

FOR SALE

RETAIL

524 E Charter Way, Stockton, CA 95206

Mixed-Use Commercial / Residential Investment, High-Traffic Corridor



EXCLUSIVELY LISTED BY
N **NORTHGATE**

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HIGHLIGHTS

- Cash-flowing mixed-use investment with an 8.98% actual cap rate
- 100% occupied with a diversified mix of retail and residential tenants
- Prominent E Charter Way frontage with $\pm 17,607$ vehicles per day
- Strategically positioned near I-5, Highway 99 and State Route 4, providing convenient regional access
- Located within a dense South Stockton residential and commercial corridor surrounded by restaurants, retailers and neighborhood services
- Less than one mile from Edison High School and the San Joaquin County Fairgrounds

PROPERTY OVERVIEW

ADDRESS	524 E Charter Way, Stockton, CA 95206	
PROPERTY TYPE	Mixed-Use Retail / Residential	
SALE TYPE	Investment	
SALE PRICE	\$1,150,000	\$131.59 / SF
CAP RATE	8.99% actual	7.92% pro forma
NOI	\$103,333 actual	\$91,097 pro forma
LEASE TYPE	Gross	
BUILDING SIZE	10,100 SF	
PARCEL SIZE	0.16 acres	
ZONING	General Commercial (CG)	
APN	167-150-470-000	
TRAFFIC	E Charter Way	$\pm 17,607$ ADT

MARKET OVERVIEW



DENSE LOCAL BUSINESS CORRIDOR

Dining & Restaurants – Mexican eateries, pizza, burgers, and more.
Grocery & Market – Markets, specialty grocers, and fresh food shops.
Retail & Services – Salon and local services.

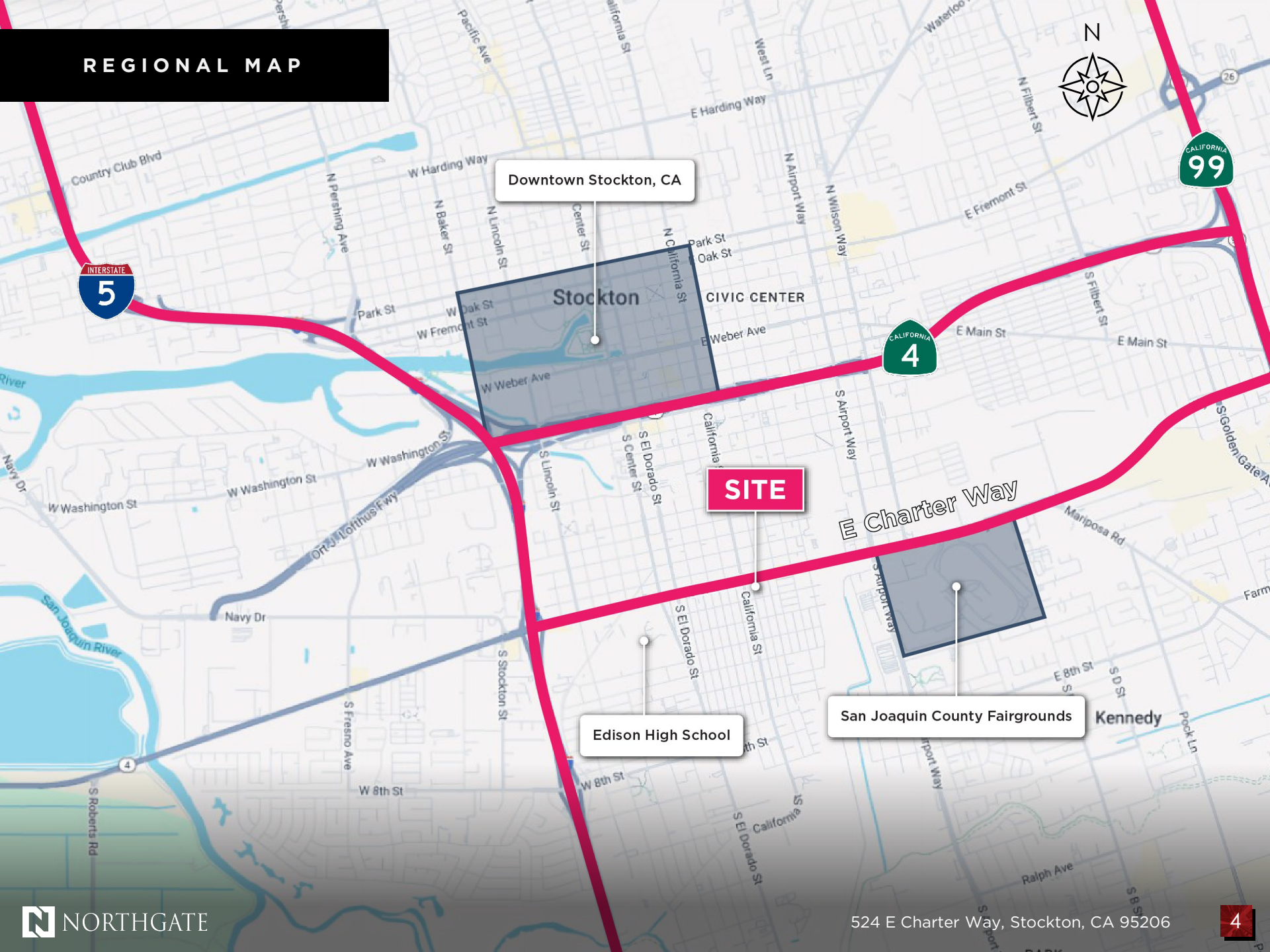


SITE



E Charter Way: ± 17,607 ADT

REGIONAL MAP



Downtown Stockton, CA

Stockton

SITE

Edison High School

San Joaquin County Fairgrounds

Kennedy

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	Lease Type	Start Date	Expiration date
522 C	John/Leticia	1,800	17.82%	\$2,000	\$1.11	\$13.33	19.6%	Gross	Nov-22	MTM
524	Daniel V	900	8.91%	\$900	\$1.00	\$12.00	8.8%	Gross	Jan-24	MTM
526 Apt	Jasmin (3 Bed 1.5 Bath)	2,000	19.80%	\$1,600	\$0.80	\$9.60	15.7%	Gross	Feb-25	Feb-26
528	Augustine Jimenez	900	8.91%	\$1,100	\$1.22	\$14.67	10.8%	Gross	Jan-25	MTM
530 A	West Coast Car Audio	3,500	34.65%	\$3,000	\$0.86	\$10.29	29.4%	Gross	Jan-24	Dec-29
530 B	Gamer World	1,000	9.90%	\$1,600	\$1.60	\$19.20	15.7%	Gross	Jan-22	Jan-27
Total		10,100	100.0%	\$10,200	\$1.10	\$13.18	100.00%			
Leased		10,100	100.0%							
Available		0	0.0%							

NOTES:

Square footages are approximate

OPTIONS:

		Rent
530 B	Gamer World	5-yr option to renew at same rent and terms (Automatic renewal, can be cancelled by either party 60 days in advance)
530 A	West Coast Car Audio	Just exercised 5-yr option (Automatic renewal, same rent)

FINANCIAL STRUCTURE / OPERATING EXPENSES

FINANCIAL STRUCTURE

	<i>Actual-In-Place (2024)</i>	<i>Rent Proforma Amount (2025)</i>
<i>Scheduled Gross Income</i>		
Base Rent	\$122,400	\$122,400
Expense Recoveries	\$0	\$0
Lease-Up Available Space	\$0	\$0
Subtotal	\$122,400	\$122,400
<i>Less Vacancy Allowance</i>	\$0	\$4,896
<i>Effective Gross Income</i>	\$122,400	\$117,504
<i>Less Expenses</i>	\$19,067	\$26,920
<i>Net Operating Income</i>	\$103,333	\$90,584

Notes:

ASSUMPTIONS

Vacancy Allowance: 4.00%

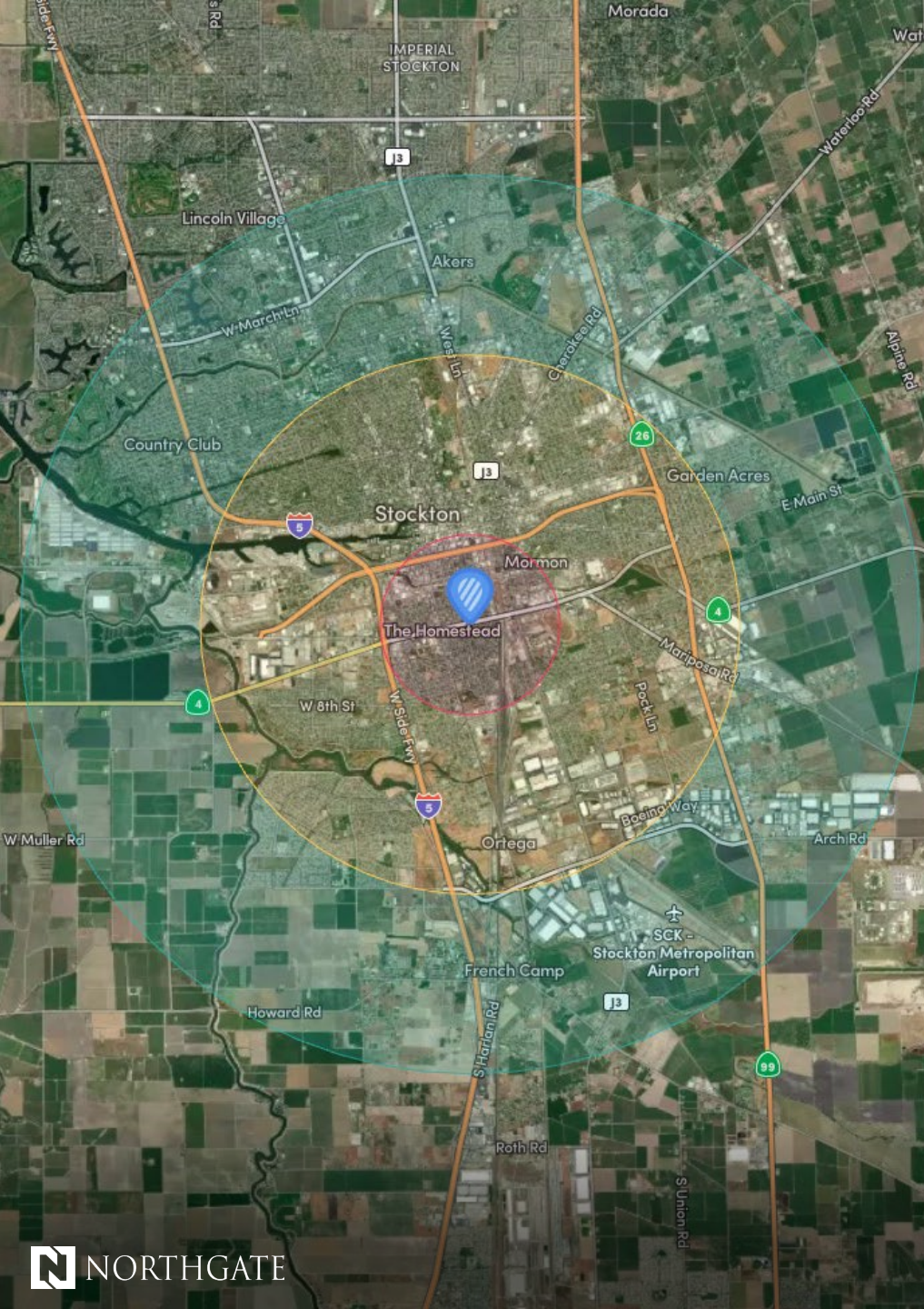
ESTIMATED OPERATING EXPENSES

EXPENSE TYPE	Owner's 2024 Actuals	2025 Proforma Amount
Property Taxes	\$4,947	\$12,300
Insurance	\$5,000	\$5,500
Repairs & Maint.	\$3,000	\$3,000
Asset Mgmt.	\$6,120	\$6,120
Total	\$19,067	\$26,920
Annual Per Square Foot	\$1.89	\$2.67
Monthly Per Square Foot	\$0.16	\$0.22

Notes:

ASSUMPTIONS

Proforma property taxes based on top matrix price at:	1.025%
Proforma management fees @:	5.000%
Capital Reserve (% of EGI)	3%
Expense Inflation Rate (Proforma):	1.02



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	21,123	137,906	231,193
Projected Population (5 Yr)	21,539	141,419	238,000
Average Age	34	35	36
Households	5,646	39,969	69,453
White Population	3,292	24,390	44,682
Black Population	1,428	13,725	26,140
Am Indian Population	678	3,518	5,310
Asian Population	2,452	16,351	33,627
Other Population	13,273	79,922	121,434
Hispanic Population	75.20%	68.32%	62.04%
Average HH Income	\$58.1k	\$76.1k	\$84.4k
High School Graduates	6,266	53,551	98,940
College Graduates	1,228	13,631	28,609
Total Employees	8,137	55,133	93,960



Investment Sales | Leasing | Asset Management | Property Management



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