



View Virtual Tour

Western  Dental & Radiology

434

For Sale or Lease | ±3,053 SF

# Owner User Opportunity

434 E Dr. Martin Luther King Jr. Blvd. | Stockton, CA



Contact Brokers

**Cherié Huillade, CCIM**

Senior Vice President

+1 925 279 4622

[cherie.huillade@colliers.com](mailto:cherie.huillade@colliers.com)

CA Lic. 00918839

**Ray Devlin**

Senior Vice President

+1 925 202 9175

[ray.devlin@colliers.com](mailto:ray.devlin@colliers.com)

CA Lic. 01199417



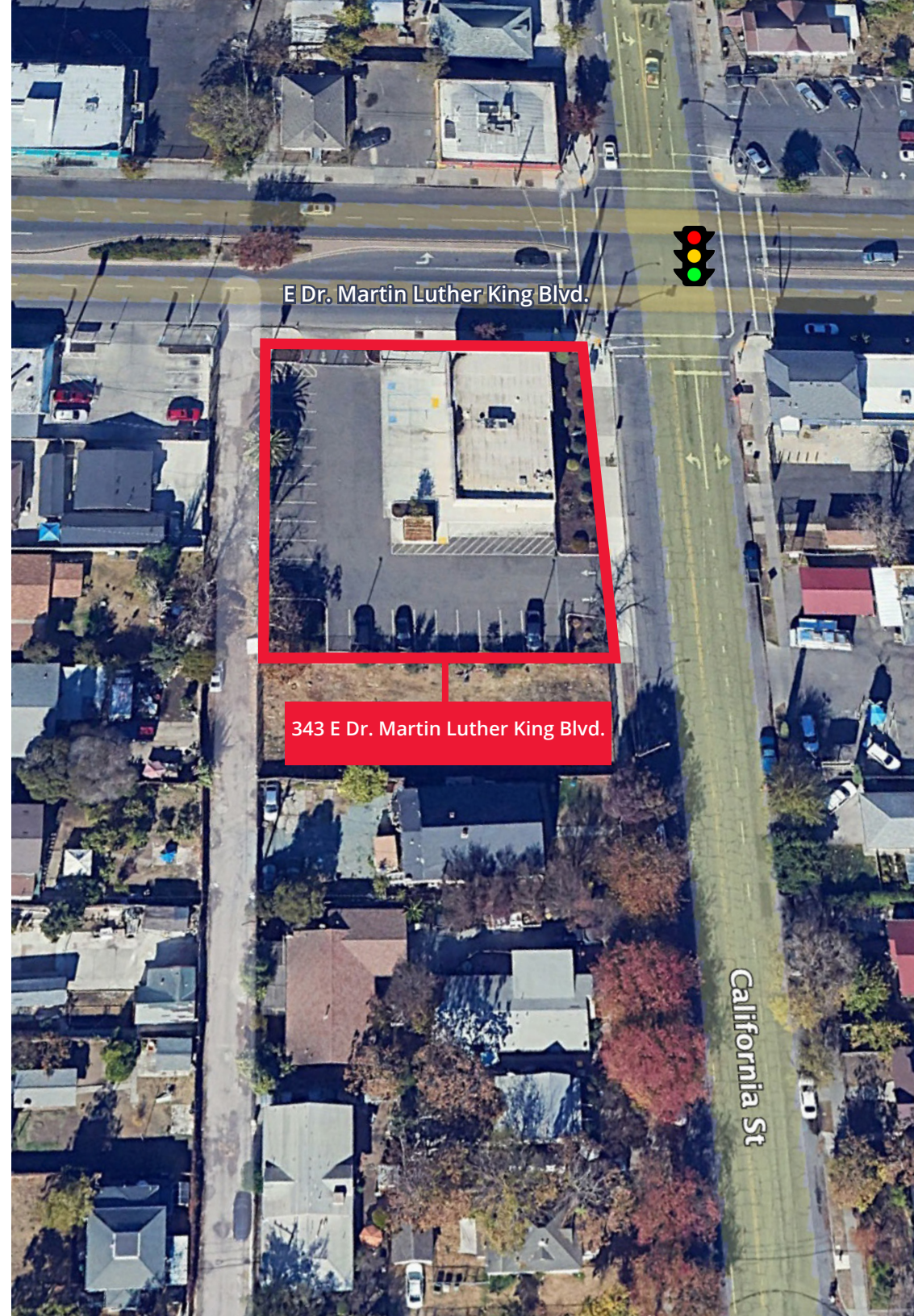
# Highlights

Colliers is proud to serve as the exclusive listing agent for the sale of this ±3,053 SF free-standing commercial building, remodeled in 2019, and suitable for medical or dental use. The property is prominently located at the signalized intersection of E Dr. Martin Luther King Jr. Blvd. and California Street in Stockton, California.

Situated along E Dr. Martin Luther King Blvd. —a key commercial corridor that links southern Stockton to Interstate 5 and State Highway 99—this location offers excellent visibility and accessibility.

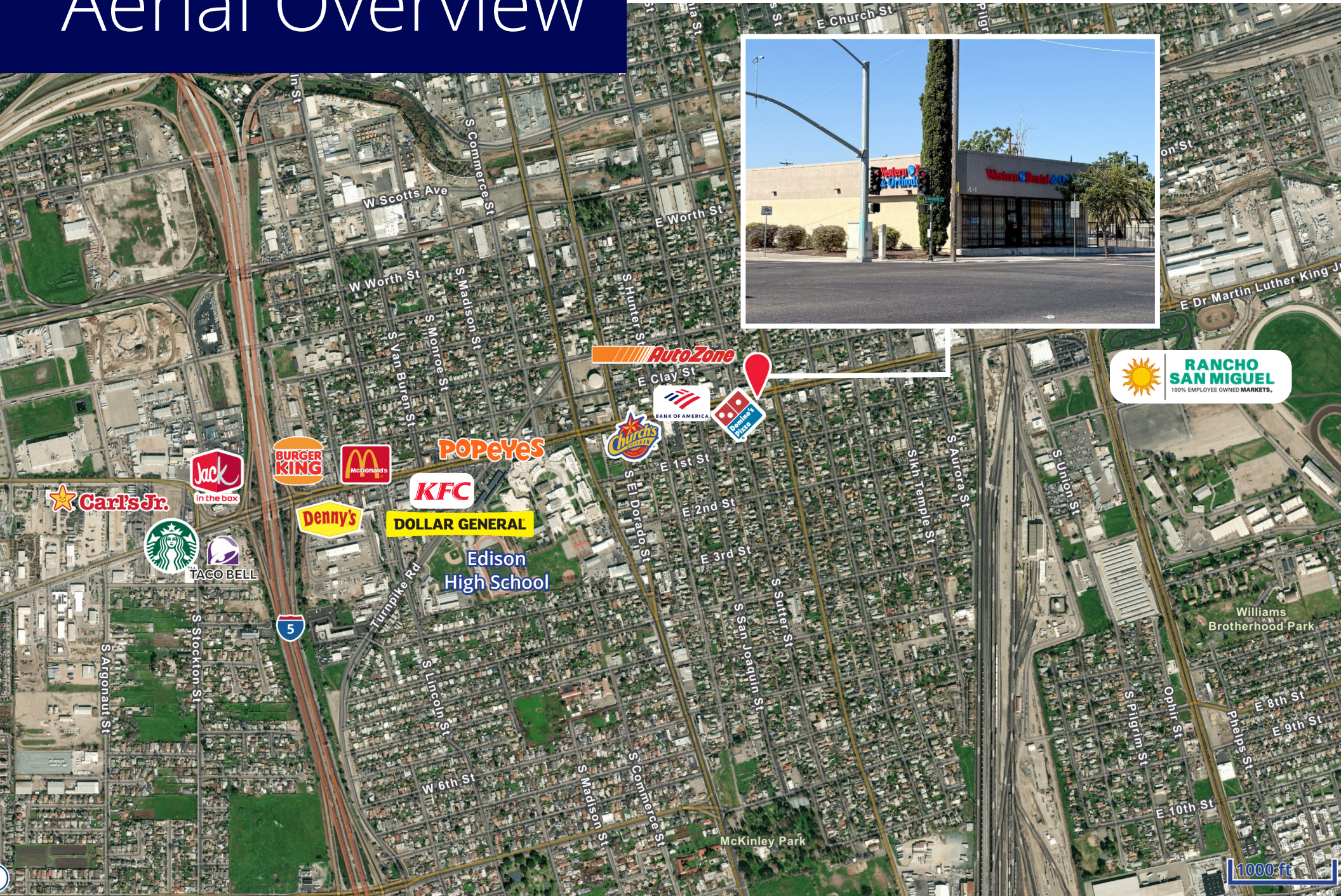
- Building Size: ±3,053 SF
- Parcel Size: ±0.48 acres
- [CG, General Commercial, permitted uses](#)
- ADT: ±25,586
- Easy left turn access
- Parking: 29 stalls
- Signalized intersection
- Remodeled in 2019 for medical/dental
- Built with 7 treatment rooms
- **For Sale \$1,900,000**

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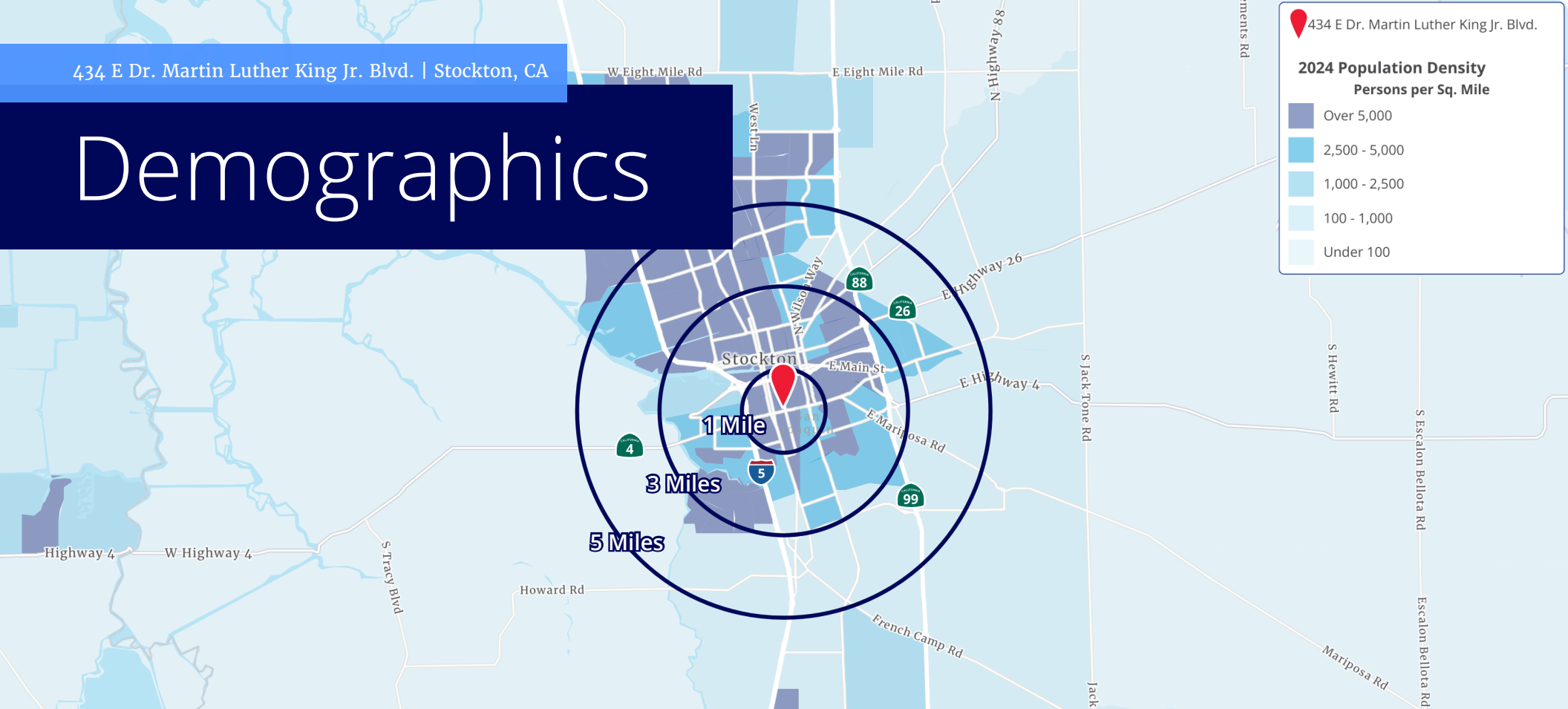
# Aerial Overview





434 E Dr. Martin Luther King Jr. Blvd. | Stockton, CA

# Demographics



## Demographics: 1, 3, 5 Mile Radius



Median household income

1 Mile: \$49,495  
3 Miles: \$63,885  
5 Miles: \$69,511



Current total population

1 Mile: 20,377  
3 Miles: 131,224  
5 Miles: 231,515



Current total households

1 Mile: 5,551  
3 Miles: 38,680  
5 Miles: 70,117



Annual household spending:  
Health Care

1 Mile: \$3,966  
3 Miles: \$5,197  
5 Miles: \$5,672



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# Location Overview



## Location Highlights

- Prime location at the signalized intersection of E Dr. Martin Luther King Blvd. and California Street, with over  $\pm 25,586$  vehicles passing daily.
- Surrounded by a strong mix of national and regional retailers, including Dollar General, Rancho San Miguel Market, McDonald's, Burger King, Domino's, KFC, AutoZone, O'Reilly Auto Parts, Arco AM/PM, and more.