

# Mayfair Apartments

## Downtown Stockton

807 N EL DORADO STREET · STOCKTON, CA 95202

### PROPERTY

<b>47</b> RESIDENTIAL UNITS	<b>±43,300 SF</b> BUILDING SIZE	<b>4 + Basement</b> STORIES	<b>0.41 Acres</b> 18,000 SF PARCEL	<b>R2</b> ZONING / MULTIFAMILY
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OVERVIEW

A rare opportunity to acquire the Mayfair Apartments in the heart of Downtown Stockton — a 47-unit, four-story building with basement, offering exceptional potential for multifamily housing with the possibility of ground-floor office or retail use.

Located just north of the main Downtown Stockton core, the property sits within close proximity to the Stockton Arena, Weber Point, Pacific Avenue Miracle Mile, and the University of the Pacific. Contact broker for tour access and the full property information package.

PROPERTY INFORMATION

SALE PRICE	Contact Broker
ADDRESS	807 N El Dorado St, Stockton CA
APN	139-051-040
PARCEL SIZE	0.41 Acres (18,000 SF)
BUILDING SIZE	±43,300 SF
FLOOR PLATE	±8,600 SF per floor
STORIES	Four (4) + Basement
UNITS	47 Residential Units
OCCUPANCY	R2 – Apartments
ZONING	Residential / Multifamily
PARKING	19 Onsite Stalls + Street

# The Potential — Modern Renovation Design, Phase 1

The following images are architectural renderings illustrating the vision for the completed project. Actual finishes subject to buyer's design intent.



MODERN RENOVATION DESIGN - PHASE 1  
ARCHITECTURAL RENDERING

EXTERIOR RENDERING · MODERN RENOVATION DESIGN - PHASE 1



LOBBY RENDERING · ARCHITECTURAL RENDERING - PHASE 1



RESIDENTIAL UNIT MODEL · MODERN RENOVATION DESIGN - PHASE 1

CURRENT EXTERIOR



AERIAL DRONE VIEW · CURRENT BUILDING & ONSITE PARKING



ONSITE PARKING · 19 STALLS



BUILDING INTERIOR · RENOVATION IN PROGRESS

**BUILD**  
Images

## BUILDING INTERIOR · REHABILITATION IN PROGRESS



BUILDING INTERIOR · RENOVATION IN PROGRESS

## PROPERTY HIGHLIGHTS

**Redevelopment Opportunity**

Prime multifamily housing opportunity with potential for ground-floor office or retail in a central Downtown Stockton location near major amenities.

**Existing Elevator**

Operational elevator in place, plus an existing shaft ready for a second elevator installation to serve all four stories and basement level.

**Laundry Facilities**

Four (4) laundry rooms throughout the building, with select units also featuring individual washer/dryer hookups for added resident convenience.

**Flexible Floor Plates**

±8,600 SF per floor across four stories plus a full basement provides versatile layout options for a range of residential unit configurations.

**New Roof (2019)**

Brand-new roof installed in 2019 — a significant capital improvement already completed for the incoming buyer, reducing immediate CapEx requirements.

**Onsite Parking**

19 dedicated onsite parking stalls plus abundant street parking surrounding the building on multiple sides, a rare asset in Downtown Stockton.

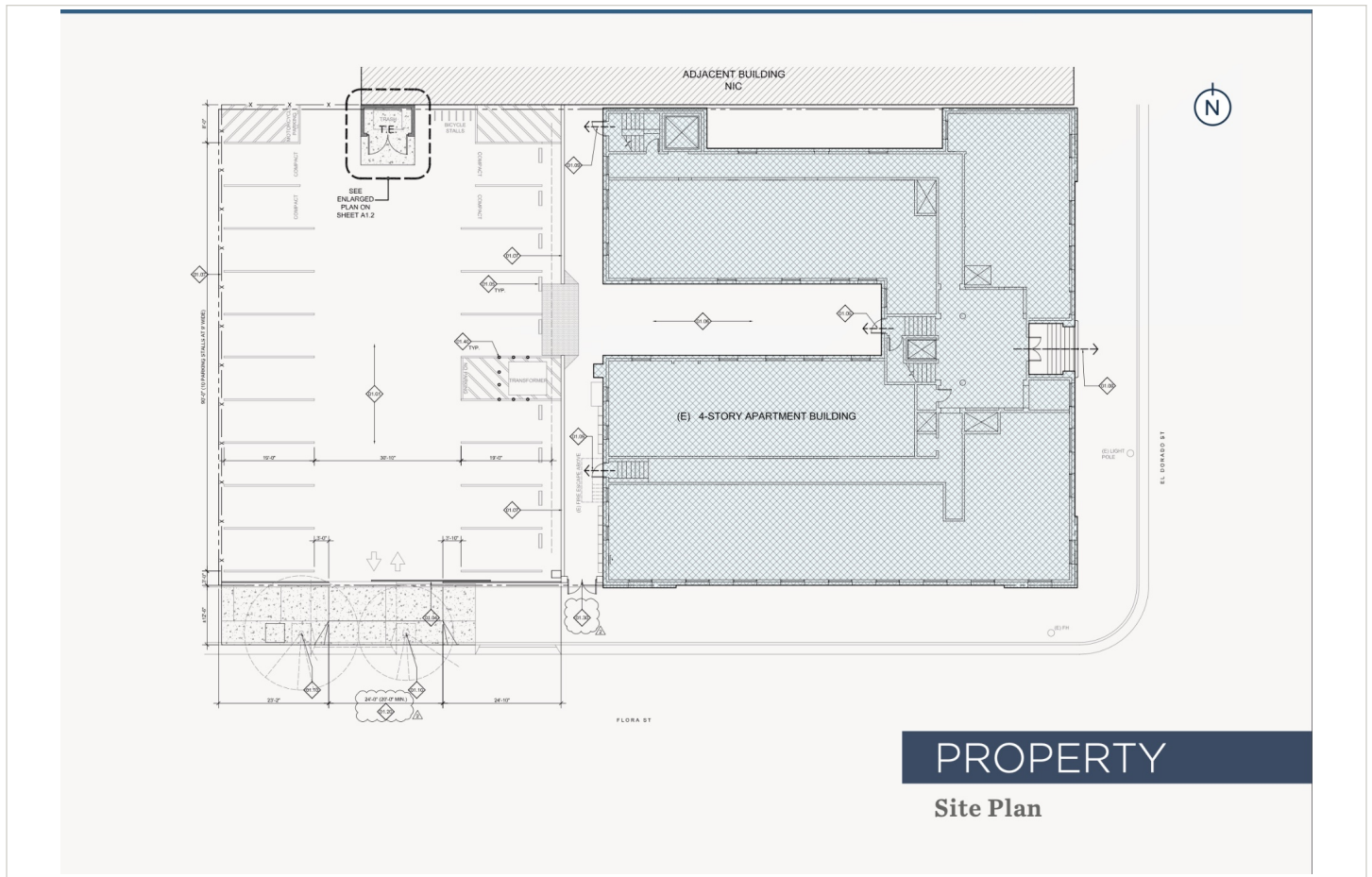
**Rehabilitation Underway**

Rehabilitation work has been initiated and existing construction plans can be made available to the buyer for continuity of the renovation program.

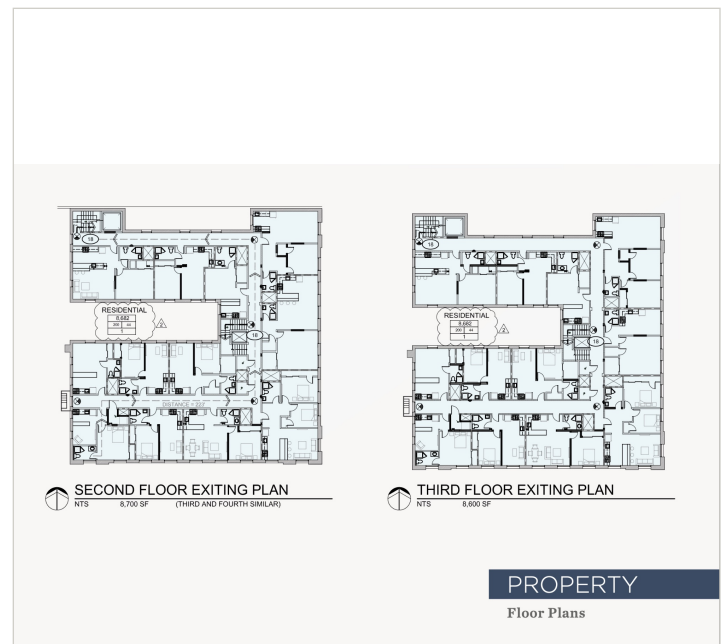
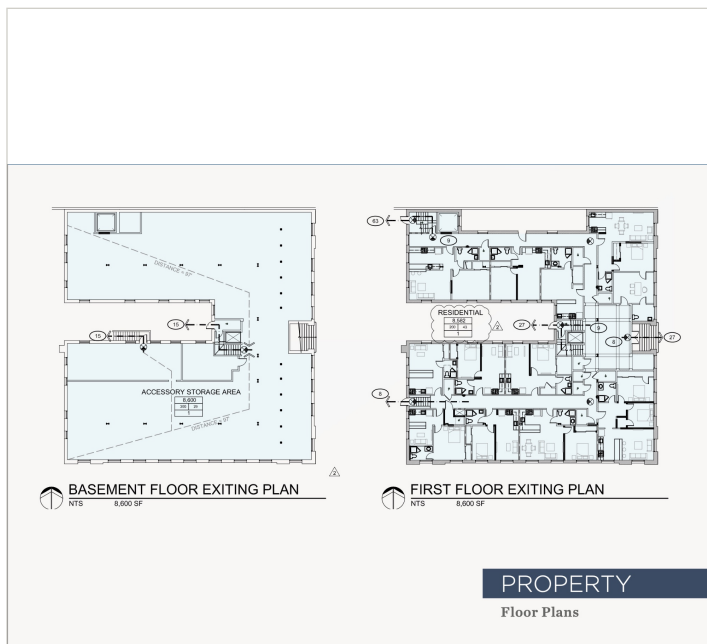
**Strong Location Fundamentals**

Within close proximity to Stockton Arena, Weber Point, Pacific Avenue Miracle Mile, and the University of the Pacific — driving consistent housing demand.

SITE PLAN



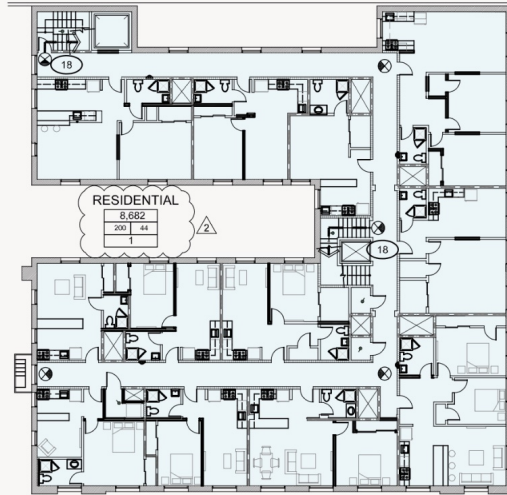
FLOOR PLANS · BASEMENT, 1ST, 2ND & 3RD FLOORS



BASEMENT & FIRST FLOOR PLAN · 8,600 SF EACH

SECOND & THIRD FLOOR PLAN · 8,600–8,700 SF

FOURTH FLOOR PLAN



FOURTH FLOOR EXITING PLAN

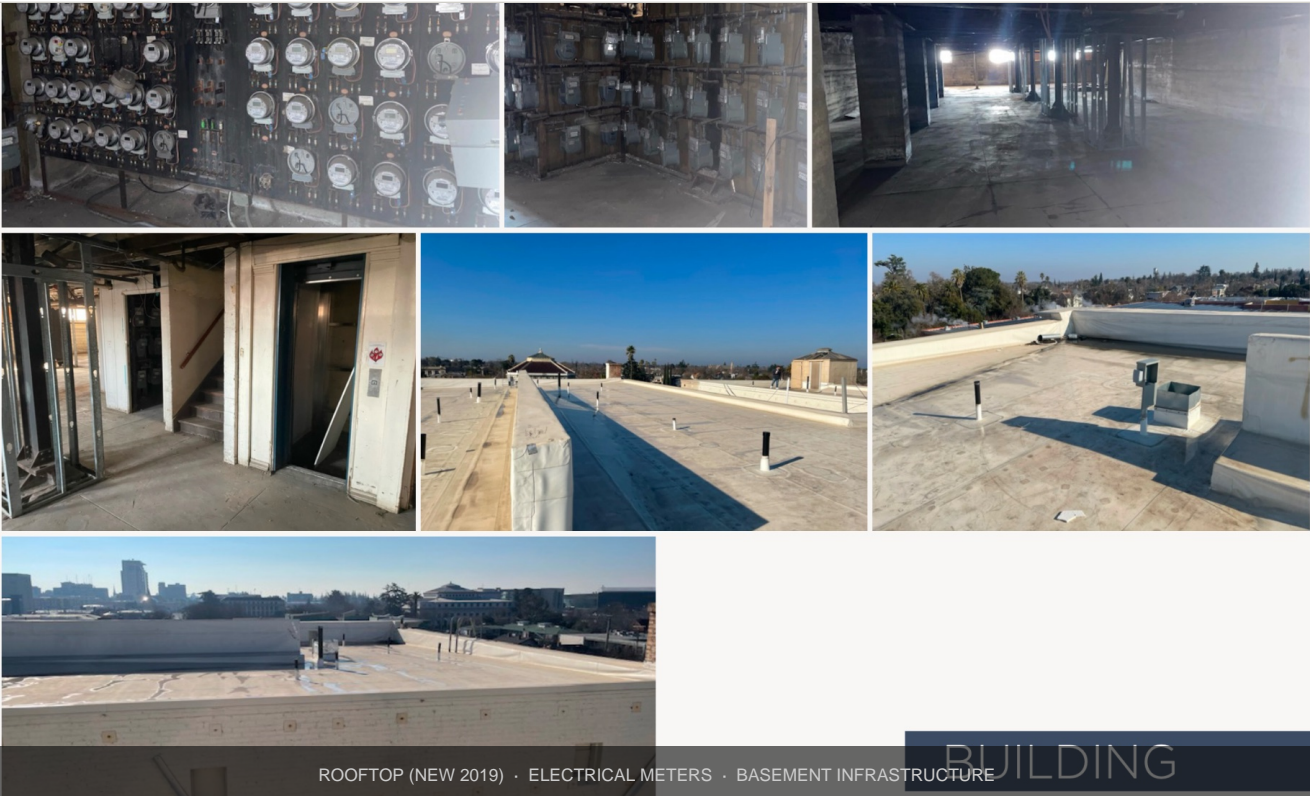
NTS 8,600 SF

PROPERTY

Floor Plans

FOURTH FLOOR EXITING PLAN · NTS · 8,600 SF

BUILDING SYSTEMS, ROOF & INFRASTRUCTURE



ROOFTOP (NEW 2019) · ELECTRICAL METERS · BASEMENT INFRASTRUCTURE

BUILDING

DOWNTOWN STOCKTON LOCATION



REGIONAL MARKET CONTEXT



Contact Broker for Tour Access & Property Information Package

APN: 139-051-040 · Zoning: Residential / Multifamily · Sale Price: Contact Broker

All information deemed reliable but not guaranteed. Offered subject to errors, omissions, prior sale, price change, or withdrawal without notice.