

Quick Stats – Medico-Dental Building

 **Address:** 242 N. Sutter St., Stockton, CA

 **Size:**

- ~11,000 SF Ground Floor (shell)
8,500+ SF Upper Floors (10th–12th)
- 5,000+ SF usable now (11th & 12th)
- +2,000+ SF possible basement storage

 **Price:**

- **Under \$900,000**
- Lender-owned, priced below replacement cost

 **Zoning:**

- **CD (Commercial Downtown)**
- Flexible: Retail | Restaurant | Office | Gallery | Fitness | Creative

 **Upgrades:**

- Seismic & structural retrofitting
- Modernized elevators
- Full fire suppression (certified annually)
- Electrical & plumbing modernization
- Nearly all windows & doors replaced (Ground–9th)

 **Views:**

- Stockton's **3rd tallest building**
- **Epic 360° skyline & waterfront views** from floors 10–12

 **At-a-Glance Hook:**

Where History Meets Potential


The Medico-Dental Building, Stockton's first skyscraper, is a 12-story Gothic Revival landmark built in 1927. Once Stockton's tallest tower, it remains the third tallest today, offering epic 360° views of downtown and the waterfront.

This rare lender-owned opportunity includes ~11,000 SF of ground floor shell space plus the top three floors (10th–12th), with over 5,000 SF of immediately usable upper-floor space and the 10th floor included for long-term upside. With millions in upgrades already completed, this package blends historic character, modern infrastructure, and unbeatable value.

Exclusive Listing Contact

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FOR SALE – Medico-Dental Building

Commercial Zones

(Ground Floor + Floors 10, 11, and 12)

242 N. Sutter St., Stockton, CA 95202
~11,000 SF Ground Floor + Over 8,500 SF Upper Floors
(10th Included | 5,000+ Usable Now)



Where History Meets Potential

The **Medico-Dental Building**, Stockton's first skyscraper, is a **12-story Gothic Revival landmark** built in 1927 at Miner Avenue and N. Sutter Street. Once the tallest tower in the city, it remains today the **third tallest**, delivering **epic 360° views** from its crown (11th & 12th floors).

This **lender-owned opportunity** is priced **under \$900,000**, offering investors and visionaries ~11,000 SF of ground floor shell space, over 8,500 SF across the top three floors, and millions in upgrades already complete.



Ground Floor (~11,000 SF + Basement)

- Delivered as a **shell, waiting for your vision.**
 - **Utilities:** readily available in the basement, ready to **pop up where needed.**
 - **South section:**
 - ◆ **2,539 SF showroom + 2,444 SF former tire shop** — perfect for retail, auto use, warehouse, or adaptive flex.
 - Additional commercial bays + ~2,000 SF basement for storage/back-of-house.
 - Soaring **16–17 ft ceilings**, exposed brick & timber framework, nearly all storefront windows & doors replaced (~2000).
 - Fully sprinkled and code-compliant fire suppression, certified annually.
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Upper Floors (Over 8,500 SF | 5,000+ SF Usable Now)

- **11th Floor:** ~2,500+ SF open-slate office/creative space.
- **12th Floor:** ~2,500+ SF open-slate office/creative space.
- From the 11th & 12th: **epic 360° views of Stockton** 🏙️.
- **10th Floor:** ~3,000 SF included; fully leased to a telecom tenant = **future upside.**






Features:

- Secure **fob-controlled elevator access** (ground to 12th in <1 minute).
 - Seismic & structural retrofits complete.
 - **3-phase electrical** to 12th; live electrical on 11th.
 - Abundant natural light with perimeter windows.
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Zoning & Use Potential (CD – Commercial Downtown)




One of Stockton's most flexible zones, **CD Zoning** encourages adaptive reuse and revitalization.

Possible uses include:

-  Restaurant / Café / Market
-  Gallery / Studio / Event Space
-  Creative Office / Co-Working
-  Fitness / Wellness Studio
-  Flagship Retail

Plus: **School, daycare center, C-store, auto parts retailer, professional office, and hundreds of other ideas** permitted or conditionally allowed under CD zoning.

Millions in Upgrades – Already Done

- Elevators modernized 
 - Seismic & structural retrofitting 
 - Full fire suppression  (certified annually)
 - Electrical & plumbing upgrades  
 - Nearly all windows & doors replaced (Ground–9th) 
 - Residential portion (2nd–8th floors) certified as a **Green Building in 2000** 
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Not Included in Sale

Floors **2–8**: **separately owned** as the **Medici Artist Lofts** (34 units, completed 2020). This ensures an active resident community, adding built-in vibrancy and demand.

Why Buy This Asset?

- Stockton's **first skyscraper** – still the **third tallest**.
- **~11,000 SF ground floor shell** ready for activation.
- **Over 5,000 SF usable upper floors now**, with 10th included for upside.
- **Prime CD zoning** = unmatched flexibility.
- **Lender-owned** = priced **under \$900,000** — well below replacement value.
- **Epic views, historic architecture, modern upgrades.**

"Own Stockton's architectural crown jewel — with panoramic views, CD zoning flexibility, and millions in upgrades already complete. At under \$900k, the Medico-Dental Building is a once-in-a-generation opportunity."

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