

**Value Add Office Park on Well Known Stockton Corridor  
Heavily Trafficked Area With Over 23,000 ADT  
5665 N Pershing Ave, Stockton CA 95207**



**Sale Price: \$995,000 (\$86.82/SF) | 6.08% CAP**

**Size: 11,461 SF | Lot Size: 0.79 AC (34,412 SF)**

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# EXECUTIVE SUMMARY

5665 N Pershing Ave  
Stockton, CA 95207



## 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average  
Household  
Income



# EXECUTIVE SUMMARY

ADDRESS	5665 N Pershing Ave, Stockton CA 95207
NUMBER OF FLOORS	1
BUILDING SIZE	11,461 SF
LOT SIZE	0.79AC (34,412 SF)
ZONING	CO Commercial Office
YEAR BUILT	1977

## HIGHLIGHTS

- Consists of 3 office buildings
- 83% occupied
- Short term leases
- Smaller office suites are always in high demand
- Landlord does not currently receive reimbursements for utilities and CAMs, giving this property huge upswing potential
- Situated along N Pershing Ave, with 23,633 ADT

Aerial



# PROFIT AND LOSS

5665 N Pershing Dr. Stockton, CA. 95207	Current Rent Roll & 2024 Expenses	Current Rent Roll PLUS PROJECTED Vacant Units at Pro forma rates \$1.55/SF + \$0.48/SF Recovery)	YEAR 2028 Pro Forma Income (ALL PROJECTED \$1.55/SF +\$0.49/SF Recovery) 100% OCCUPIED
Rental Income	\$141,660	\$141,660	\$215,515
Vacant unit Income	\$0	\$49,123	\$0
Projected Recovery (CAMs/HOAs and Utilities) - (PROJECTED) - \$0.47/SF	\$0	\$15,212	\$67,669
Vacancy factor (5%)	\$0	(\$9,539)	(\$10,776)
<b>Total Income</b>	<b>\$141,660</b>	<b>\$196,456</b>	<b>\$272,408</b>
<b>Expenses</b>			
Property Taxes (adjusted @list price 1.12%)	\$11,144	\$11,144	\$11,144
Insurance (ESTIMATED)	\$6,000	\$6,000	\$6,000
	<b>\$17,144</b>	<b>\$17,144</b>	<b>\$17,144</b>
<b>Recoverable CAMs/HOAs/Utilities</b>			
Electric	\$37,459	\$37,459	\$37,459
Water (3 meters)	\$4,616	\$4,616	\$4,616
Landscaping	\$600	\$600	\$600
Bathroom janitorial	\$3,600	\$3,600	\$3,600
Garbage	\$3,714	\$3,714	\$3,714
Power washing	\$1,000	\$1,000	\$1,000
HOA fee	\$904	\$904	\$904
Repairs (ESTIMATED)	\$5,000	\$5,000	\$5,000
Property Management Fee (5%)	\$7,083	\$9,539	\$10,776
<b>Total Recoverable Expenses</b>	<b>\$63,976</b>	<b>\$66,432</b>	<b>\$67,669</b>
<b>TOTAL EXPENSES</b>	<b>\$81,120</b>	<b>\$83,576</b>	<b>\$84,813</b>
<b>Net Operating Income (NOI)</b>	<b>\$60,540</b>	<b>\$112,879</b>	<b>\$187,595</b>
CAP Rate	6.08%	11.34%	18.85%
Value	<b>\$995,000</b>	<b>\$995,000</b>	<b>\$995,000</b>
SF	11,461	11,461	11,461
\$/SF	\$86.82	\$86.82	\$86.82

# MORTGAGE SCENARIO

MORTGAGE SCENARIO	Actual
Purchase Price	\$995,000
Down payment percentage	42.0%
Down payment amount	\$417,900
Loan Amount	\$577,100
Interest Rate	6.500%
Amortization period ( years)	25
Debt Service (Annual Mortgage)	\$46,759
Net Operating Income (NOI)	\$60,540
<b>Debt Service Coverage Ratio (DSCR)</b>	<b>1.29</b>
Net Cash Flow (pretax)	\$13,780
Cap Rate	6.08%
Cash on Cash Return	3.30%

MORTGAGE SCENARIO	PROFORMA
Purchase Price	\$995,000
Down payment percentage	42.0%
Down payment amount	\$417,900
Loan Amount	\$577,100
Interest Rate	6.500%
Amortization period ( years)	25
Debt Service (Annual Mortgage)	\$46,759
Net Operating Income (NOI)	\$187,595
<b>Debt Service Coverage Ratio (DSCR)</b>	<b>4.01</b>
Net Cash Flow (pretax)	\$140,835
Cap Rate	18.85%
Cash on Cash Return	33.70%

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,164	189,314	303,262
Growth 2024-2029	5.30%	5.46%	5.50%
Growth 2020-2024	2.65%	3.55%	3.76%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.40%	5.54%	5.59%
Growth 2020-2024	3.25%	4.12%	4.41%
2024 Average HH Income	\$89,927	\$89,090	\$88,575

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Swain Rd	N Pershing Ave	2023	9,396	0.19
Quail Lakes Dr	Long Barn Way	2025	14,760	0.23
N Pershing	W Swain Rd	2024	23,611	0.27
N Pershing	Marco Polo Dr	2025	24,788	0.41
Douglas Rd	N Harrisburg Pl	2025	2,092	0.42
Quail Lakes Dr	Long Barn Way	2023	14,822	0.23
W Swain Rd	N Pershing Ave	2023	9,396	0.19

# AERIAL



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