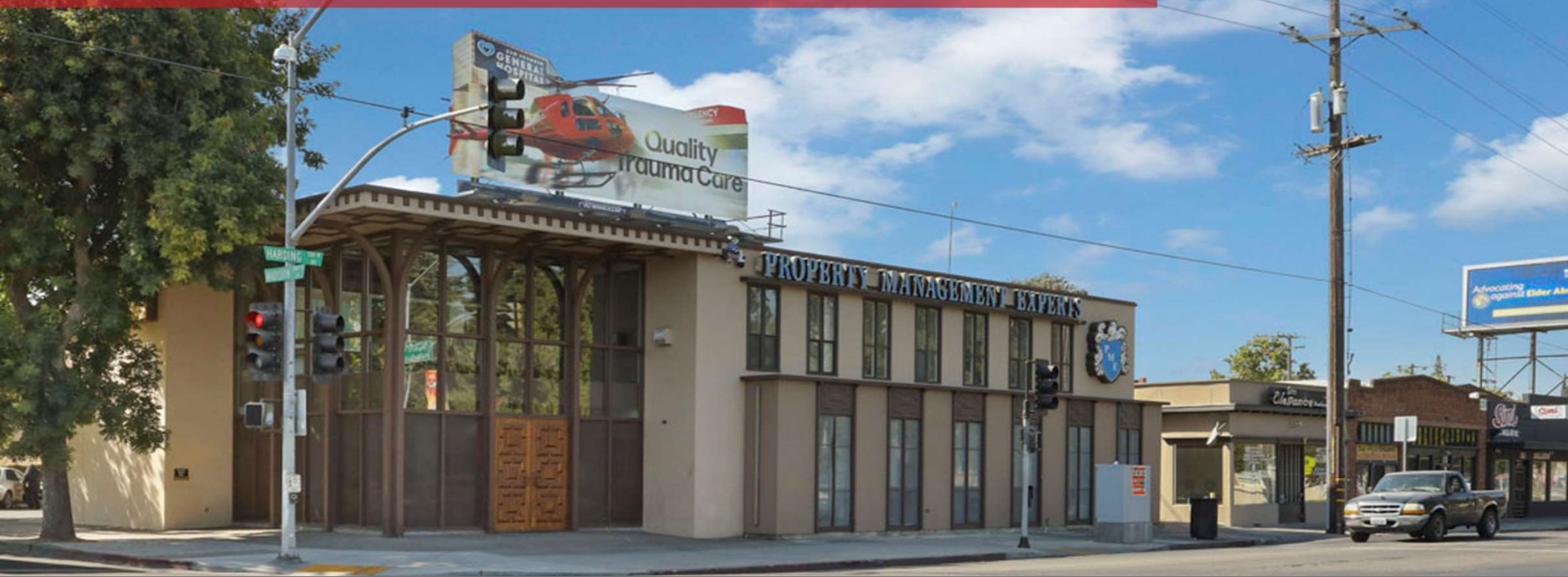


SALE PRICE: \$1,618,000.00
NOI: \$85,000.00 | CAP RATE: $\pm 5.26\%$ | 67% Occupied / 33% Vacant
***SELLER FINANCING AVAILABLE**



PORTFOLIO FOR SALE

200-220 W. HARDING WAY (Includes Six Parcels)

STOCKTON, CALIFORNIA
LOCATED ON THE HISTORICAL MIRACLE MILE

**FOR MORE INFORMATION
CONTACT:**

LIDDICOAT
Corp. Lic. 02305797

CRE

LORIE LIDDICOAT
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Lorie@LiddicoatCRE.com

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200-220 W HARDING WAY PROPERTY FEATURES

Total Portfolio Size: ± 9,400 SF Commercial Retail/Office Buildings

Lot Size: ±16,050 SF Combined

APN:137-080-560, 570,540,550,160 & 170 (6 Parcels total)

Parking: Onsite and Street parking available

Street Visibility via Harding Way and Pacific Avenue

Traffic Counts: 23.9 ADT (Harding) / 18.6 ADT (Pacific)

Located on a Signalized Corner w/ Security Cameras

Income Producing Billboard

***Seller Financing Available for qualified buyer, terms and conditions apply. Contact Broker for more information.**



UNIVERSITY OF THE
PACIFIC

These properties are part of the Miracle Mile Improvement District a nonprofit organization formed in 2007 which puts on many events and opportunities for the community and helps drive traffic to the Miracle Mile to support local retailers. The Miracle Mile Improvement District also helps to improve safety, security and appearance to the Miracle Mile. Recently the Historical Miracle Mile was awarded \$20M for traffic safety improvements in which all of the funds will fund improvements throughout the Miracle Mile. The Miracle Mile and its businesses and properties are just blocks away from the University of the Pacific (UOP) which consists of approximately 6,277 students and has a faculty ratio of 14 to 1.

<https://stocktonmiraclemile.com/>

<https://www.pacific.edu/>



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200 HARDING WAY



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200 HARDING WAY PROPERTY DETAILS

FIRST FLOOR – FULLY LEASED

- ±3,250 SF
- Large Reception Area
- Large windows for natural lighting
- Open Bull-Pen / Classroom area
- Six (6) Offices
- Copy/Storage Area
- Break Room w/ Sink
- Server Room
- Two ADA Accessible Restrooms

SECOND FLOOR:

East Portion

- Conference Room overlooking the Miracle Mile
- Large Windows for Natural Lighting
- Large Office / Classroom Space
- Two Offices
- Cubby Work Areas throughout

SECOND FLOOR – MADISON SUITES

(Inquire w/ listing agent for leasing options)

±800 SF (Madison Ste.1)

- Separate Staircase Entry
- Large Reception / Work Area
- One Office
- Large Windows for Natural Lighting

±1,200 SF (Madison Ste.2-4)

- Three (3) Offices being leased individually (Sizes vary starting at ±200 SF)
- Windows in each office
- Common Reception Area
- Break Area w/ Sink



FOR MORE INFORMATION
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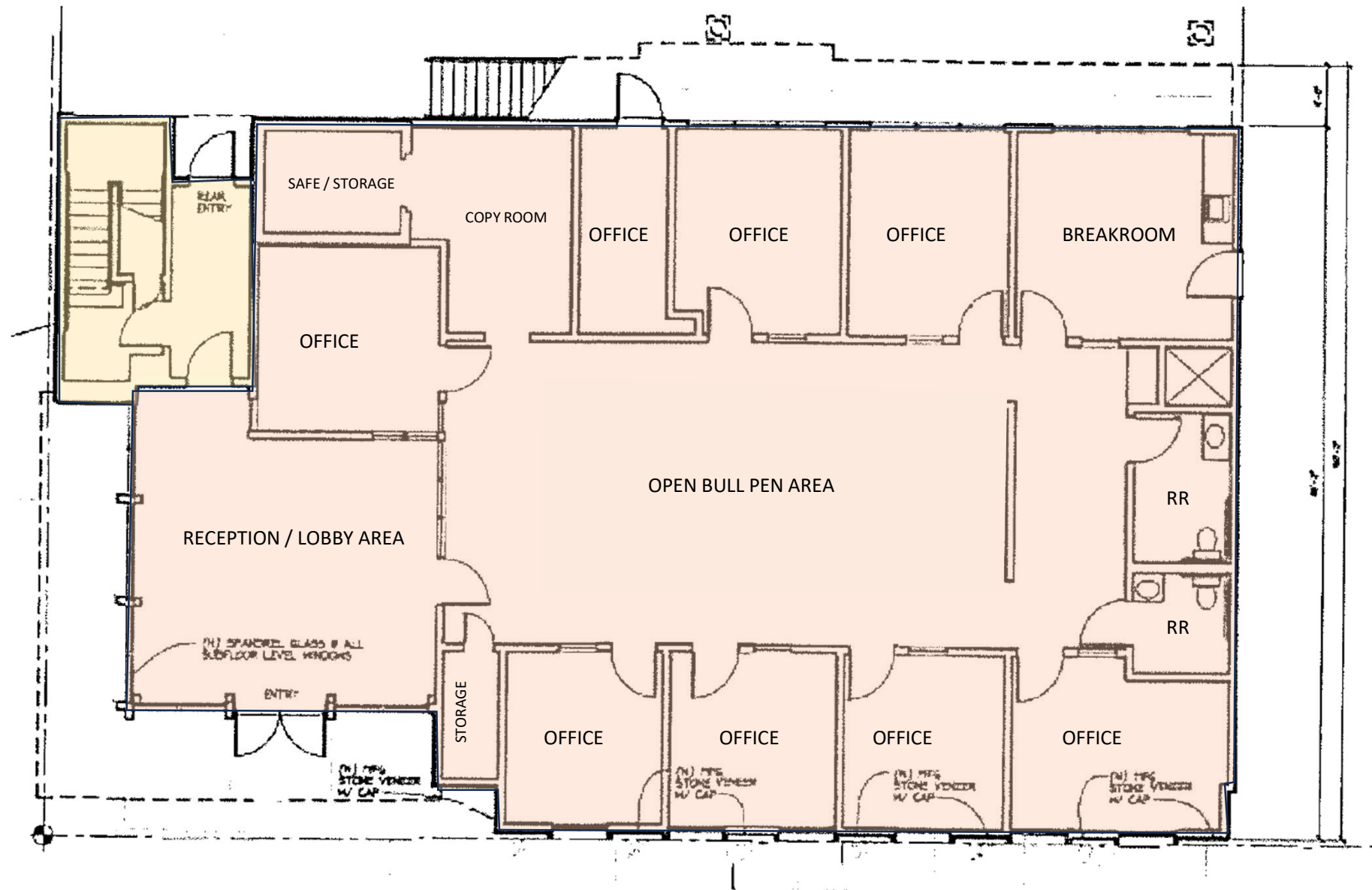
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GROUND FLOOR ±3,250 SF



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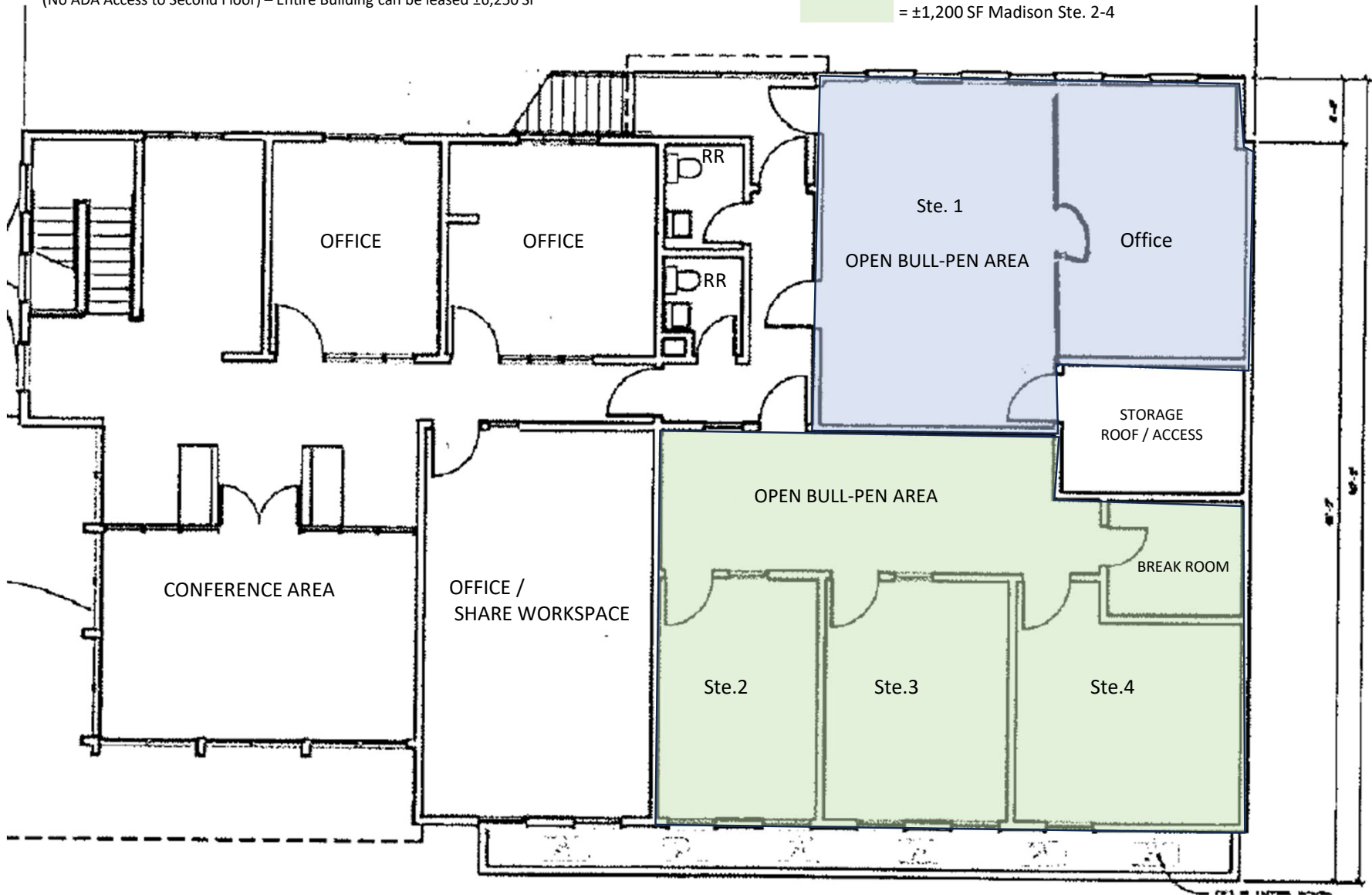
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SECOND FLOOR ±3,000 SF COMBINED

- All offices can be combined together for a single tenant lease ±3,000 SF
(No ADA Access to Second Floor) – Entire Building can be leased ±6,250 SF

MADISON SUITES

- = ±650 SF Madison Ste. 1
- = ±1,200 SF Madison Ste. 2-4



FOR MORE INFORMATION
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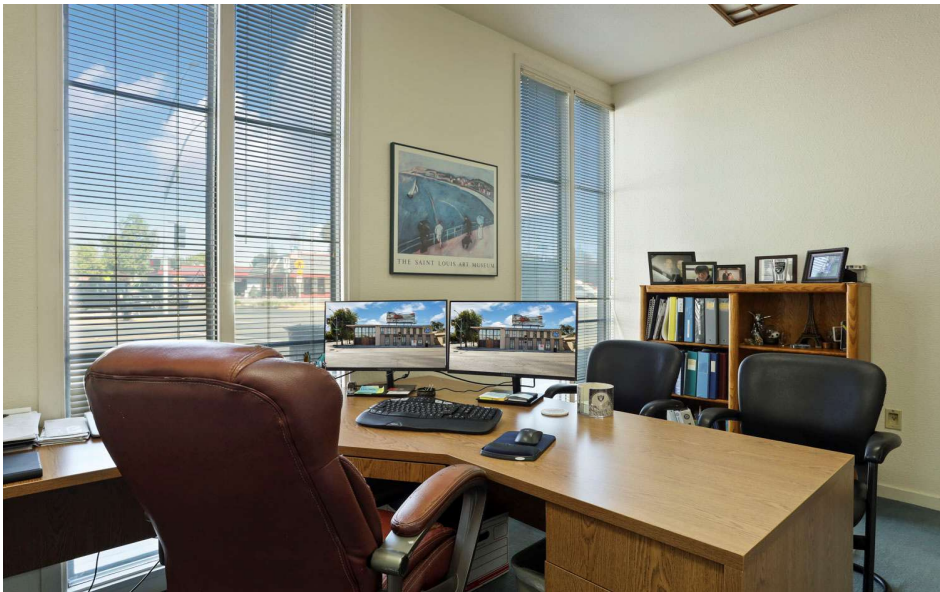
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GROUND FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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216 - 220 HARDING WAY & MADISON PAVED LOTS



W. HARDING WAY

W. HARDING WAY

PACIFIC AVE

MADISON STREET

AVAILABLE FOR SALE
Three Buildings
±0.36 ACRES Combined Lot

AVAILABLE THROUGH
SEPARATE OWNERSHIP CONTACT
LIDDICOAT CRE FOR MORE INFO.



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216 - 220 HARDING WAY & MADISON PAVED LOTS PROPERTY DETAILS

216 HARDING:

- APN: 137-080-170
- ±1,000 SF
- ±2,200 SF LOT SIZE
- **Do Not Disturb Tenant, contact listing agent for more information**

218-220 HARDING:

- APN: 137-080-160
- ±1,875 SF
- Two Tenants Occupying
- **Do Not Disturb Tenant, Contact listing agent for more information**

MADISON LOTS (PAVED PARKING)

- 1435 N MADISON
APN: 137-080-570 LOT SIZE: ±4,500 SF
- APN: 137-080-540 LOT SIZE: ±625 SF
- APN: 137-080-550 LOT SIZE: ±625 SF

Billboard Income: ±\$500.00 per month

Additional Properties Potentially Available through separate ownership Contact Liddicoat CRE for more details:

RESIDENTIAL PROPERTIES

APN: 137-080-200
±3,322 SF | Lot Size: ±7,500 SF

APN: 137-080-210
±1,548 SF | Lot Size: ±7,500 SF



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NEIGHBORHOOD BUSINESSES



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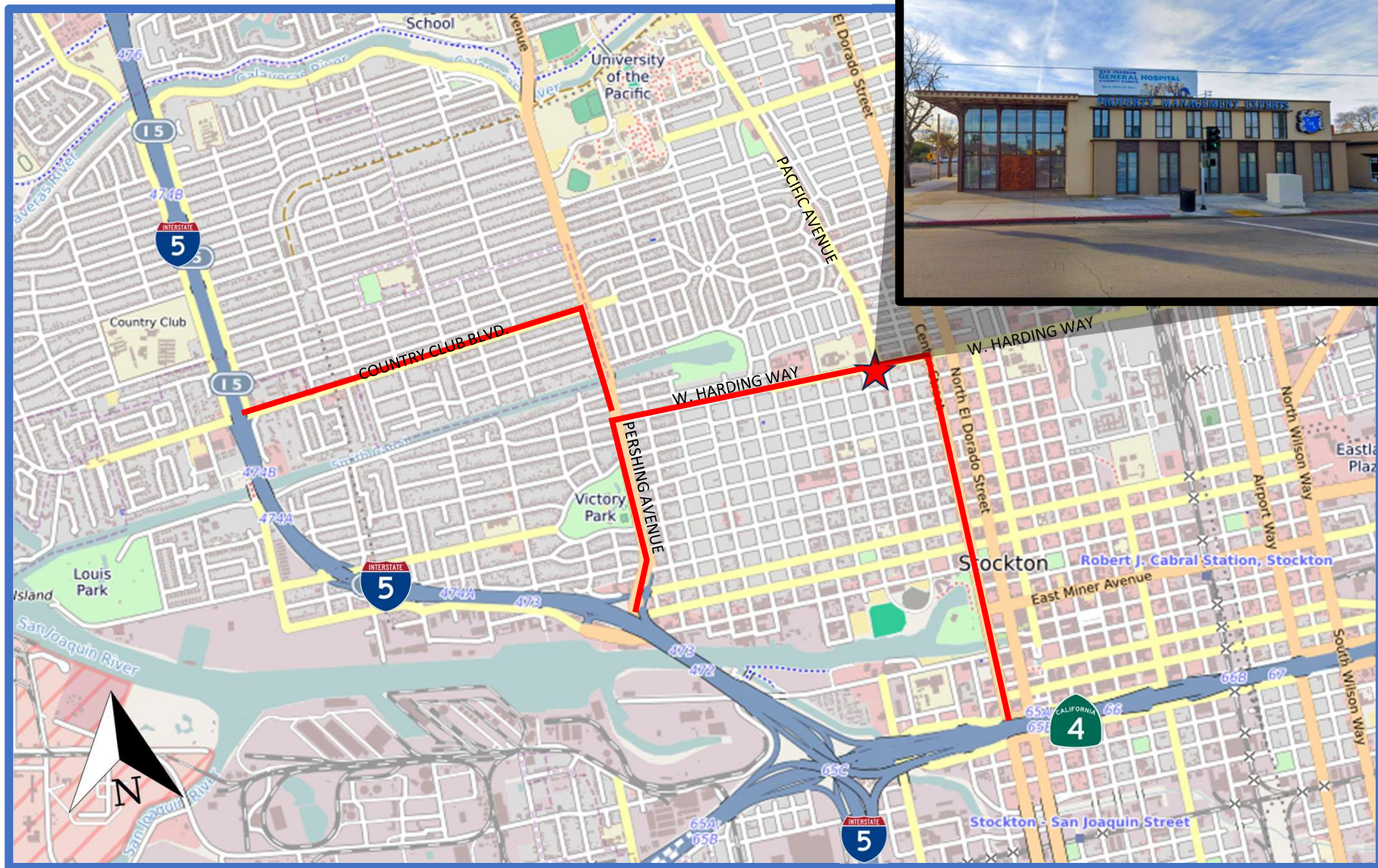
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VICINITY MAP & FREEWAY ACCESS ROUTES



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