



OFFERING MEMORANDUM



Well Located, Perfect Owner User Opportunity

9 S EL DORADO ST STOCKTON, CA 95202

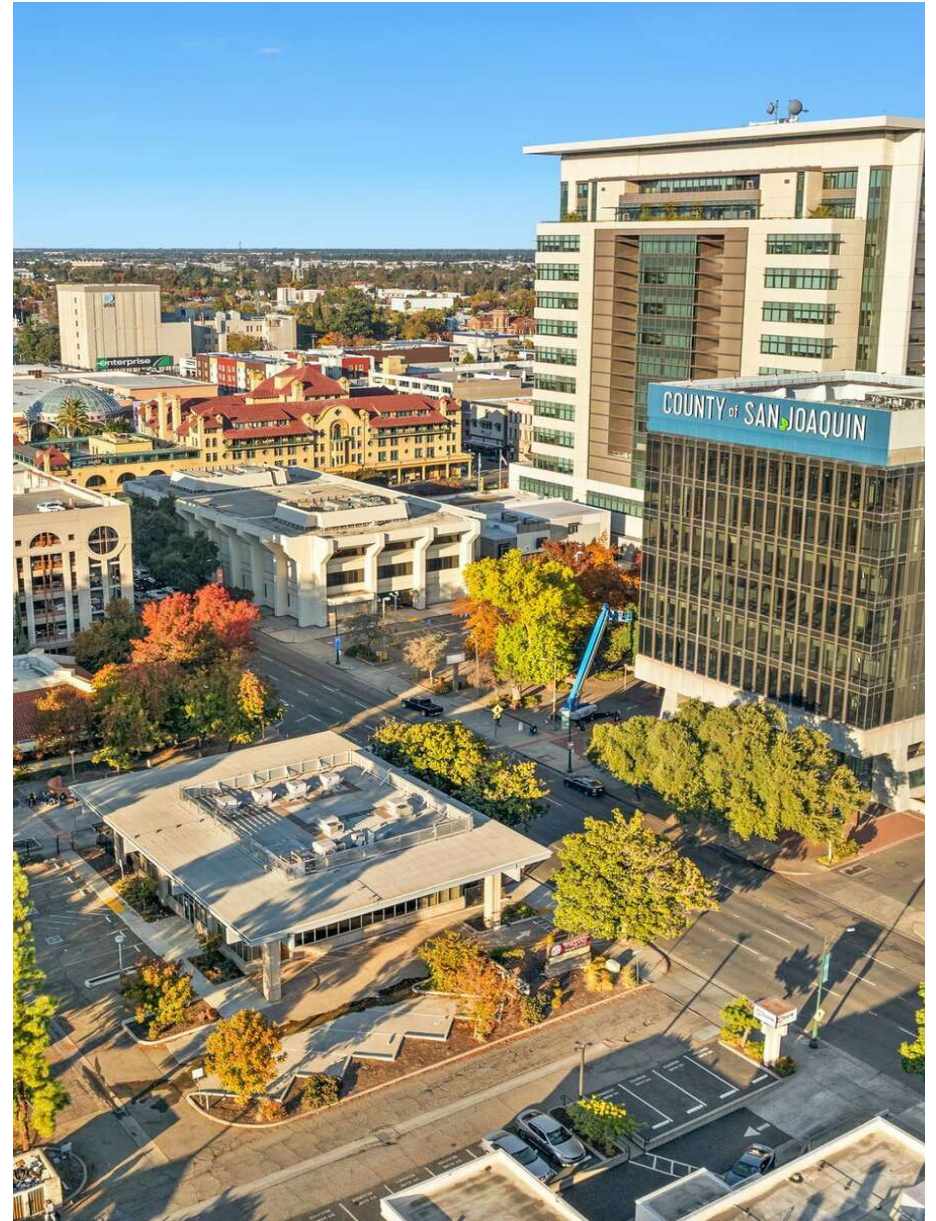


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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$2,100,000

BUILDING SIZE
7,266 SF

PRICE/SF
\$289

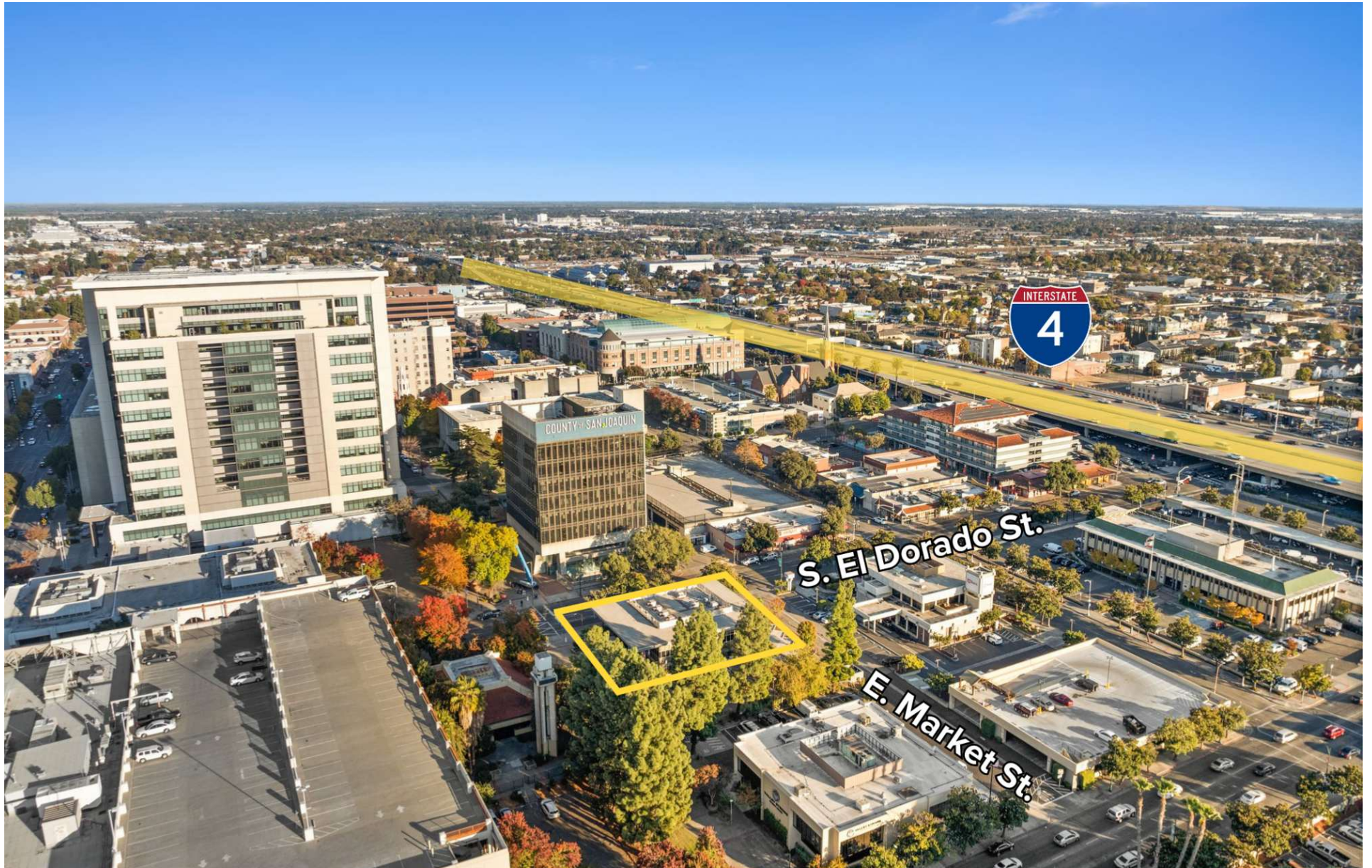
Other Details

Price / SF:	\$289
Number of Units:	1
Building Size:	7,266 SF
Occupancy:	0%
Lot Size:	0.48 AC
Year Built:	1970
Zoning:	CD (Commercial Downtown)
APN:	149-030-08

Property Highlights

- Two-story office building.
- Centrally Located in Downtown Stockton (Stockton is the seat of San Joaquin County).
- Located in Opportunity Zone.
- Modern passenger elevator.
- Perfect owner/user opportunity.
- Previously occupied by nursing college (single tenant).
- Private and open office areas, conference room, employee lounge, and multiple restrooms on both floors.
- 28 on-site parking stalls (3.2 to 1000 ratio) with private on-site parking.
- This downtown location boasts close proximity to San Joaquin County Courthouse, San Joaquin County Human Services, Stockton Police Department, Regal Cinema Theaters City Center, Weber Point Events

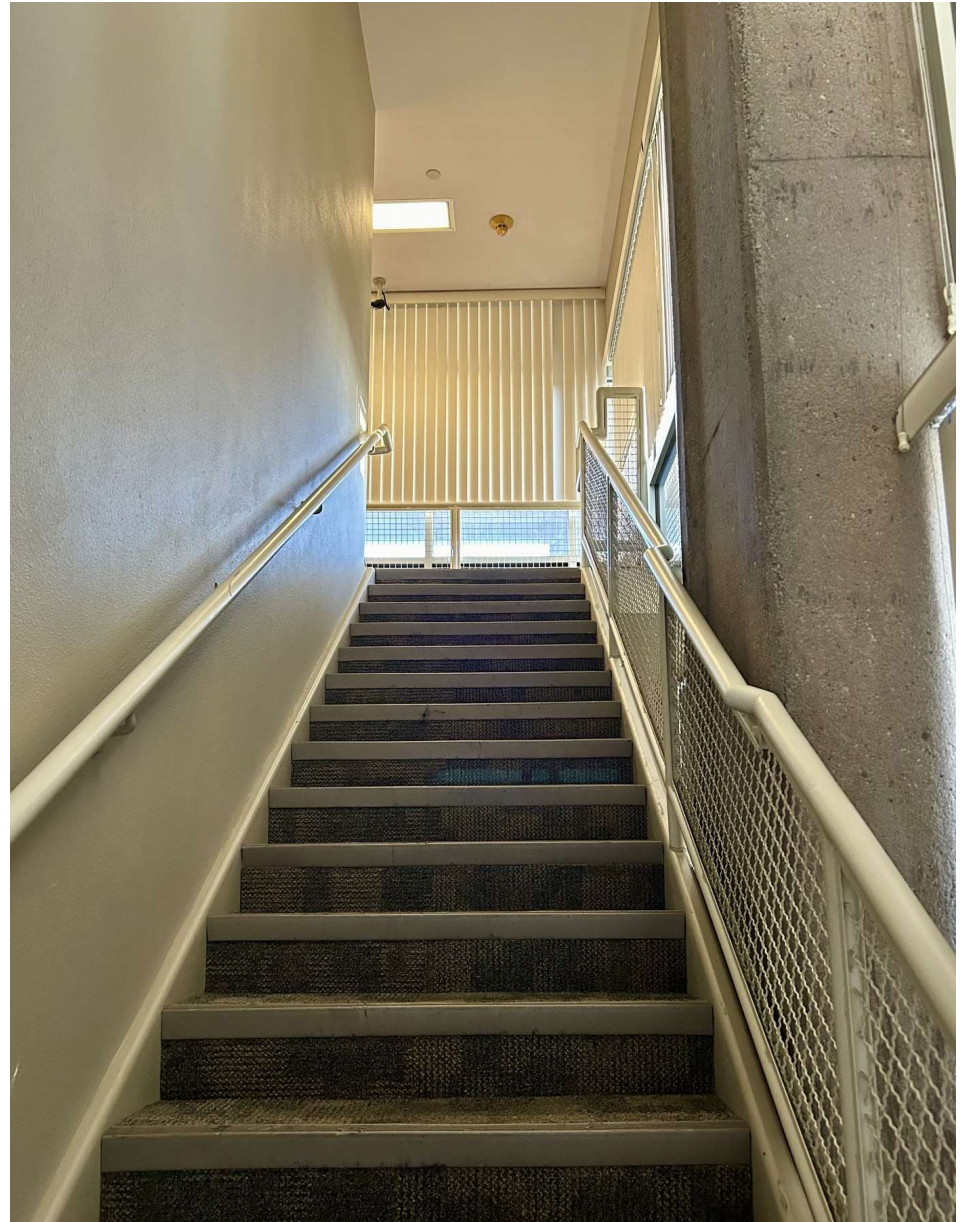
Additional Photos



Additional Photos



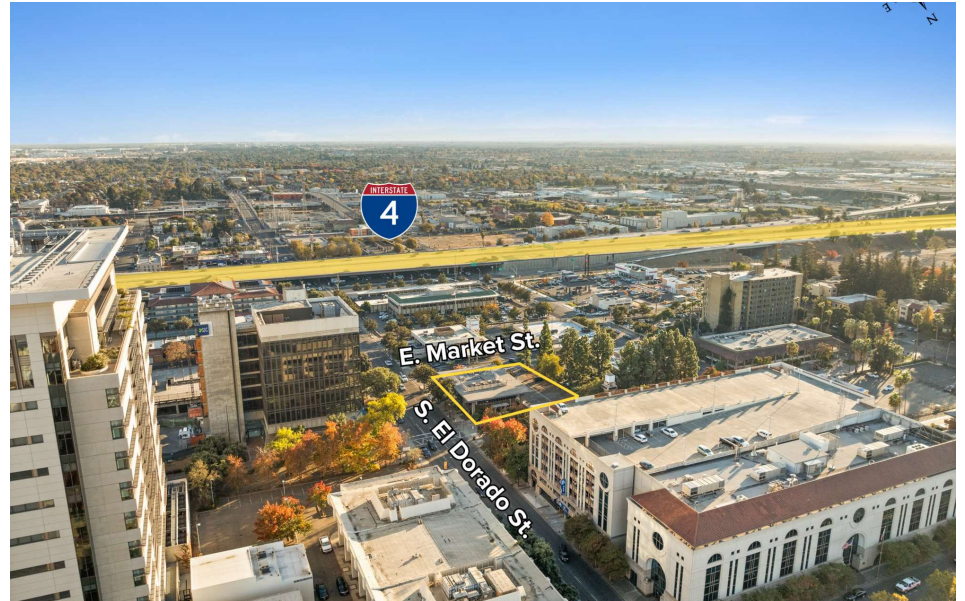
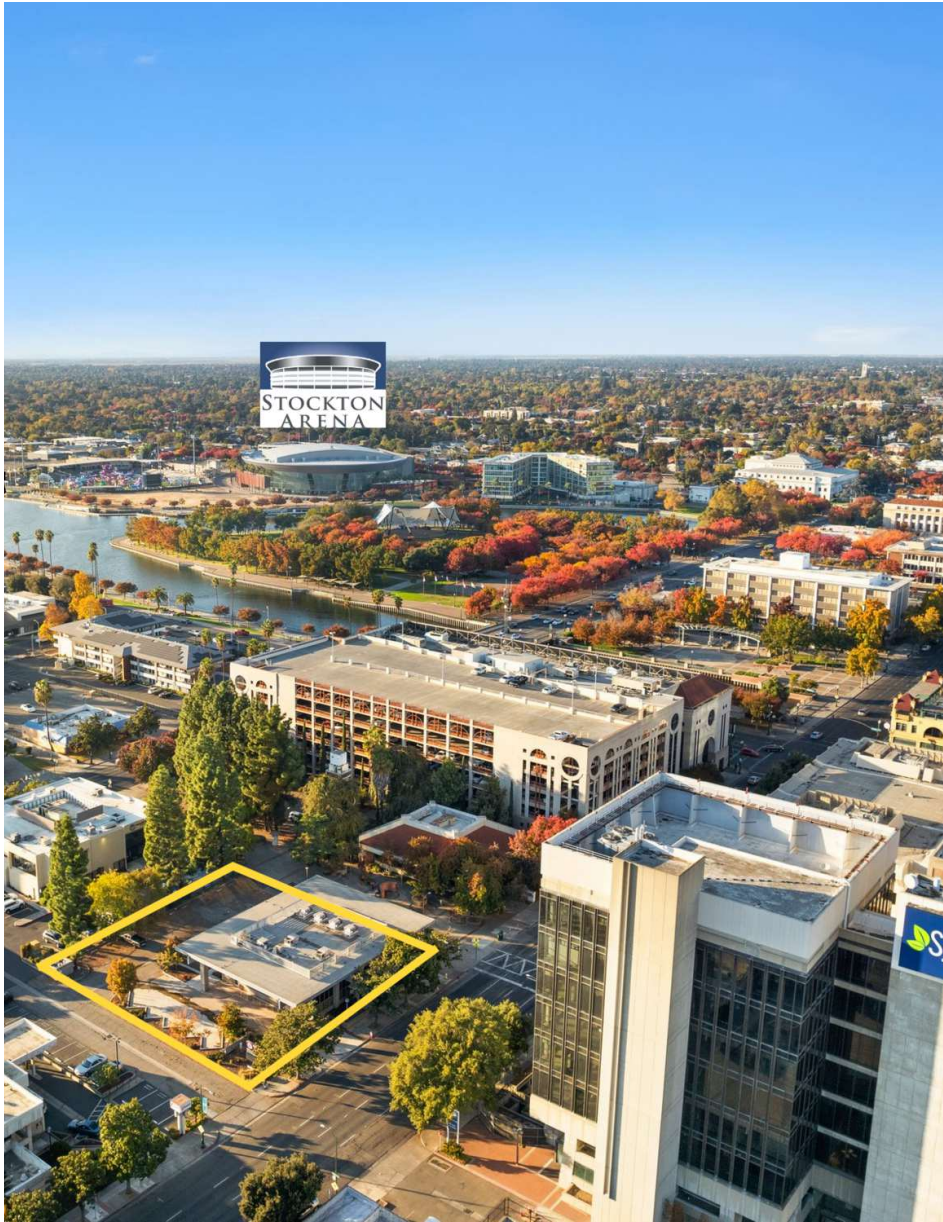
Additional Photos



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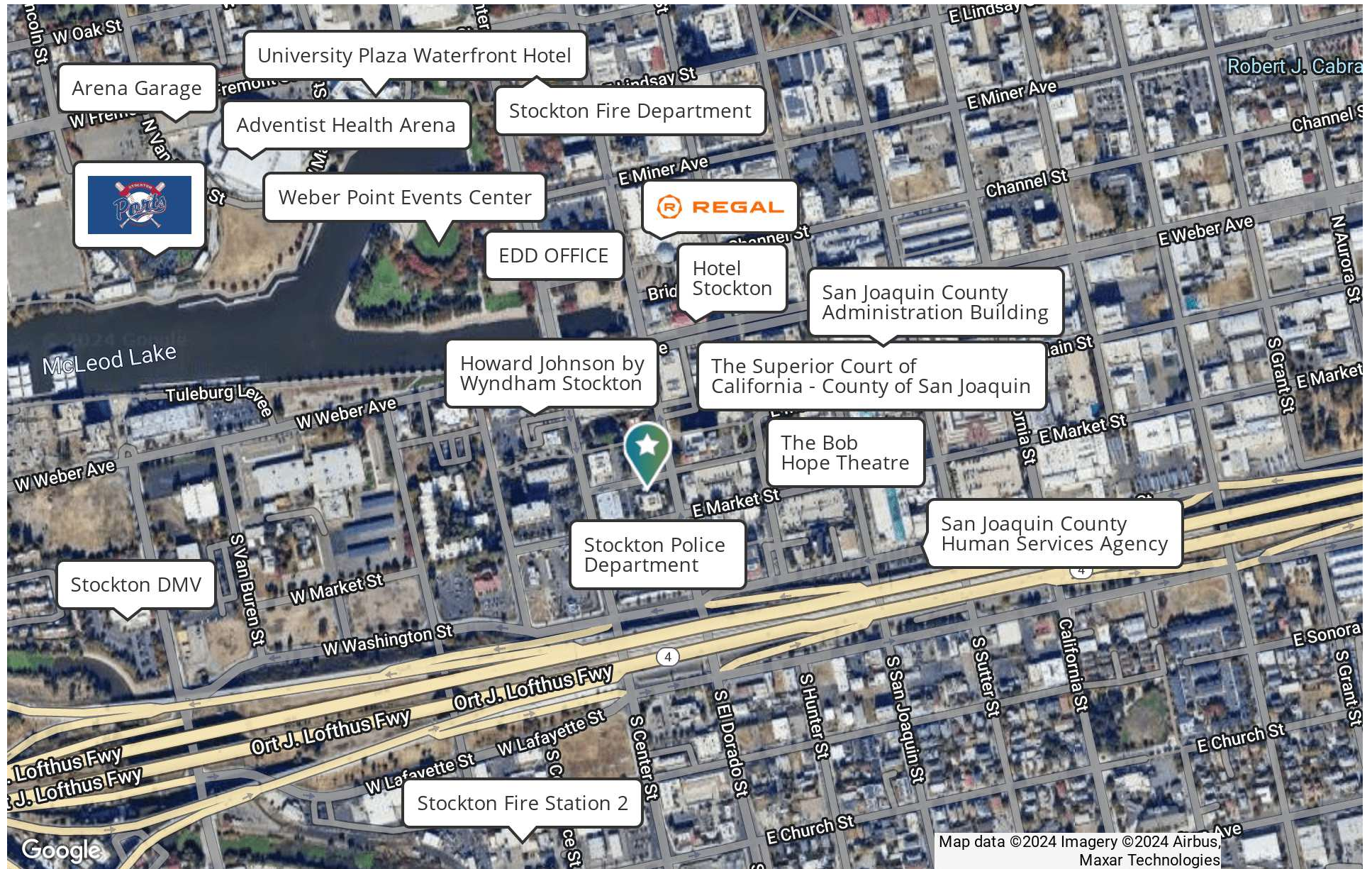




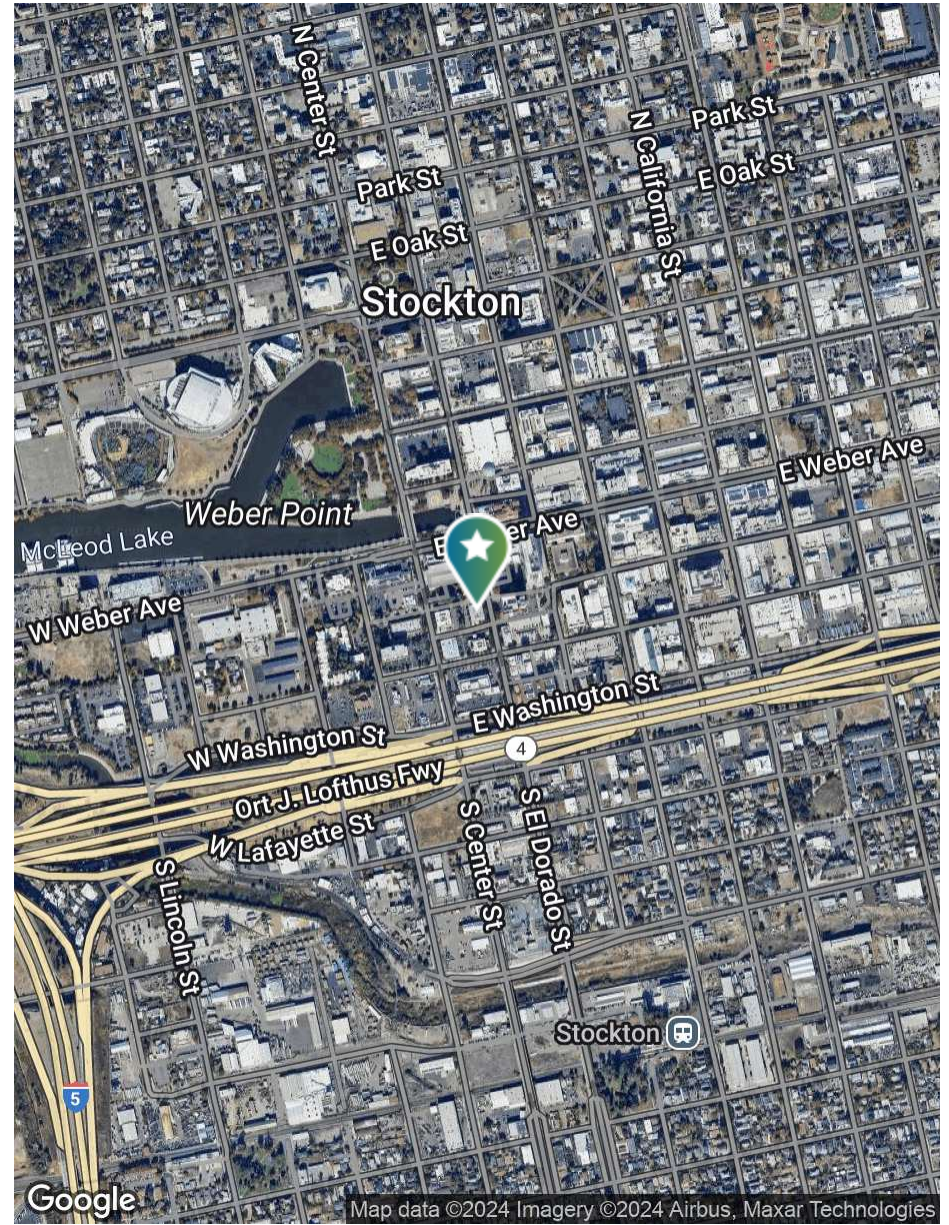
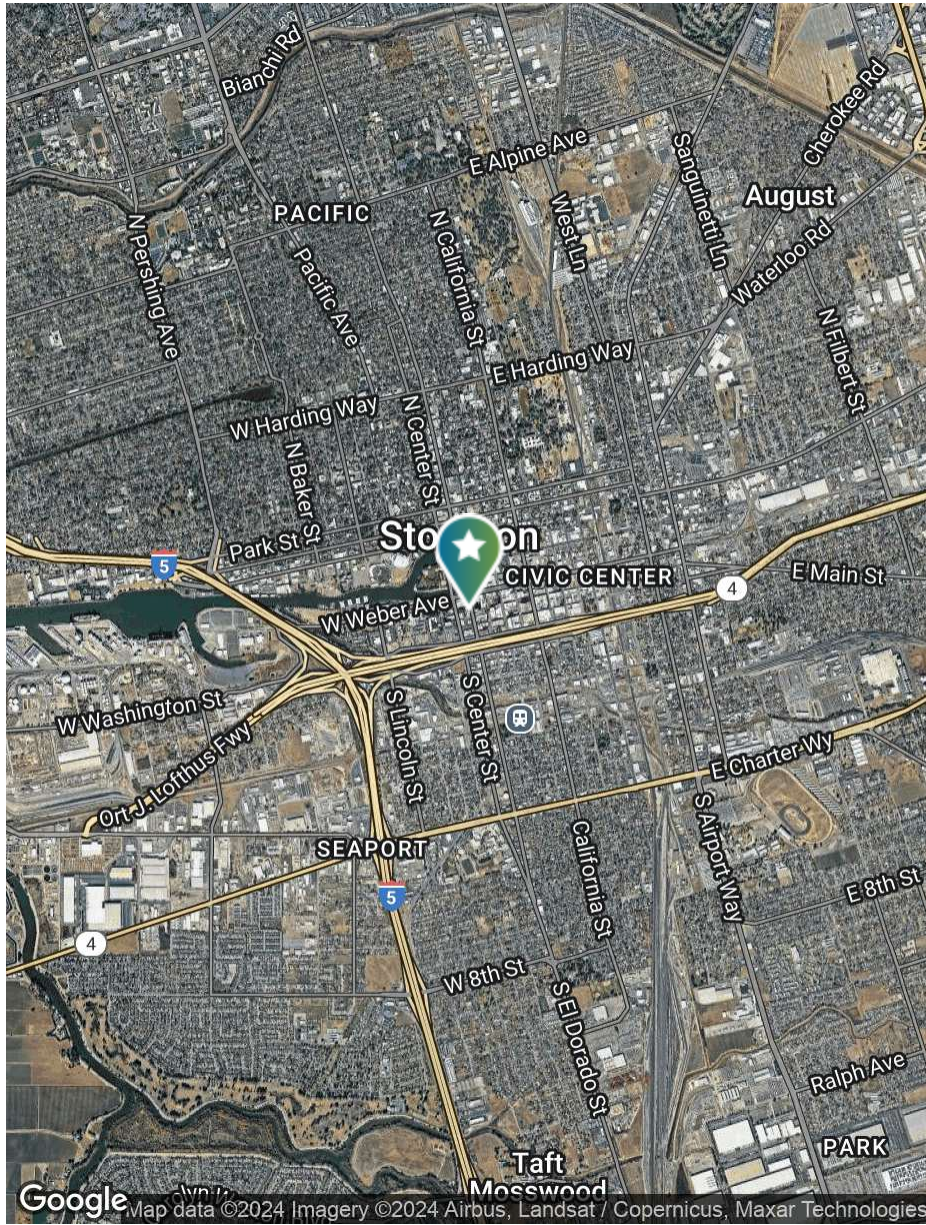
SECTION 2

Location Information

Nearby Points of Interest



Regional Map



Location Description



Stockton, CA

With a population of over 310,000, Stockton is the 13th largest city in California and is rapidly becoming an integral part of the San Francisco Bay Area economy. Stockton is the seat of San Joaquin County, which is the sixth largest agricultural county in the U.S. Stockton has a large diversified skilled and semi-skilled workforce with an affordable wage structure, and an abundance of cultural, educational, and recreational opportunities. Higher learning institutions including the University of the Pacific, San Joaquin Delta College and CSU Stockton Center provide a pathway to four-year and two year degree programs.

Stockton is home to three minor league franchises: Stockton Heat—(AHL ice hockey team; affiliate of the Calgary Flames) Stockton Kings—(NBA G League basketball team; affiliate of the Sacramento Kings) Stockton Ports—(High-A California League baseball team; affiliate of the Oakland Athletics).

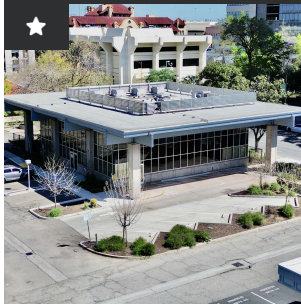
The Port of Stockton is a fully operating seaport approximately 75 miles (86 mi) east of the Golden Gate Bridge in San Francisco. Set on the San Joaquin River, the port operates a 4,200 acres transportation center with berthing space for 17 vessels up to 900 ft in length. As of 2014, the Port of Stockton had 136 tenants and is served by BNSF & UP Railroads. The port also includes 1.1 million square feet of dockside transit sheds and shipside rail track and 7.7 million square feet of warehousing



SECTION 3

Sale Comparables

Sale Comparables



Subject Property

9 S El Dorado St | Stockton, CA 95202

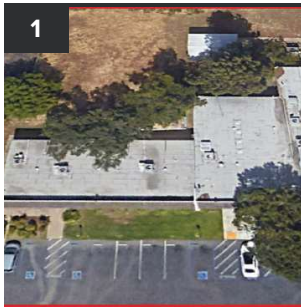
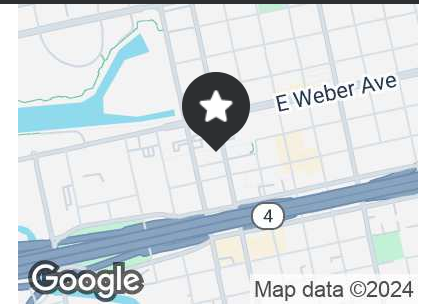
Sale Price: \$2,100,000

Price PSF: \$289.02

Building SF: 7,266 SF

Year Built: 1970

Lot Size: 21,152 SF



2350 N California St

Stockton, CA 95204

Sale Price: \$1,700,000

Occupancy: 0%

Price PSF: \$254.11

Building SF: 6,690 SF

Year Built: 1993

Lot Size: 1.16 Acres



230-250 Dorris Pl

Stockton, CA 95204

Sale Price: \$975,000

Closed: 03/14/2024

Price PSF: \$243.75

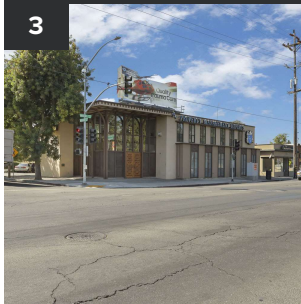
Building SF: 4,000 SF

Year Built: 1963

Lot Size: 0.16 Acres



Sale Comparables



200 W Harding Way

Stockton, CA 95204

Sale Price: \$1,495,000

Year Built: 1990

Price PSF: \$239.20

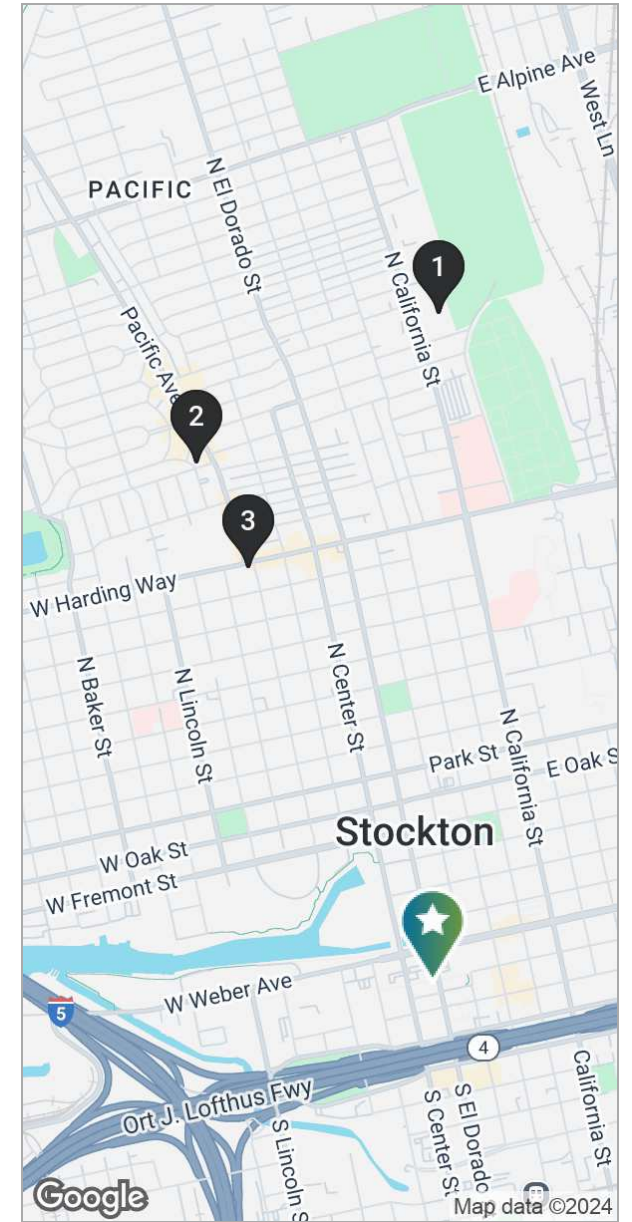
Lot Size: 0.21 Acres

Building SF: 6,250 SF

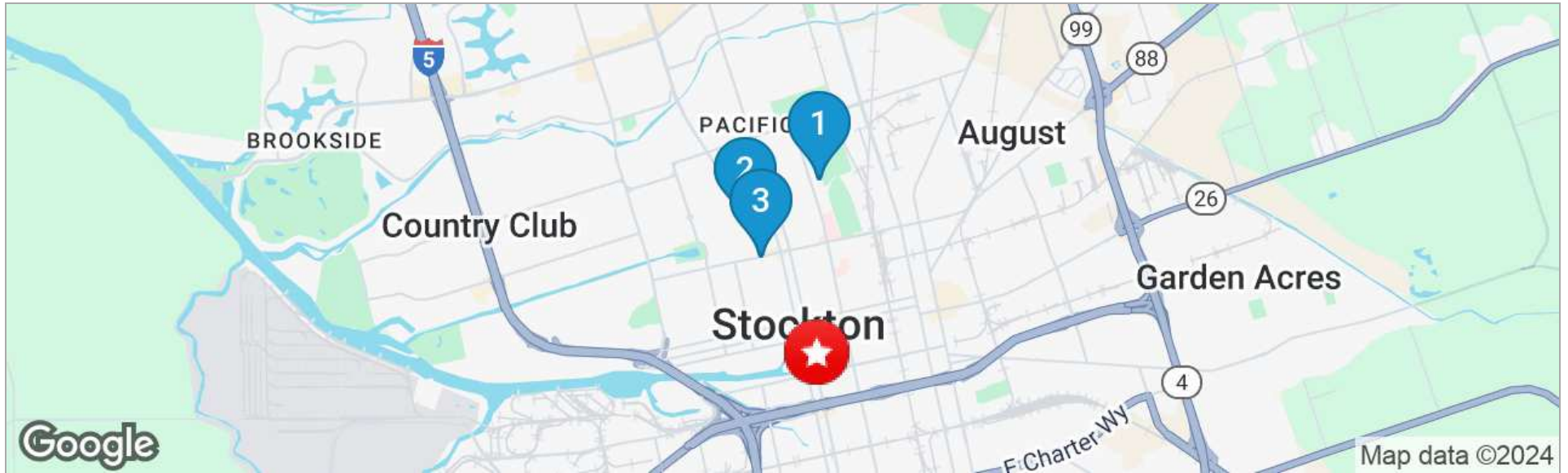


Sale Comps Map & Summary

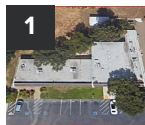
	Name/Address	Price	Bldg Size	Lot Size	No. Units	Price/SF
★	9 S El Dorado St Stockton, CA	\$2,100,000	7,266 SF	21,152 SF	1	\$289.02
1	2350 N California St Stockton, CA	\$1,700,000	6,690 SF	50,530 SF	1	\$254.11
2	230-250 Dorris Pl Stockton, CA	\$975,000	4,000 SF	6,970 SF	1	\$243.75
3	200 W Harding Way Stockton, CA	\$1,495,000	6,250 SF	9,148 SF	1	\$239.20
	Averages	\$1,390,000	5,647 SF	22,216 SF	1	\$245.69



Sale Comps Map



 **Subject Property**
9 S El Dorado St | Stockton, CA 95202



1 **2350 N California St**
Stockton, CA
95204



2 **230-250 Dorris Pl**
Stockton, CA
95204



3 **200 W Harding Way**
Stockton, CA
95204



SECTION 4

Rent Comparables

Lease Comps



Linacia Medical Building

420 W Acacia St, Stockton, CA 95203

Lease Rate: \$19.80 /SF/yr **Lease Type:** Full Service
Space Size: 4,211 SF



Coy Parking Garage

130 N Hunter St, Stockton, CA 95202

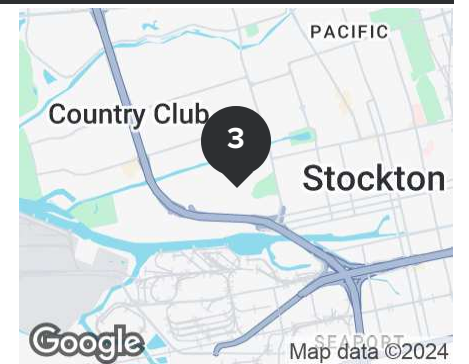
Lease Rate: \$14.88 /SF/yr **Lease Type:** Modified Gross
Space Size: 8,000 SF **Lease Term:** 120 months



Xonailbar Nail Salon

1203 Buena Vista Ave, Stockton, CA 95203

Lease Rate: \$18.12 /SF/yr **Lease Type:** Full Service
Space Size: 2,200 SF **No. Units:** 1



Lease Comps



Kress Building

20 N Sutter St, Stockton, CA 95202

Lease Rate \$18.00 /SF/yr

Space Size: 4,700 SF

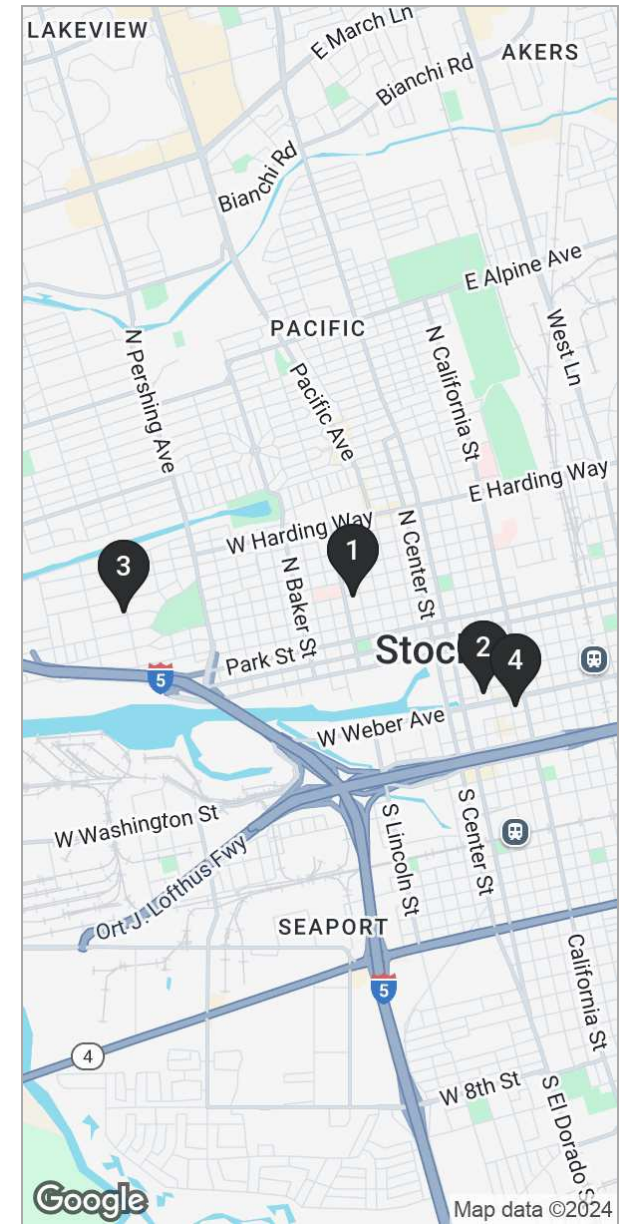
Lease Type: Modified Gross

Lease Term: 24 months

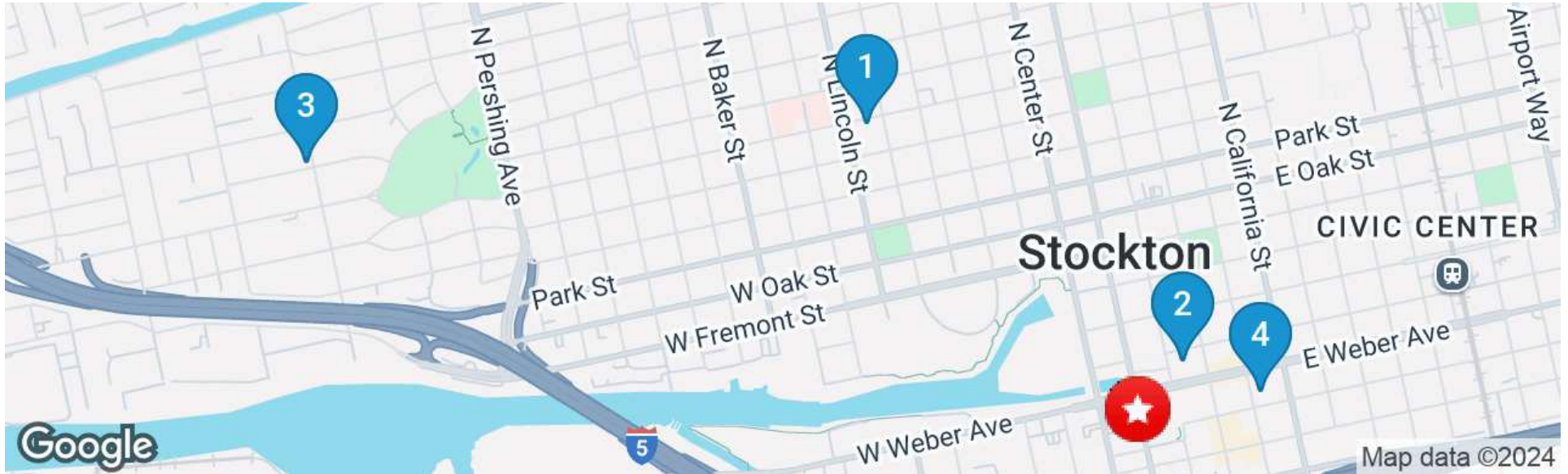


Lease Comps Map & Summary


	Name/Address	Lease Rate	Lease Type	Space Size	Deal Status	Lease Term
1	Linacia Medical Building 420 W Acacia St Stockton, CA	\$19.80 /SF/yr	Full Service	4,211 SF	Leased 6/1/2024	-
2	Coy Parking Garage 130 N Hunter St Stockton, CA	\$14.88 /SF/yr	Modified Gross	8,000 SF	Leased 8/1/2023	120 months
3	Xonailbar Nail Salon 1203 Buena Vista Ave Stockton, CA	\$18.12 /SF/yr	Full Service	2,200 SF	Leased 4/26/2023	-
4	Kress Building 20 N Sutter St Stockton, CA	\$18.00 /SF/yr	Modified Gross	4,700 SF	Leased 9/1/2022	24 months
Averages		\$17.70 /SF/Yr		4,778 SF		72 Months





Rent Comps Map




 **Subject Property**
9 S El Dorado St | Stockton, CA 95202

 **Linacia Medical Building**
420 W Acacia St
Stockton, CA 95203

 **Coy Parking Garage**
130 N Hunter St
Stockton, CA 95202

 **Xonailbar Nail Salon**
1203 Buena Vista Ave
Stockton, CA 95203

 **Kress Building**
20 N Sutter St
Stockton, CA 95202



SECTION 5

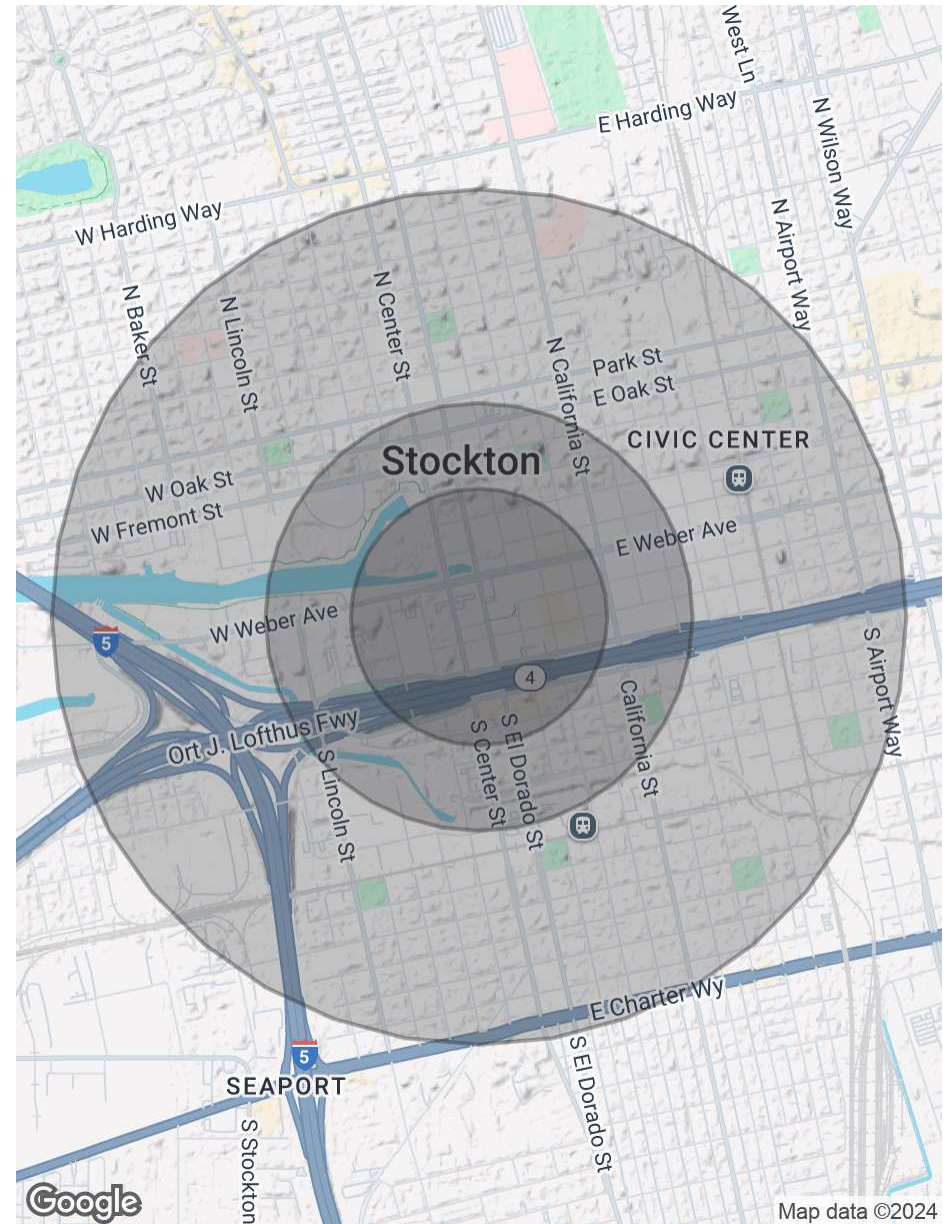
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,066	3,035	21,568
Average Age	45	42	36
Average Age (Male)	46	43	36
Average Age (Female)	43	40	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	496	1,245	7,418
# of Persons per HH	2.1	2.4	2.9
Average HH Income	\$32,913	\$39,292	\$52,268
Average House Value	\$332,450	\$330,536	\$428,478

Demographics data derived from AlphaMap



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