

SELF STORAGE LAND

*±9.56 AC Entitled,
Approved & Ready to
Build*

4799 E. EIGHT MILE RD
STOCKTON, CA

TYLER BOYD
916.751.3625
tyler.boyd@kidder.com
LIC N° 01927167

KEVIN SHEEHAN
916.751.3601
kevin.sheehan@kidder.com
LIC N° 00936093

KIDDER.COM



SUBJECT
PROPERTY

E EIGHT MILE RD

km Kidder
Mathews

PROPERTY SUMMARY

ADDRESS	4799 E. Eight Mile Rd Stockton, CA 95212
JURISDICTION	San Joaquin County (not within the City of Stockton)
TOTAL LAND AREA	±416,433 SF (±9.56 Acres)
PARCEL NUMBER	059-260-640-000
ZONING	Agriculture/Industrial (A/I)

ENTITLEMENT DETAILS

- **Storage Use Approval:** The property has been entitled for self-storage use through an Administrative Use Permit granted in August 2023.
- **Entitlement Duration:** Approval remains valid until August 28, 2026.
- **Supportive Jurisdiction:** San Joaquin County has demonstrated strong support for this project, allowing a five-year timeline to complete both phases of construction.



PROJECT OVERVIEW

This property offers an excellent investment opportunity, with plans approved for a **two-phase self-storage facility construction project**. Once complete, the project will include a **total build area of approximately 137,315 SF**, featuring drive-up self-storage units, a leasing office, and ample RV/boat parking spaces.

PHASE 1

- Buildings:
 - Building A: 35,561 SF self-storage and leasing office building
 - Building B: 21,633 SF self-storage building
- Outdoor Parking:
 - 120 RV/Boat Parking Spaces
- Site Enhancements:
 - Includes a required retention basin located at the rear of the parcel.

PHASE 2

- Buildings:
 - Buildings C thru E: Three (3) centrally located self-storage buildings, each measuring **26,707 SF**.

This property is an outstanding opportunity for investors and developers seeking to capitalize on the growing self-storage market while benefiting from county-level support and an efficient approval process.

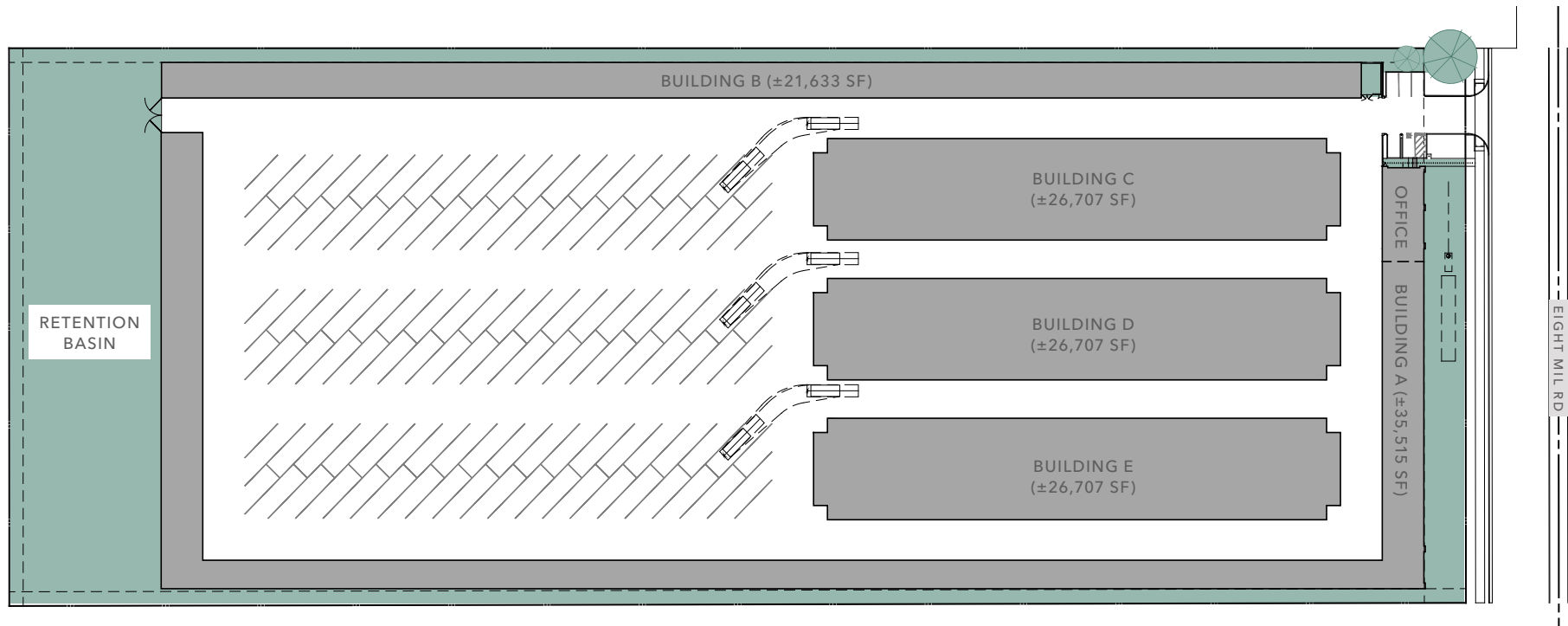
Asking Price: \$3,900,000



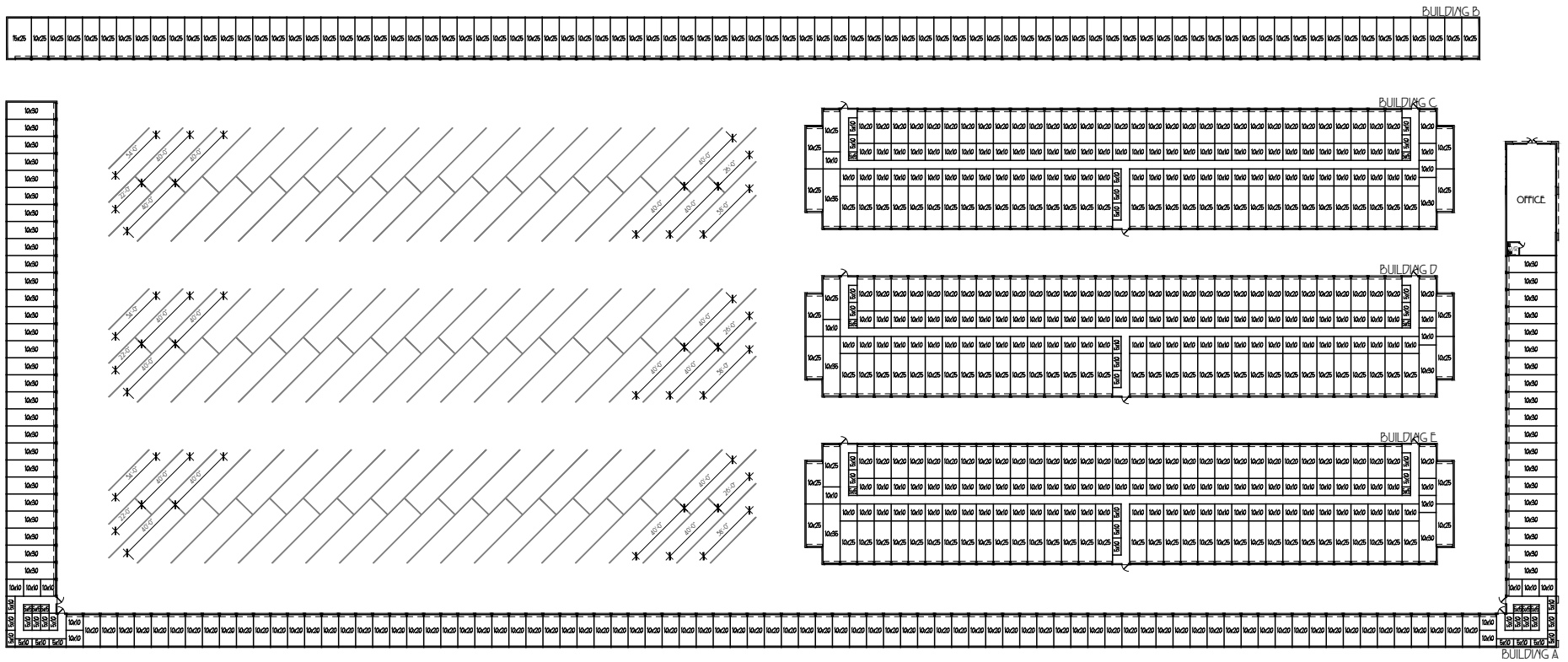
KEY FEATURES

- 1. Strategic Location:** Situated just off Highway 99 along Eight Mile Rd in San Joaquin County, offering accessibility and visibility.
- 2. Zoning Flexibility:** Agriculture/Industrial zoning supports the approved self-storage use.
- 3. Drive-Up Access:** All self-storage units are designed for drive-up convenience, catering to a variety of storage needs.
- 4. RV/Boat Storage:** 120 dedicated outdoor parking spaces provide a valuable service for recreational and marine vehicle owners. Outdoor storage is always in high demand.
- 5. Retention Basin:** Thoughtfully designed to meet county requirements and manage water drainage effectively.
- 6. Expansion Potential:** The phased approach allows for staggered construction and revenue growth.

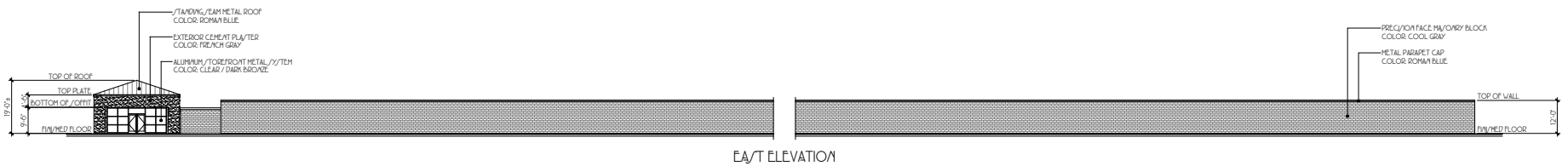
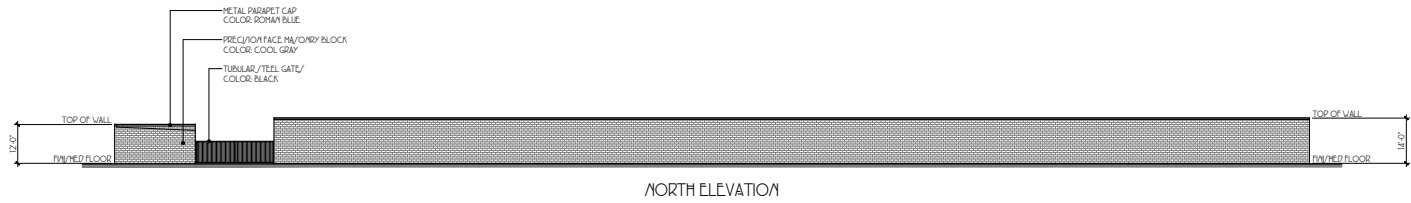
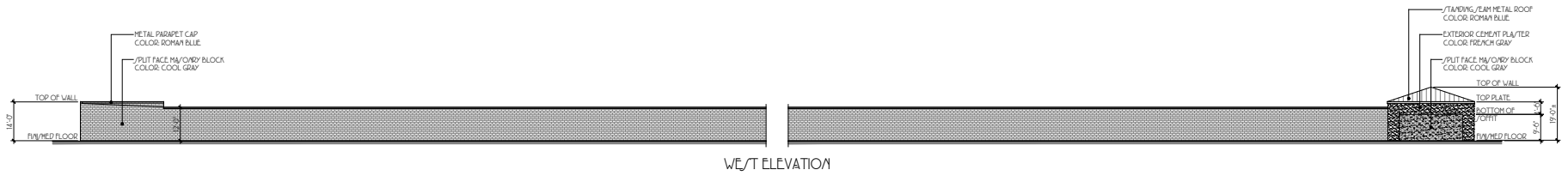
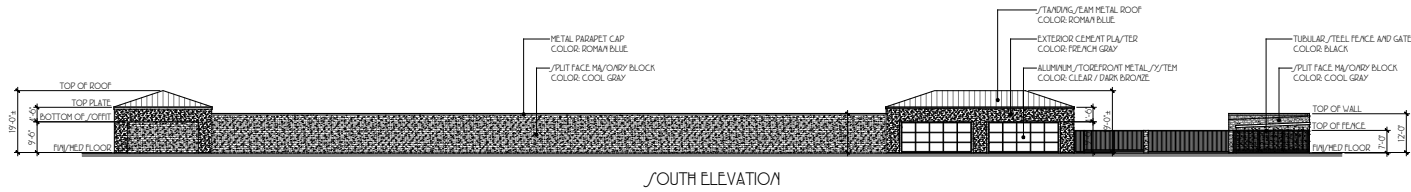
SITE PLAN



FLOOR PLAN



EXTERIOR ELEVATIONS



STOCKTON AERIAL



SITE ANALYSIS

Study Completed by BMS GRP Self Storage Consulting



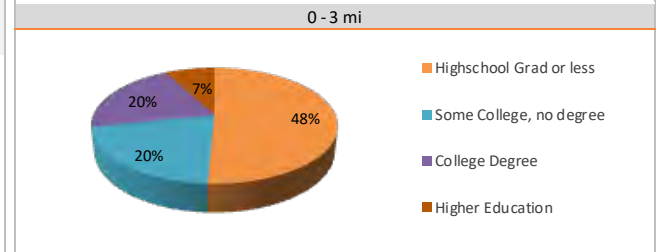
Study Area
4799 E 8 Mile Rd, Stockton, CA 95212

Market Snapshot		
Number of self-storage facilities within 0 - 5 mi	21	
Closest Self-storage Facilities 0 - 5 mi		
Business Name	Address	Dist. (mi)
Eight Mile Storage	10910 N. Hwy 99	0.15
Morada Storage	10220 N Hwy 99	0.79
West Coast Storage	6220 Sampson Rd	2.88
Smart Stop	7760 Lorraine Ave	2.99
Century Storage	1935 S. Stockton St	3.49
Store Right Storage	1801 Ackerman Dr	3.65
Storage King	6800 West Ln	3.69
U Haul	7701 Tam O Shanter Dr	3.69
Advanced Mini Storage	7739 Murray Dr	3.73
Hammertown Storage	818 Hammertown Dr	3.87
Lodi Stor-All	1431 S Stockton St	3.89
StorQuest	1840 E March Ln	4.20
Big E Storage	4201 Newton Rd	4.23
Public Storage	1011 E March Ln	4.41
Arco's Storage	1120 E March Ln	4.55
A & A Mini Storage	1025 Industrial Way	4.62
Wise Choice Storage	645 Hale Rd	4.63
Site in the pipeline	692 Grider Way	3.76
Top 10 Closest Retailers		
Name	Address	Dist. (mi)
Lowe's	3645 East Hammer Lane	2.60
Walmart	3223 E Hammer Ln	2.63
The Home Depot	2960 Reynolds Ranch Parkway	2.68
The Home Depot	3818 E Hammer Ln	2.74
Costco	2680 Reynolds Ranch Pkwy	2.87
Costco	1616 E Hammer Ln	3.41
Walmart	1189 E March Ln	4.27
Walmart	1601 S Lower Sacramento Rd	4.73
Target	2355 W Kettleman Ln	4.79
Lowe's	1389 S. Lower Sacramento Roa	4.96

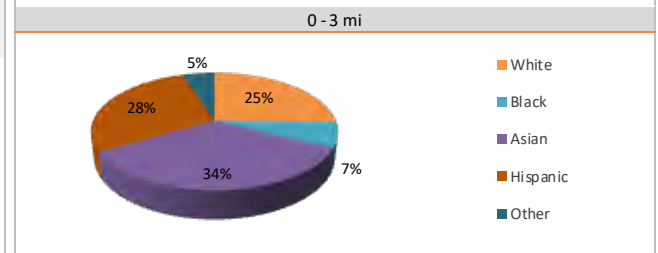
Population & Household Summary			
Population - Radius			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
2022 Population	3,247	34,252	159,146
Population Benchmark	10,000	50,000	100,000
Difference	(6,753)	(15,748)	59,146
Median Household Income	\$120,476	\$77,170	\$63,319
Income Benchmark	\$50,000	\$50,000	\$50,000
Difference	\$70,476	\$27,170	\$13,319
2022 Households	1,028	9,681	49,079
2022 Avg. Household Size	3.12	3.52	3.22
2022 Renter-Occupied Units	245 (23.8%)	245 (30.9%)	245 (42.0%)
Population Growth 2000-2010	31.4%	60.7%	23.6%
Population Growth 2010-2022	37.7%	13.0%	12.6%
Population Growth 2022-2027	10.9%	8.6%	6.5%
Population Growth 2027-2032	10.8%	9.7%	8.7%

Population - Drivetime			
	0-3 min	0-5 min	0-10 min
2022 Population	5,192	24,954	229,104
Population Benchmark	10,000	50,000	100,000
Difference	(4,808)	(25,046)	129,104
Median Household Income	\$104,927	\$89,654	\$56,942
Income Benchmark	\$50,000	\$50,000	\$50,000
Difference	\$70,476	\$39,654	\$6,942
2022 Households	1,615	7,044	70,148
2022 Avg. Household Size	3.19	3.52	3.23
2022 Renter-Occupied Units	245 (24.2%)	245 (27.9%)	245 (44.7%)
Population Growth 2000-2010	68.2%	126.0%	18.8%
Population Growth 2010-2022	19.4%	15.3%	10.0%
Population Growth 2022-2027	10.5%	9.9%	5.7%
Population Growth 2027-2032	10.6%	10.3%	8.2%

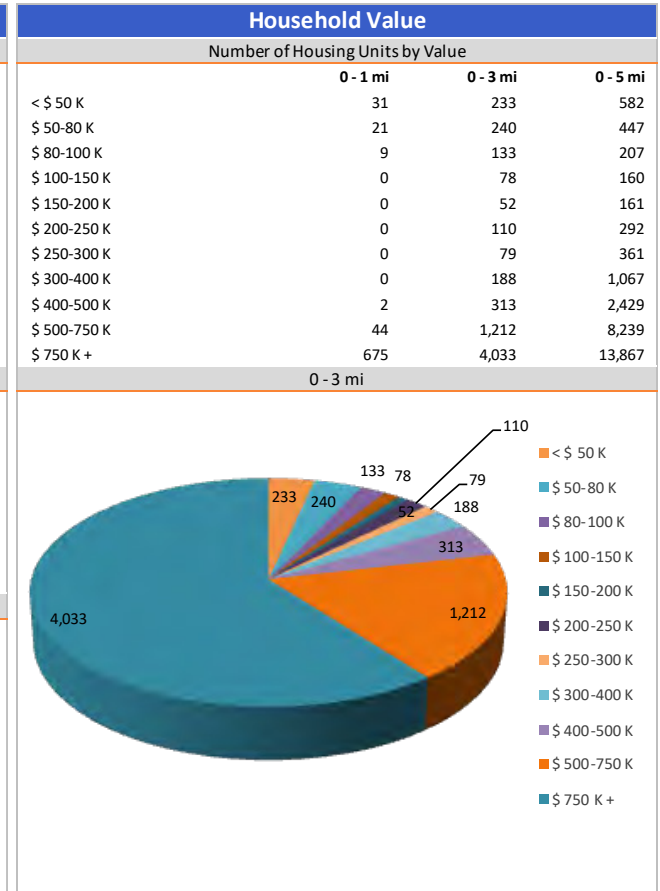
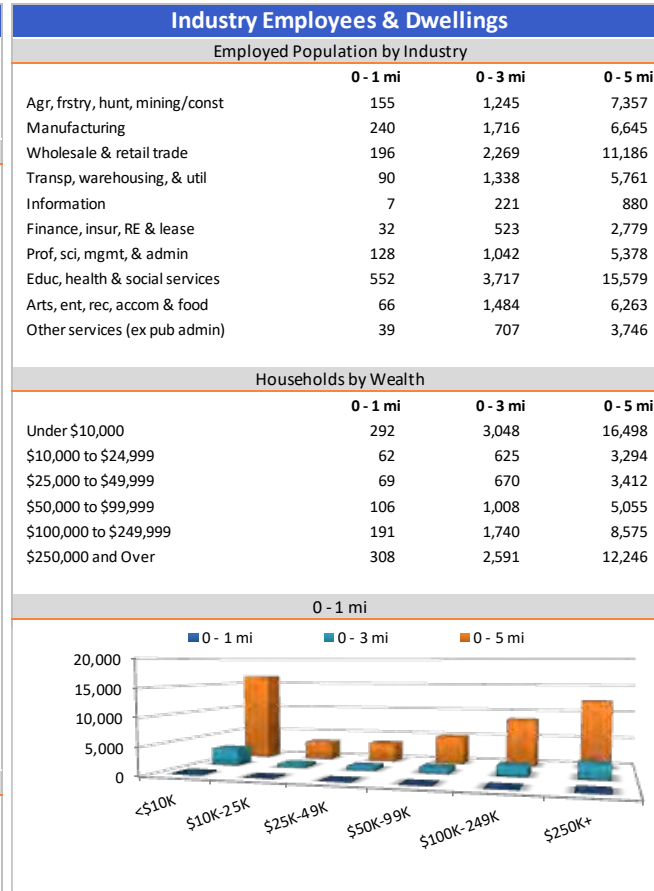
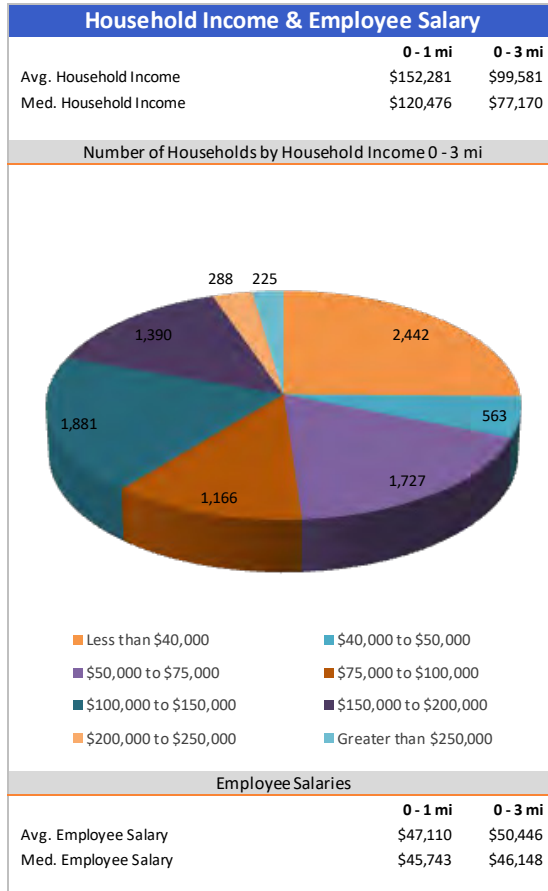
Education & Race			
% Population by Educational Attainment (Age 25+)			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
Highschool Grad or less	47.1%	48.2%	49.5%
Some College, no degree	16.8%	19.9%	22.0%
College Degree	20.8%	19.5%	16.3%
Higher Education	19.2%	7.3%	5.3%



% Population by Race			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
White	45.9%	25.4%	28.6%
Black	2.9%	6.9%	7.2%
Asian	20.5%	34.3%	24.9%
Hispanic	24.3%	28.4%	34.7%
Other	6.4%	5.0%	4.5%



SITE ANALYSIS



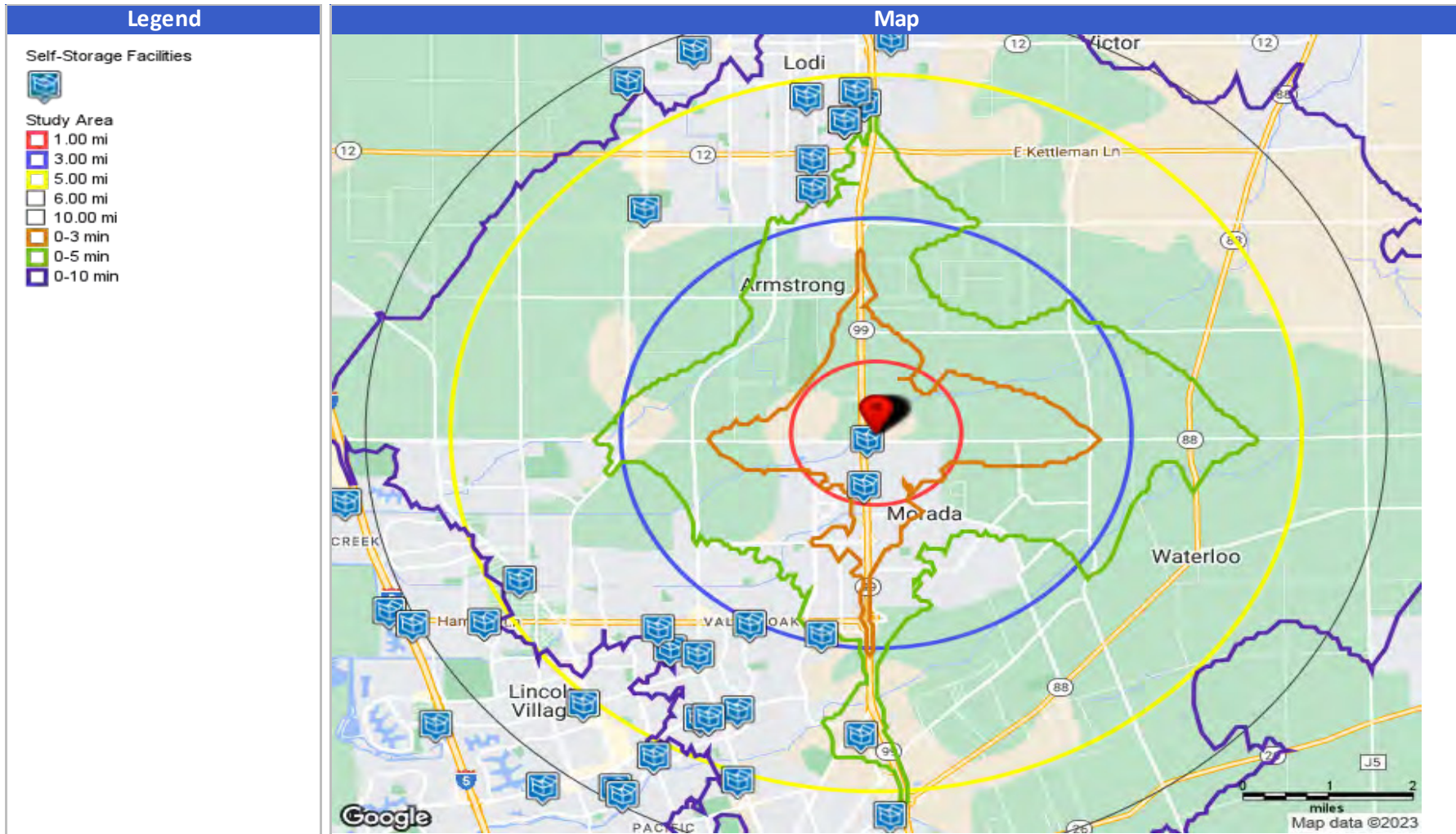
SITE ANALYSIS

Demo Distribution		0 - 1 mi		0 - 3 mi		0 - 5 mi		0-3 min		0-5 min		0-10 min	
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
POPULATION	Total Population												
	2000 Census	1,795		18,853		114,377		2,586		9,577		175,388	
	2010 Census	2,359		30,304		141,374		4,348		21,647		208,308	
	2022 Estimate	3,247		34,252		159,146		5,192		24,954		229,104	
	2027 Projection	3,600		37,214		169,542		5,736		27,413		242,220	
	2032 Forecast	3,989		40,824		184,232		6,347		30,238		262,202	
	Population Growth												
	Population Growth 2000-2010	31.41%		60.73%		23.60%		68.16%		126.04%		18.77%	
	Population Growth 2010-2022	37.65%		13.03%		12.57%		19.40%		15.28%		9.98%	
	Population Growth 2022-2027	10.87%		8.65%		6.53%		10.49%		9.85%		5.72%	
Population Growth 2027-2032	10.81%		9.70%		8.66%		10.64%		10.30%		8.25%		
RACE	Population by Race	3,247		34,252		159,146		5,192		24,954		229,104	
	White	1,492	45.9%	8,708	25.4%	45,474	28.6%	2,129	41.0%	7,693	30.8%	62,922	27.5%
	Black	93	2.9%	2,355	6.9%	11,531	7.2%	192	3.7%	1,298	5.2%	14,702	6.4%
	Asian	665	20.5%	11,743	34.3%	39,647	24.9%	1,292	24.9%	7,650	30.7%	43,992	19.2%
	Hispanic	788	24.3%	9,732	28.4%	55,267	34.7%	1,290	24.9%	7,038	28.2%	98,549	43.0%
	Other	209	6.4%	1,714	5.0%	7,227	4.5%	289	5.6%	1,276	5.1%	8,939	3.9%
ETHNICITY	Population by Ethnicity	3,247		34,252		159,146		5,192		24,954		229,104	
	America	95	2.9%	680	2.0%	2,738	1.7%	126	2.4%	479	1.9%	3,675	1.6%
	Hispanic	788	24.3%	9,732	28.4%	55,267	34.7%	1,290	24.9%	7,038	28.2%	98,549	43.0%
	Asian	665	20.5%	11,743	34.3%	39,647	24.9%	1,292	24.9%	7,650	30.7%	43,992	19.2%
	European	339	10.4%	2,307	6.7%	15,717	9.9%	516	9.9%	2,225	8.9%	21,191	9.2%
	Middle Eastern	33	1.0%	201	0.6%	626	0.4%	52	1.0%	247	1.0%	680	0.3%
	Other Ethnicity	1,063	32.7%	7,841	22.9%	36,237	22.8%	1,537	29.6%	5,843	23.4%	49,040	21.4%
	Unclassified	264	8.1%	1,748	5.1%	8,913	5.6%	378	7.3%	1,473	5.9%	11,976	5.2%

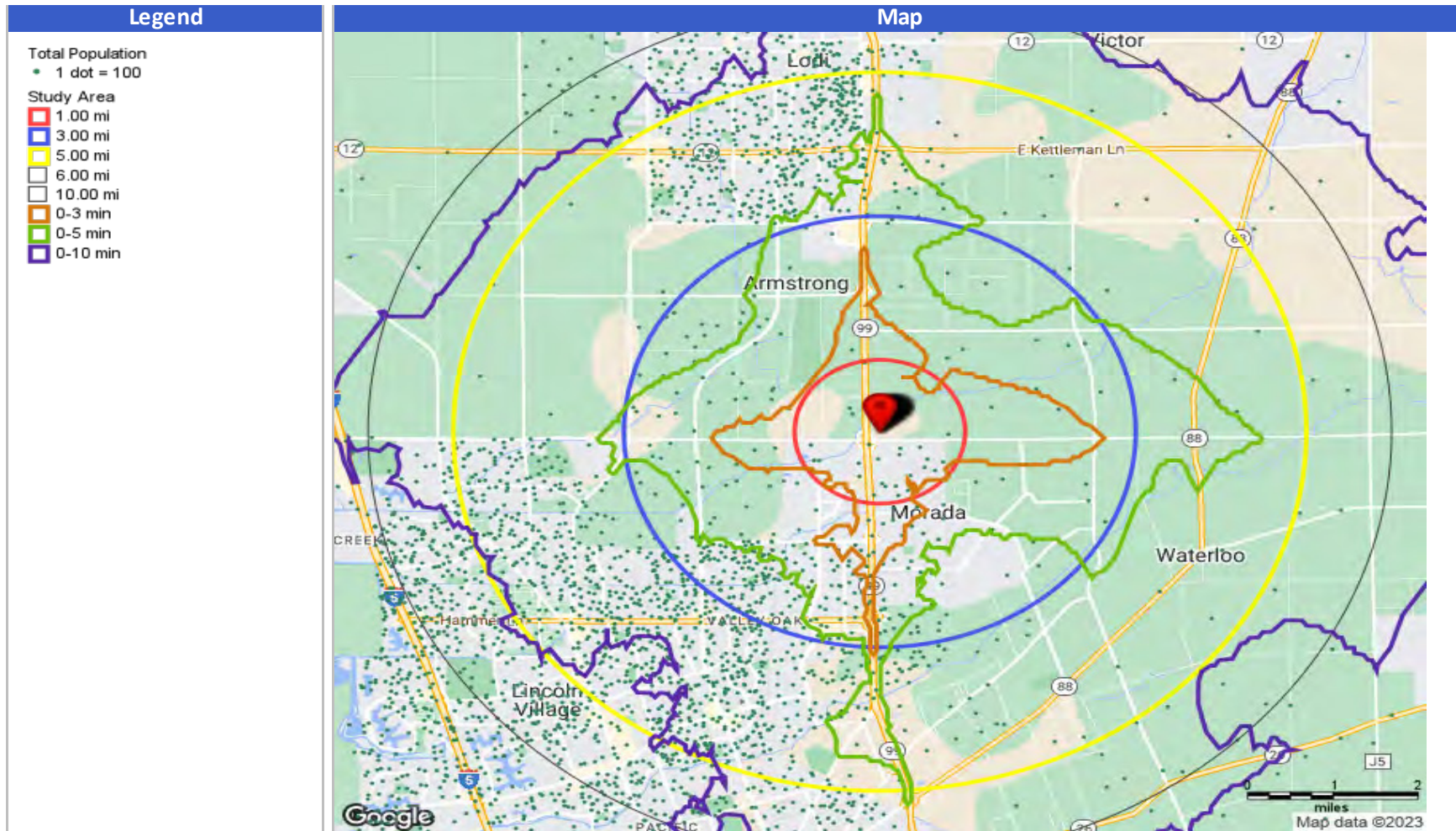
SITE ANALYSIS

<i>Demo Distribution</i>		0 - 1 mi		0 - 3 mi		0 - 5 mi		0-3 min		0-5 min		0-10 min		
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
HOUSEHOLDS	Total Households													
	2000 Census	635		5,820		37,124		937		3,304		56,099		
	2010 Census	775		8,565		43,714		1,342		6,125		63,886		
	2022 Estimate	1,028		9,681		49,079		1,615		7,044		70,148		
	2027 Projection	1,140		10,512		52,225		1,782		7,725		74,126		
	2032 Forecast	1,264		11,532		56,734		1,972		8,518		80,261		
	Household Growth													
	Growth 2000-2010	22.04%		47.16%		17.75%		43.26%		85.36%		13.88%		
	Growth 2010-2022	32.61%		13.03%		12.27%		20.34%		15.00%		9.80%		
	Growth 2022-2027	10.89%		8.58%		6.41%		10.37%		9.68%		5.67%		
	Growth 2027-2032	10.89%		9.70%		8.63%		10.66%		10.26%		8.28%		
	Average Household Size	3.12		3.52		3.22		3.19		3.52		3.23		
	Estimated Housing Units by Tenure	1,086		10,340		52,484		1,718		7,563		75,665		
	Vacant Housing Units	58	5.4%	659	6.4%	3,405	6.5%	103	6.0%	519	6.9%	5,517	7.3%	
	Occupied Housing Units	1,028	94.6%	9,681	93.6%	49,079	93.5%	1,615	94.0%	7,044	93.1%	70,148	92.7%	
	Owner-Occupied	783	72.1%	6,690	64.7%	28,483	54.3%	1,223	71.2%	5,080	67.2%	38,821	51.3%	
Renter-Occupied	245	22.6%	2,991	28.9%	20,596	39.2%	392	22.8%	1,964	26.0%	31,327	41.4%		
INCOME	Households by Income													
	Less than \$40,000	182	17.7%	2,442	25.2%	15,364	31.3%	302	18.7%	1,345	19.1%	25,452	36.3%	
	\$40,000 to \$50,000	53	5.2%	563	5.8%	3,843	7.8%	79	4.9%	399	5.7%	5,662	8.1%	
	\$50,000 to \$75,000	134	13.0%	1,727	17.8%	9,284	18.9%	227	14.1%	1,212	17.2%	12,985	18.5%	
	\$75,000 to \$100,000	82	8.0%	1,166	12.0%	6,303	12.8%	172	10.7%	908	12.9%	8,253	11.8%	
	\$100,000 to \$150,000	186	18.1%	1,881	19.4%	7,566	15.4%	310	19.2%	1,547	22.0%	9,636	13.7%	
	\$150,000 to \$200,000	264	25.7%	1,390	14.4%	4,237	8.6%	371	23.0%	1,164	16.5%	4,928	7.0%	
	\$200,000 to \$250,000	71	6.9%	288	3.0%	1,390	2.8%	86	5.3%	263	3.7%	1,812	2.6%	
	Greater than \$250,000	56	5.4%	225	2.3%	1,093	2.2%	67	4.1%	206	2.9%	1,421	2.0%	
	Median Household Income	\$120,476		\$77,170		\$63,319		\$104,927		\$89,654		\$56,942		
	Average Household Income	\$152,281		\$99,581		\$84,370		\$133,598		\$109,732		\$78,143		

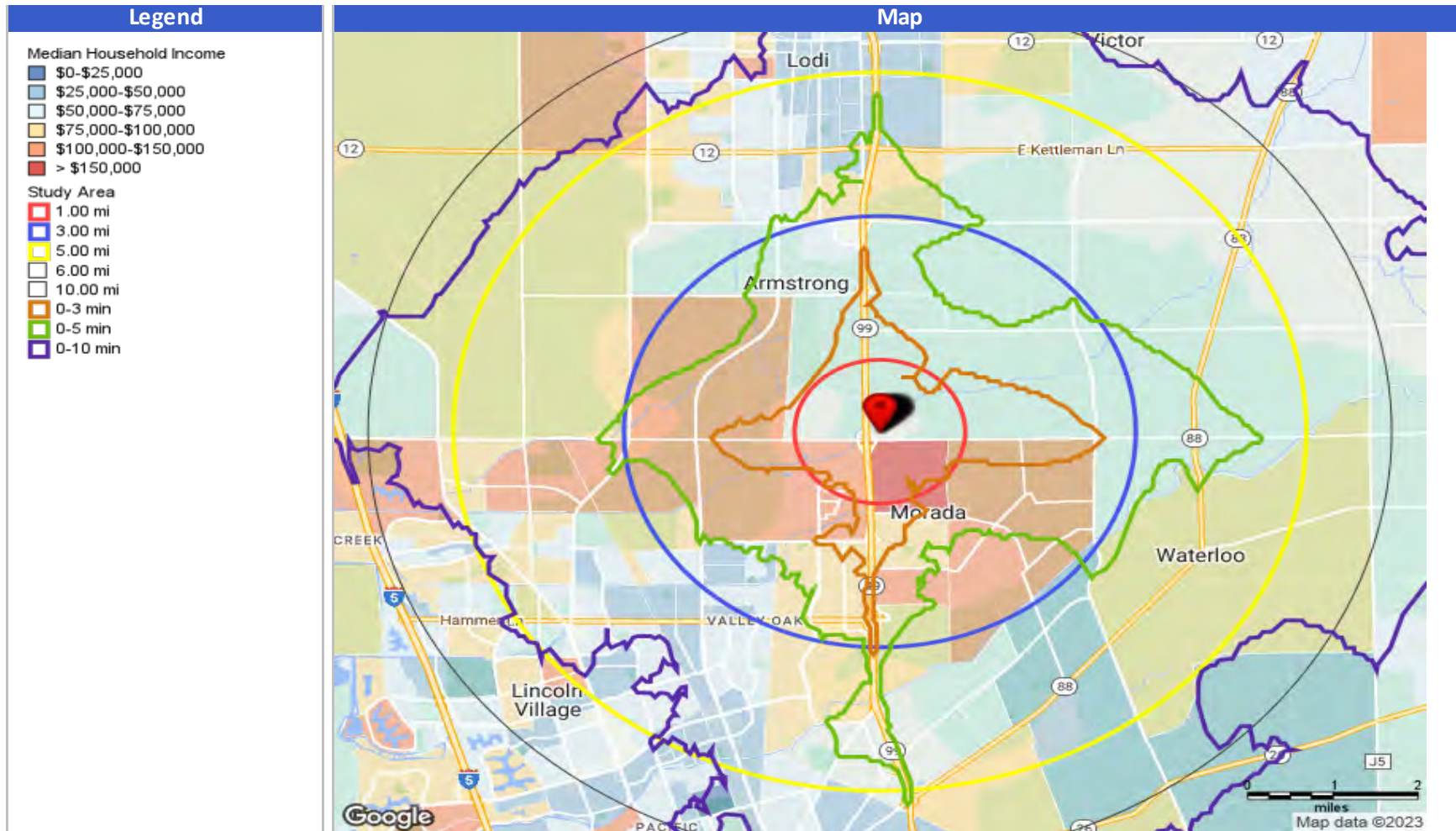
SITE ANALYSIS



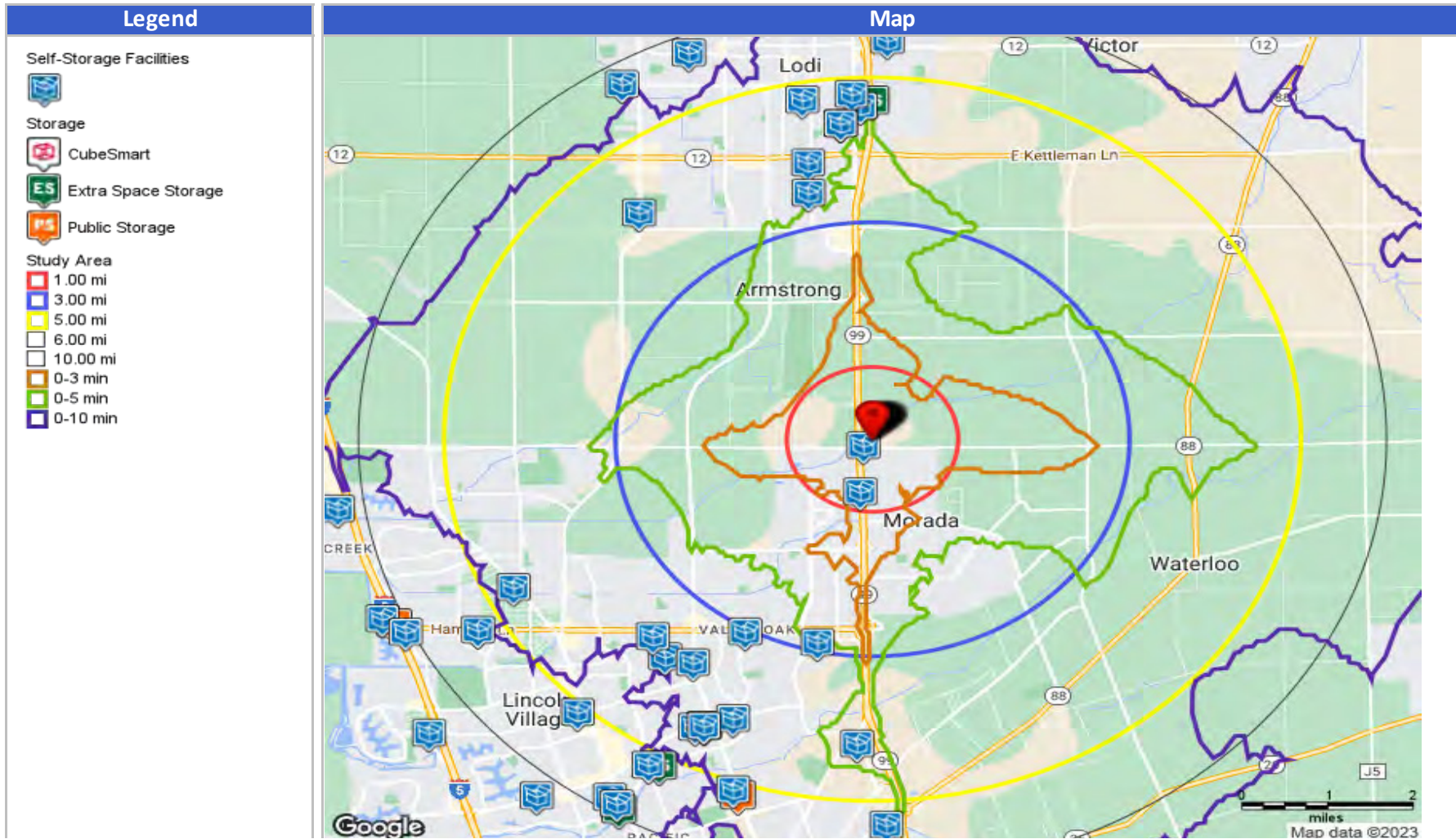
SITE ANALYSIS



SITE ANALYSIS



SITE ANALYSIS



SITE ANALYSIS

Business Name	Phone Number	Latitude	Longitude	Distance (mi)	Gross sq. ft.	% Climate	Net Rentable	Climate	Non-Climate
Eight Mile Storage		38.05778	-121.2578	0.15	41092	0%	41,092	-	39,782
Morada Storage		38.048532	-121.2585	0.79	96941	0%	96,941	-	80,733
West Coast Storage		38.018361	-121.26768	2.88	106395	0%	106,395	-	43,960
Smart Stop		38.020483	-121.28319	2.99	50653	0%	50,653	-	19,897

Total Market population 2022	Projected SS SF / person	Total SF	Total Market Size	Projected Open Capacity		
34,252	7.00	295,081	239,762	184,372	55,390	-
						184,372
						0.0%
						100.0%
Total Market population 2027	Projected SS SF / person	Total SF	Total Market Size	Projected Open Capacity		
37,214	7.00	295,081	260,498	184,372	76,126	

SITE ANALYSIS

LOCKER	rpsf	5x5	rpsf	5x10	rpsf	10x7.5	rpsf	10x10	rpsf	10x15	rpsf	10x20	rpsf	10x25	rpsf	10x30	rpsf	Average
\$0.00		94.95	\$45.58	114.95	\$27.59	\$0.00		149.95	\$17.99	214.95	\$17.20	\$0.00		\$0.00		\$0.00		
\$0.00		75	\$36.00	121	\$29.04	142	\$22.72	176	\$21.12	206	\$16.48	\$0.00		\$0.00		\$0.00		
\$0.00		85	\$40.80	129	\$30.96	149	\$23.84	172	\$20.64		\$0.00	\$0.00		\$0.00		\$0.00		
Average:		84.98	\$40.79	121.65	\$29.20	145.50	\$23.28	165.98	\$19.92	210.48	\$16.84	\$0.00		\$0.00		\$0.00		\$26.00

LOCKER	rpsf	5x5	rpsf	5x10	rpsf	10x7.5	rpsf	10x10	rpsf	10x15	rpsf	10x20	rpsf	10x25	rpsf	10x30	rpsf	Average
\$0.00		70	\$33.60	95	\$22.80	120	\$19.20	155	\$18.60	190	\$15.20	\$0.00		\$0.00		\$0.00		
\$0.00		80	\$38.40	100	\$24.00	\$0.00		150	\$18.00	190	\$15.20	230	\$13.80	260	\$12.48	295	\$11.80	
\$0.00		79	\$37.92	119	\$28.56	\$0.00		229	\$27.48	\$0.00		269	\$16.14	299	\$14.35	329	\$13.16	
\$0.00		69	\$33.12	80	\$19.20	\$0.00		121	\$16.13	\$0.00		245	\$16.33	\$0.00		\$0.00		
\$0.00		75	\$36.00	125	\$30.00	\$0.00		178	\$21.36	200	\$16.00	235	\$14.10	265	\$12.72	295	\$11.80	
\$0.00		43	\$20.64	56	\$11.20	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		
\$0.00		\$0.00		\$0.00		\$0.00		137	\$16.44	149	\$11.92	\$0.00		223	\$10.70	\$0.00		
\$0.00		\$0.00		166	\$39.84	\$0.00		211	\$25.32	249	\$19.92	272	\$16.32	317	\$15.22	\$0.00		
\$0.00		64	\$30.72	94	\$22.56	\$0.00		131	\$15.72	171	\$13.68	196	\$11.76	\$0.00		307	\$12.28	
\$0.00		\$0.00		156	\$37.44	\$0.00		225	\$27.00	228	\$18.24	296	\$17.76	\$0.00		\$0.00		
\$0.00		\$0.00		80	\$24.00	100	\$18.75	198	\$29.70	200	\$15.00	\$0.00		\$0.00		\$0.00		
\$0.00		83	\$39.84	123	\$29.52	\$0.00		218	\$26.16	\$0.00		292	\$17.52	380	\$18.24	379	\$15.16	
\$0.00		\$0.00		\$0.00		\$0.00		205	\$24.60	\$0.00		273	\$16.38	\$0.00		\$0.00		
\$0.00		\$0.00		\$0.00		116	\$18.56	\$0.00		223	\$17.84	272	\$16.32	269	\$12.91	300	\$12.00	
Average:		70.38	\$33.78	108.55	\$26.05	112.00	\$17.92	179.83	\$21.58	200.00	\$16.00	258.00	\$15.48	287.57	\$13.80	317.50	\$12.70	\$19.66

SITE ANALYSIS



Radius of Study Site: 5.0
 Radius of Competitor Sites: 5.0

Competitor Profile

Study Area
 4799 E 8 Mile Rd, Stockton, CA 95212 - 0 - 5 mi

Business Name	Phone Number	Latitude	Longitude	Distance (mi)	Gross sq. ft.	% Climate	Net Rentable	Climate	Non-Climate
Eight Mile Storage		38.05778	-121.2578	0.15	41092	0%	41,092	-	40,305
Morada Storage		38.048532	-121.2585	0.79	96941	0%	96,941	-	87,197
West Coast Storage		38.018361	-121.26768	2.88	106395	0%	106,395	-	67,924
Smart Stop		38.020483	-121.28319	2.99	50653	0%	50,653	-	31,659
Century Storage		38.108321	-121.26962	3.49	77960	15%	75,037	6,357	36,024
Store Right Storage		38.014302	-121.2944	3.65	67588	0%	67,588	-	36,888
Storage King		38.01954	-121.30303	3.69	89896	0%	89,896	-	48,637
U Haul		38.015504	-121.30042	3.69	15426	0%	15,426	-	8,346
Advanced Mini Storage		38.114345	-121.26971	3.73	60411	9%	59,052	2,850	28,820
Hammertown Storage		38.104323	-121.306	3.87	62295	34%	57,000	10,074	19,556
Lodi Stor-All		38.003129	-121.2858	3.89	92472	0%	92,472	-	47,852
StorQuest		37.998045	-121.25918	4.20	75227	48%	66,200	15,296	16,571
Big E Storage		38.122174	-121.26274	4.23	70350	0%	70,350	-	33,622
Public Storage		38.122174	-121.26274	4.41	50055	0%	50,055	-	22,888
Arco's Storage		38.001615	-121.29208	4.55	89645	77%	72,388	24,598	7,348
A & A Mini Storage		38.001407	-121.29398	4.62	46364	25%	43,466	4,710	14,129
Wise Choice Storage		38.125673	-121.25845	4.63	83071	0%	83,071	-	35,909
StorQuest		38.02939	-121.33292	4.67	86540	0%	86,540	-	37,018
First Rate Storage		38.126945	-121.27096	4.68	64362	97%	48,754	20,176	624
Extra Space		38.128062	-121.26036	4.73	92995	0%	92,995	-	39,152
A Mini Storage		38.004348	-121.31919	4.74	33305	0%	33,305	-	13,984
Site in the pipeline		37.988879	-121.28579	3.76	73476	0%	73,476	-	39,146

Total Market population 2022	Projected SS SF / person	Total SF	Total Market Size	Projected Open Capacity		
159,146	7.00	1,526,519	1,114,021	797,659	316,362	84,062 / 713,597
Total Market population 2027	Projected SS SF / person	Total SF	Total Market Size	Projected Open Capacity		
169,542	7.00	1,526,519	1,186,794	797,659	389,135	10.5% / 89.5%

SITE ANALYSIS



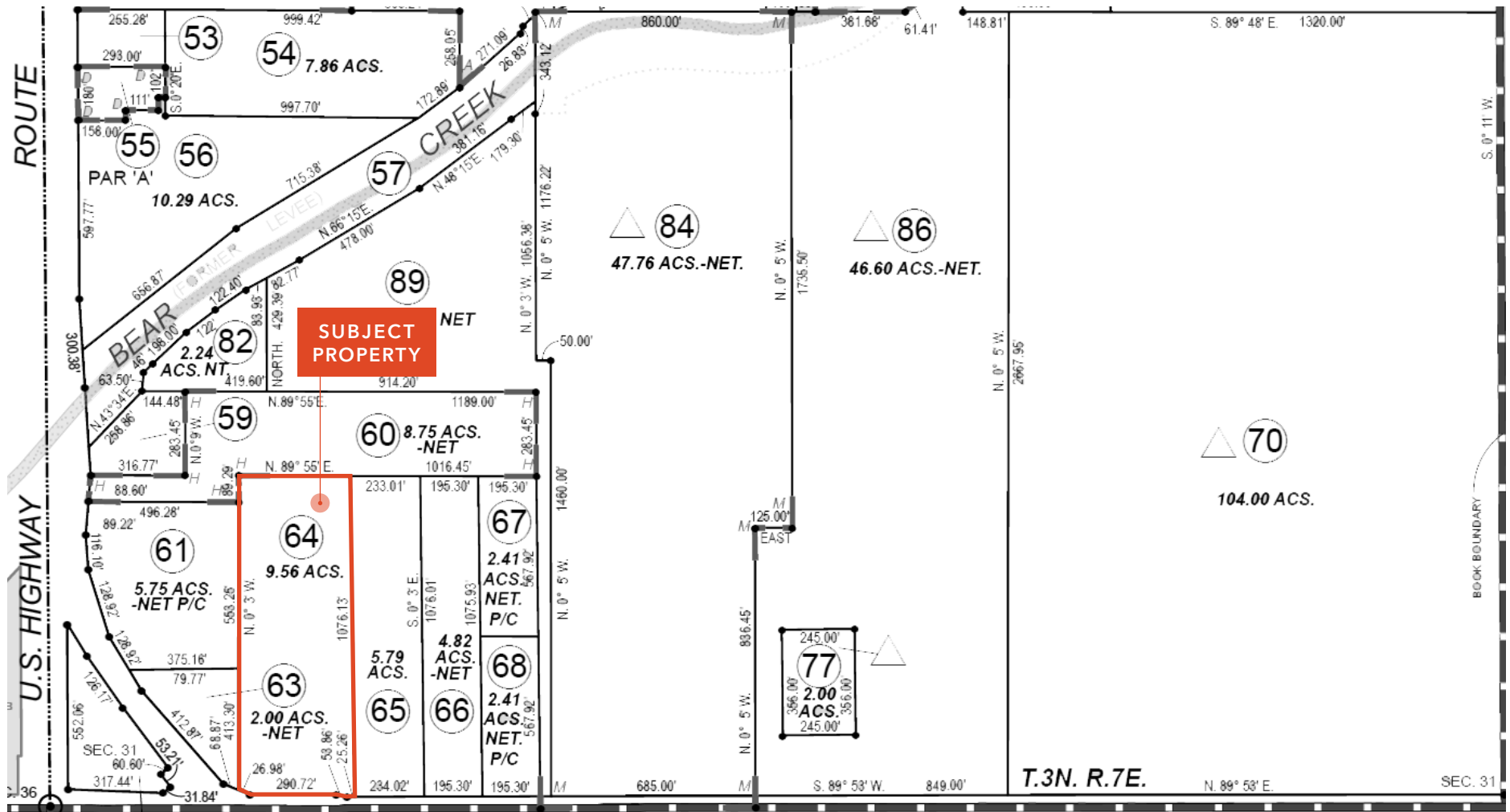
Traffic Profile

Study Area
4799 E 8 Mile Rd, Stockton, CA 95212



#	Street	Cross St	Dir	Vol.	Dist (mi)
1.	99 Frontage Rd	E Eight Mile Rd	SE	2,155	0.1
2.	E Eight Mile Rd	99 Frontage Rd	W	5,622	0.1
3.	99 Frontage Rd	E Eight Mile Rd	N	3,767	0.2
4.	99 Frontage Rd	Loduca Ln	W	773	0.2
5.	99 Frontage Rd	Loduca Ln	N	5,422	0.2
6.	E Eight Mile Rd	Loduca Ln	E	11,329	0.4
7.	N Hwy 99	State Hwy99	S	76,533	0.4
8.	E Quashnick Rd	99 Frontage Rd	W	1,243	0.6
9.	E Quashnick Rd	Garnet Ave	W	780	0.6
10.	Garnet Ave	E Quashnick Rd	N	227	0.6
11.	N Micke Grove Rd	E Eight Mile Rd	S	1,079	0.7
12.	Freesia Ave	Hibiscus Rd	S	434	0.7
13.	Garnet Ave	Balsam Dr	S	645	0.7
14.	E Quashnick Rd	N Silver Chase Dr	E	437	0.7
15.	Balsam Dr	99 Frontage Rd	W	713	0.7
16.	Balsam Dr	Garnet Ave	W	484	0.7
17.	Garnet Ave	Cosmos Dr	S	452	0.8
18.	E Eight Mile Rd	N Micke Grove Rd	E	7,300	0.8
19.	99			76,966	0.8
20.	99	E Morada Ln	S	82,659	0.9

PARCEL MAP

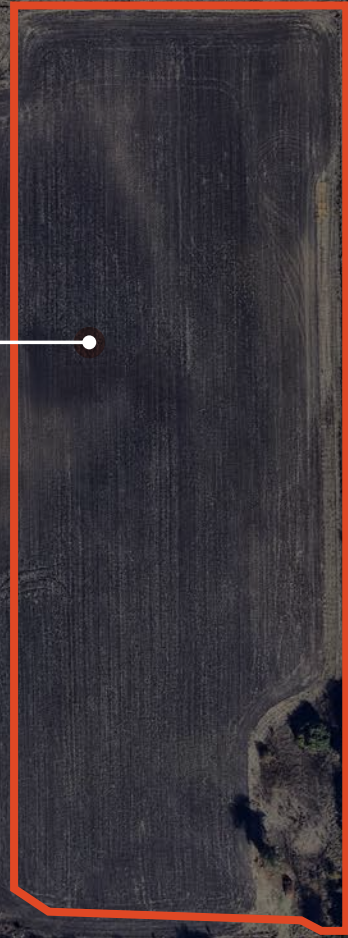


EIGHT MIL RD

4799 E. EIGHT MILE ROAD



**SUBJECT
PROPERTY**



TYLER BOYD
First Vice President
916.751.3625
tyler.boyd@kidder.com
LIC N° 01927167

KEVIN SHEEHAN
Managing Director
916.751.3601
kevin.sheehan@kidder.com
LIC N° 00936093

E EIGHT MILE RD

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

