

205 & 255 STOCKTON ST

MANTECA, CALIFORNIA 95337

OFFERING MEMORANDUM | FOR SALE OR LEASE



ASSETS OFFERED TOGETHER OR SEPARATELY

Marcus & Millichap
THE MOROZ DRAKE GROUP

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ACTIVITY ID: ZAF0030301

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THE MOROZ DRAKE GROUP



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01 EXECUTIVE SUMMARY

**205 STOCKTON STREET
PARCEL #1**

**255 STOCKTON STREET
PARCEL #2**

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 30,610 square feet on a \pm 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 $\pm 30,610$ Square Feet ($\pm 15,000$ Square Feet Per Building), Situated on Two Separate Parcels Spanning a Total of ± 1.03 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).

OFFERING SUMMARY

FINANCIAL

Listing Price	\$2,907,950
- Building One: 205 Stockton	\$1,482,950
- Building Two: 255 Stockton	\$1,425,000
Lease Rate	\$0.60/SF/Month (NNN)

PROPERTY

Property Type	Industrial Warehouse / Commercial
Number of Buildings	2
Gross Square Feet	± 30,610 SF
- Building One: 205 Stockton	± 15,610 SF
- Building Two: 255 Stockton	± 15,000 SF
Lot Size	± 1.03 Acres
Zoning	CM – Commercial Manufacturing City of Manteca



LIST PRICE
\$2,907,950



GROSS SF
±30,610 SF



LEASE RATE
\$0.60/SF (NNN)



NUMBER OF BUILDINGS
2 BUILDINGS

MANTECA

SUBJECT PROPERTY





02 PROPERTY INFORMATION

GENERAL PROPERTY OVERVIEW

SITE DESCRIPTION (PARCEL ONE)

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

BUILDING DESCRIPTIONS (PARCEL ONE)

Property Type	Industrial Warehouse
Gross Square Footage	± 15,610 SF
- Warehouse Space	± 10,430 SF
- Office Space (Two Story)	± 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 two-story office space along with mezzanine storage.

SITE DESCRIPTION (PARCEL TWO)

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

BUILDING DESCRIPTIONS (PARCEL TWO)

Property Type	Industrial Warehouse
Gross Square Footage	± 15,000 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.

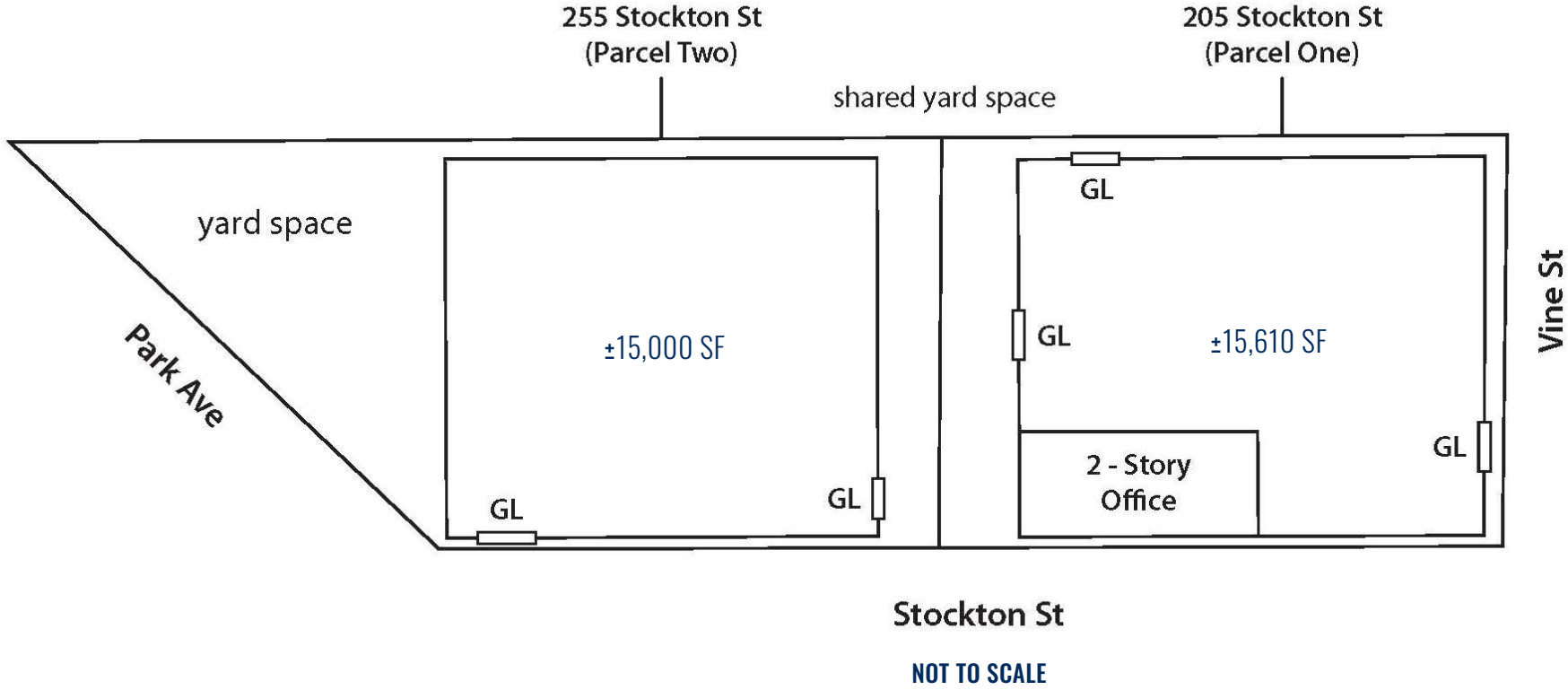


PARCEL #1
205 STOCKTON STREET

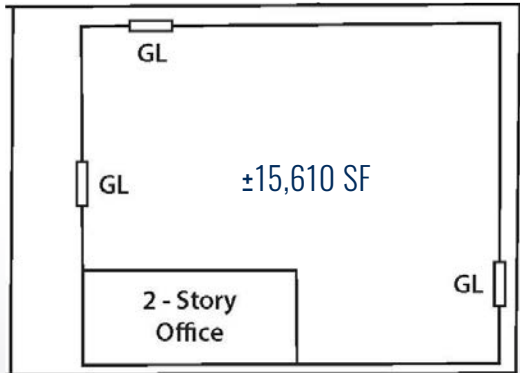


PARCEL #2
255 STOCKTON STREET

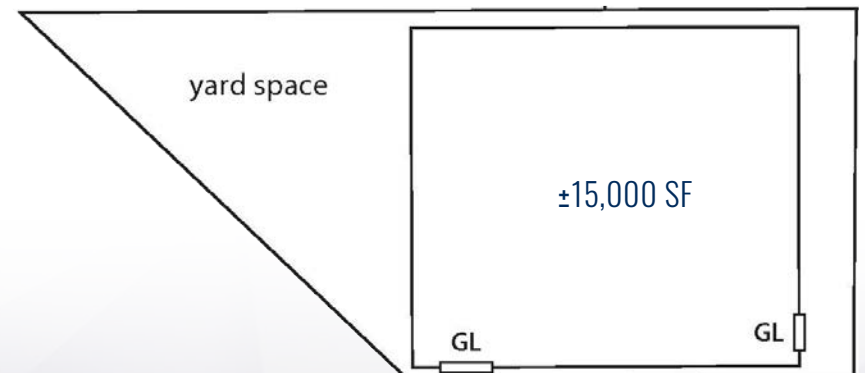
SITE PLAN



205 STOCKTON STREET



255 STOCKTON STREET





03 MARKET OVERVIEW

DEMOGRAPHICS

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

DEMOGRAPHICS



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.



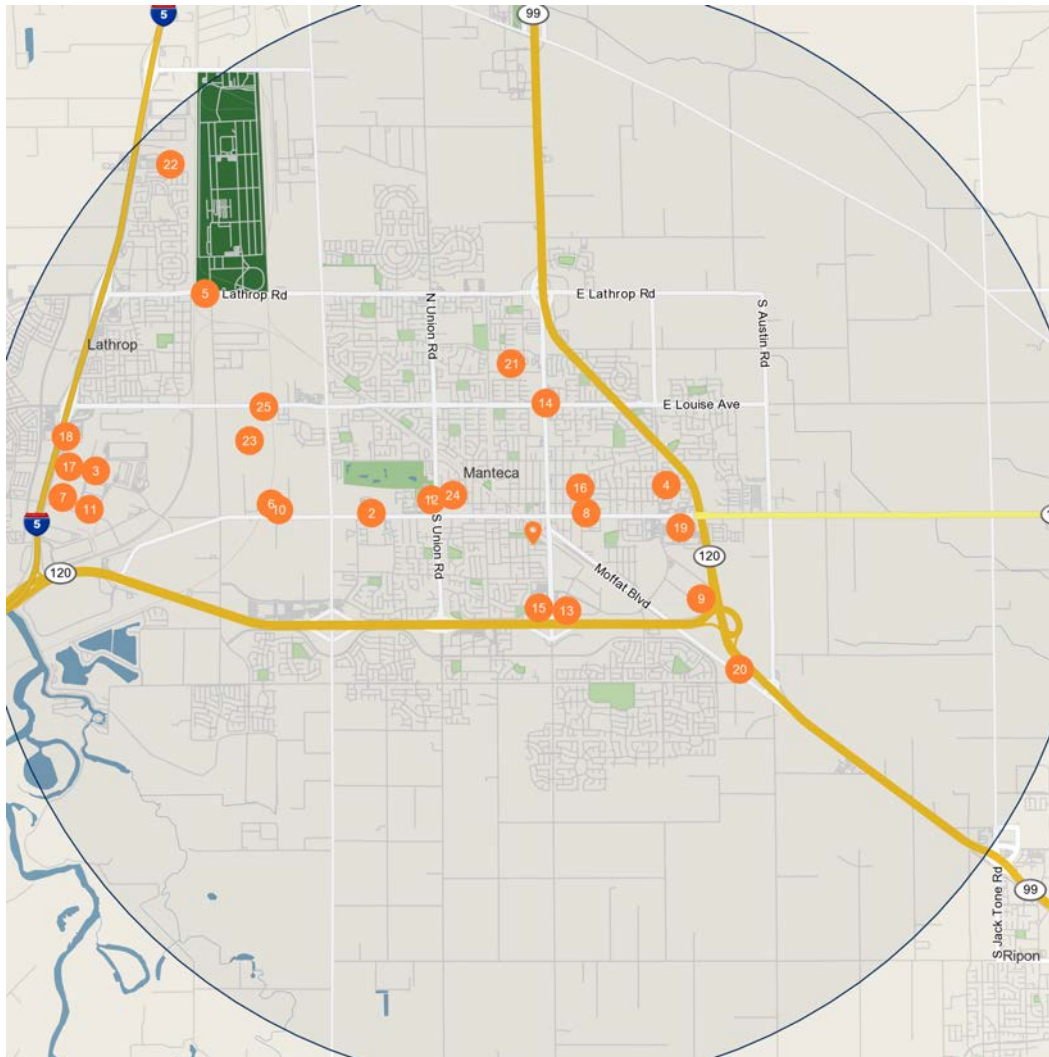
EDUCATION

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



Major Employers

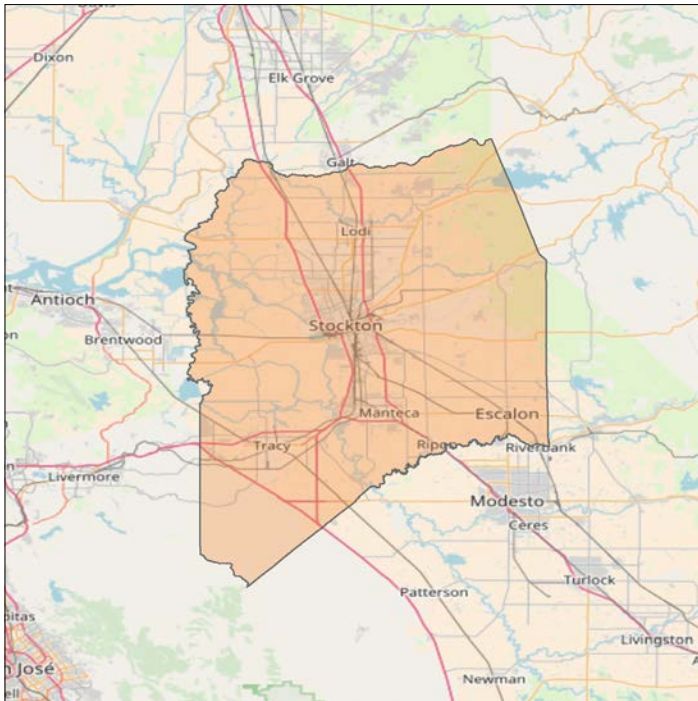
Employees

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 Anthonys 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

MARKET OVERVIEW

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.



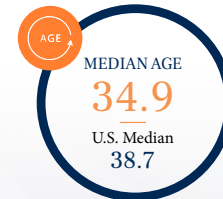
COST-OF-LIVING

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.

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