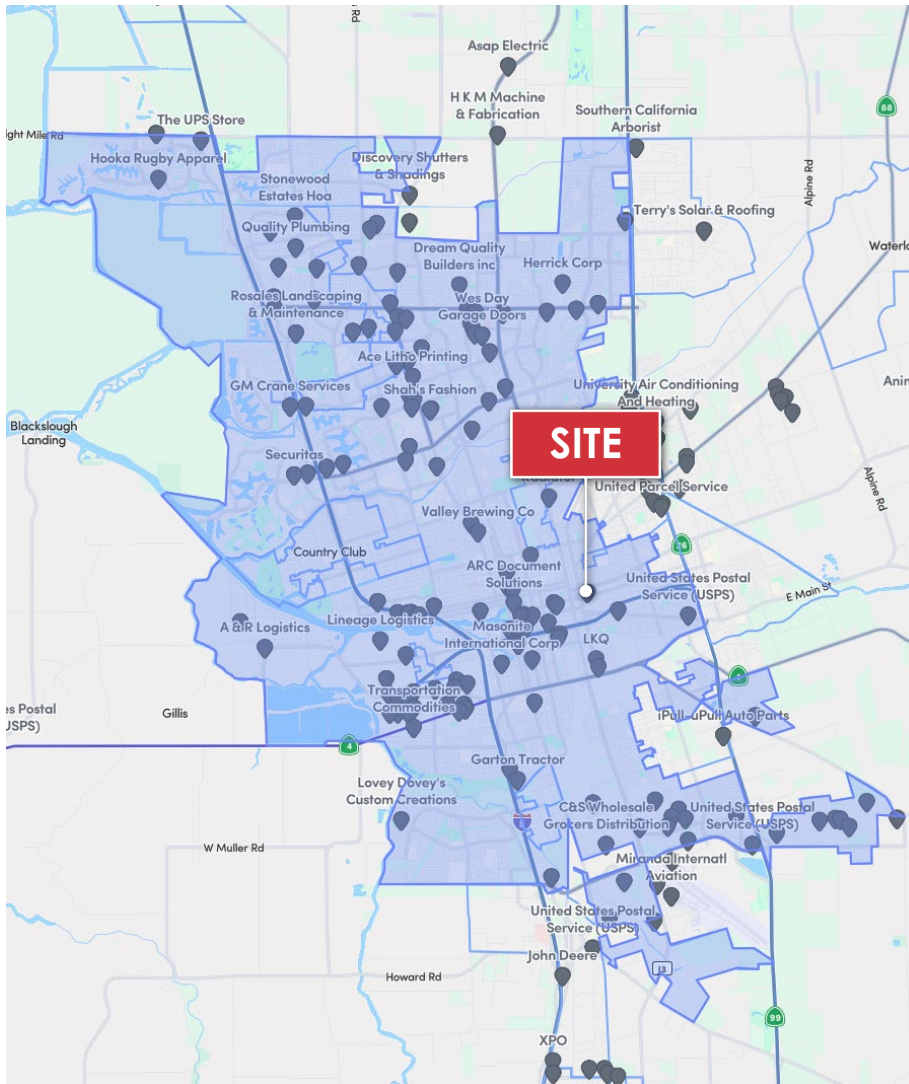
Date

Rent



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	20,333	146,401	263,236
Projected Population (5 Yr)	20,702	150,451	271,366
Average Age	34	35	36
Households	5,927	43,911	79,184
White Population	3,575	28,451	49,163
Black Population	1,574	15,072	29,305
Am Indian Population	629	3,615	6,002
Asian Population	1,069	15,868	47,687
Other Population	13,486	83,395	131,079
Hispanic Population	78.98%	67.63%	58.89%
Average HH Income	\$65.6k	\$73.3k	\$84.9k
High School Graduates	6,783	56,735	115,445
College Graduates	1,057	14,401	34,683
Total Employees	8,141	57,444	107,135



Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

Waterfront & Outdoor Lifestyle

With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.



Investment Sales | Leasing | Asset Management | Property Management



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