

GROUND FLOOR FOR LEASE

417 E. Main Street, Stockton, CA



BURNS GROUP
HISTORIC STOCKTON



Urban Chic Ground Floor Available

- ♦ +/-7,000 SF on the ground floor
- ♦ Beautifully built-out space with high ceilings, private offices, breakroom, and two ADA restrooms
- ♦ Lots of possibilities for this ground floor space!
- ♦ Busy Main Street location in the downtown core
- ♦ Located across from government offices, charter schools, and loft apartments
- ♦ Roll-up door in the back for direct access to municipal parking lot
- ♦ Call for a tour!

Mahala Burns, Broker

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Ground floor available now!

- This space was custom-designed for Digital Nest, but the tenant had to relocate due to a fire in the building next door
- Owner is in the process of repairing damages from the fire and bringing the space back to its previously beautiful condition
- Location is ideal for office space, makers space, youth programs, educational enrichment, artistic ventures, and general retail uses
- Busy block of Main Street in the heart of downtown
- Property is surrounded by successful charter schools, market-rate loft apartments, City and County offices
- City is planning major upgrades to sidewalk and streetscape on Main Street



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The property is surrounded by three large downtown charter schools with over 2,500 students in Grades K-12.

The space would be ideal for youth-oriented enrichment programs and activities of all types.



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A Bit of History

Built in 1910, this property once housed the National Dollar Store and later a Salvation Army Thrift Store and Kendall's Office Supply. It served as a firehouse in the 1950's.

For many years, it was home to the popular Disco Azteca music store, followed by a beauty supply store.

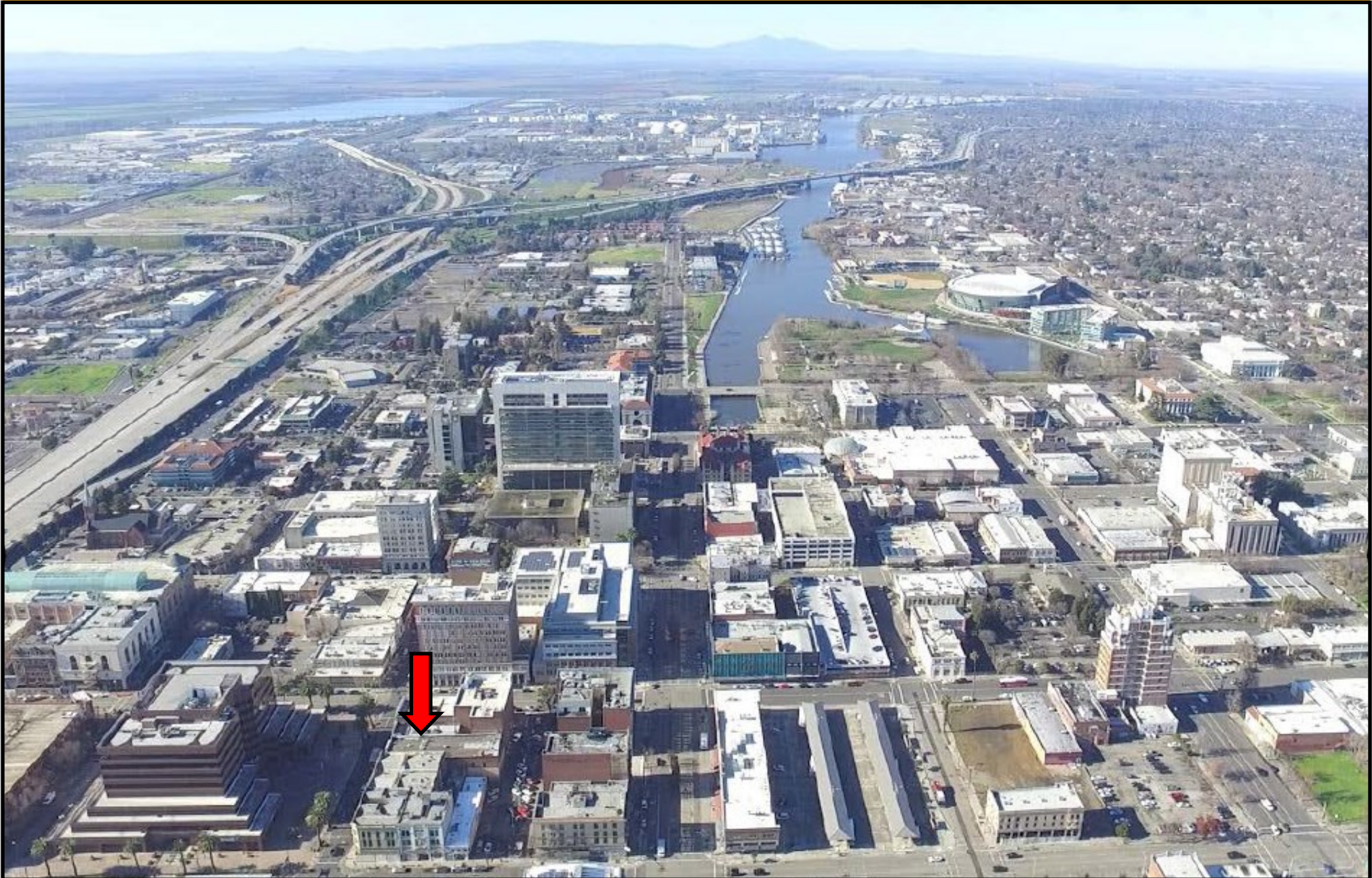
The building underwent a facade remodel in 1987 to expose the original architecture after previous modifications.



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