

INDUSTRIAL SPACE FOR LEASE IN DOWNTOWN STOCKTON

122 S UNION ST

Stockton, CA 95205

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This industrial property offers a versatile $\pm 4,260$ SF building situated on a fenced $\pm 7,500$ SF lot. With three roll-up doors, the building provides excellent accessibility for distribution, storage, or light manufacturing uses. The property also includes two dedicated offices and one restroom, making it well-suited for a variety of business operations.

LOCATION DESCRIPTION

The property is strategically located in Downtown Stockton, just off Highway 4 with direct connections to Interstate 5, Highway 99. Being in the heart of Stockton, tenants benefit from proximity to the city's central business district, government offices, and a growing mix of retail, dining, and services. For light industrial users, this location offers the unique advantage of secure space in a gated property, combined with convenient freeway access and close proximity to Stockton's expanding commercial and labor markets.

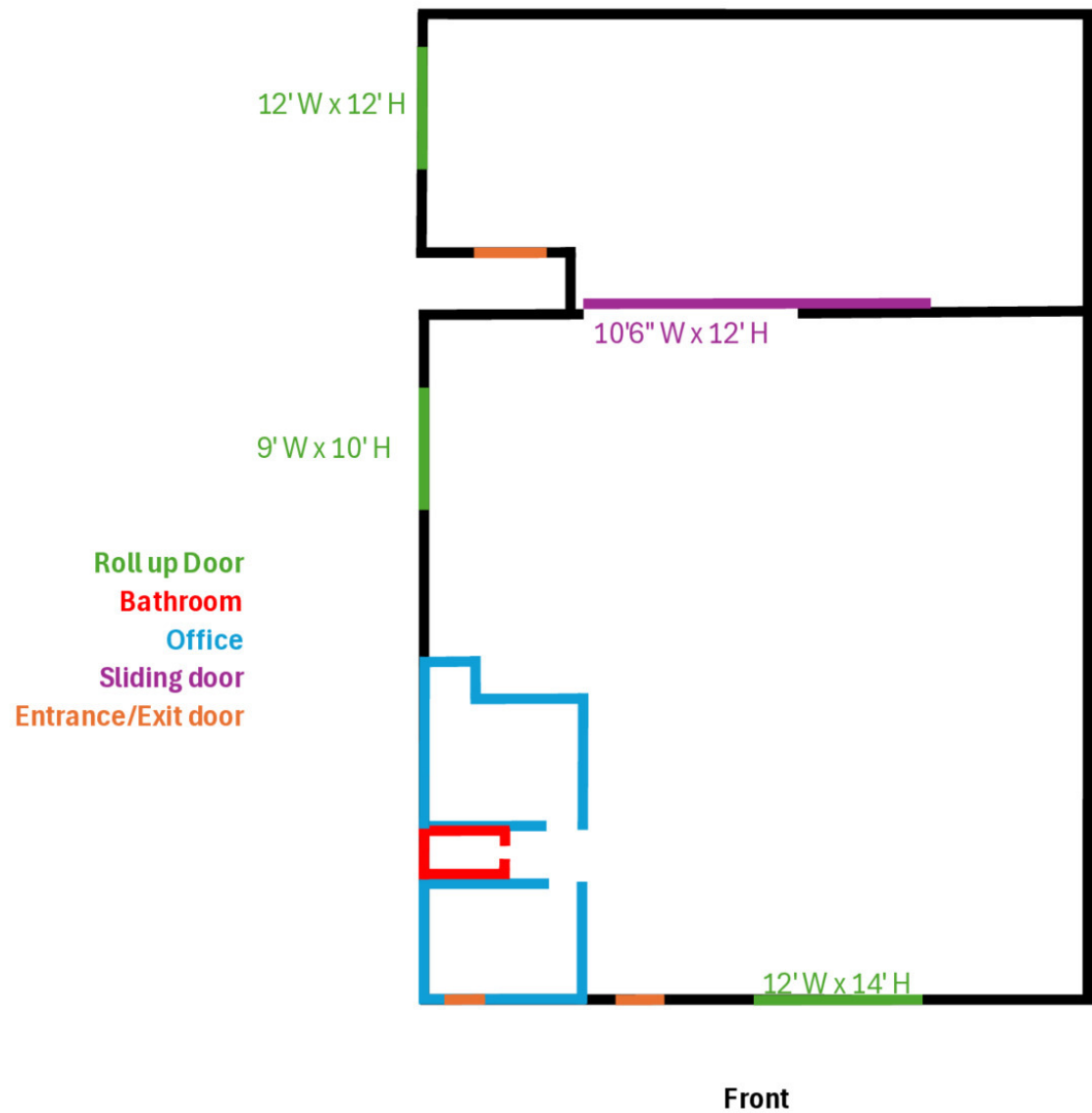
PROPERTY HIGHLIGHTS

- **Three roll-up doors** provide convenient loading and unloading access
- **Two dedicated offices** and **one restroom** offer a functional workspace layout
- **Power:** 110/220 volts, 3-phase
- Includes convenient side shelving for organized storage and efficient workspace use.
- **Additional yard space available** – terms negotiable.

OFFERING SUMMARY	
Lease Rate:	\$.90 per month (MG)
Available SF:	4,260 SF
Lot Size:	7,500 SF
Zoning:	General Commercial

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

FLOOR PLANS



ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

ADDITIONAL PHOTOS



ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117



ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,956	4,837	19,411
Average Age	34	33	35
Average Age (Male)	34	34	35
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	590	1,427	6,051
# of Persons per HH	3.3	3.4	3.2
Average HH Income	\$56,509	\$56,325	\$55,548
Average House Value	\$311,611	\$348,683	\$343,840

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	330	883	3,240
% White	16.9%	18.3%	16.7%
Total Population - Black	201	488	2,005
% Black	10.3%	10.1%	10.3%
Total Population - Asian	141	299	1,519
% Asian	7.2%	6.2%	7.8%
Total Population - Hawaiian	6	17	65
% Hawaiian	0.3%	0.4%	0.3%
Total Population - American Indian	101	191	611
% American Indian	5.2%	3.9%	3.1%
Total Population - Other	897	2,320	9,339
% Other	45.9%	48.0%	48.1%

Demographics data derived from AlphaMap

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

