

125 BRIDGE PLACE

Stockton, California



BURNS GROUP
HISTORIC STOCKTON



125 Bridge Place

This three-story historic property is rich in history and lovingly restored with 21st century amenities. It offers prestigious office space on the upper floors, and restaurant and retail space on the ground level. Elevator to upper floors.

Property for Sale or Lease:

- First Floor (3,720 SF) fully leased
- Upper Floors (7,600 SF) available now
- Each floor has two ADA restrooms, boardroom, multiple offices, breakroom
- Heart of Downtown Stockton
- Secure parking in municipal garage
- Beautiful views of waterfront!

Available for Sale/Lease

Mahala Burns, Broker

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Building Statistics

- Beautifully renovated historic property on three floors (11,320 square feet)
- For Lease: \$1.15/SF MG
- For Sale: \$1,399,000
- First Floor (3,720 SF) currently leased
- Second Floor (3,800 SF) available now
- Third Floor (3,800 SF) available now
- Located on the Janet Leigh Plaza alongside coffee shops, several well-known restaurants, and a variety of retail establishments
- Adjacent to successful Cinema complex with over a million annual visitors





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A Bit of History

Constructed in the late 1860's as the Philadelphia House, 125 Bridge Place is a rare example of Italianate Style not to be found elsewhere in Stockton or the San Joaquin Valley. A two-story brick addition was constructed in 1870, and in 1909 this south addition received a third floor and a new front façade. This structure is also noteworthy as it is the oldest building still standing at the head of the channel.

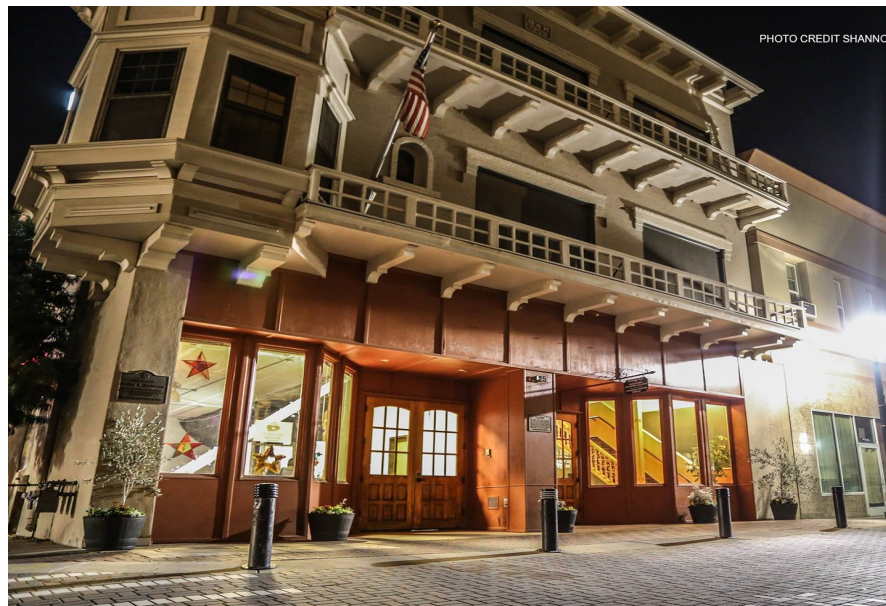
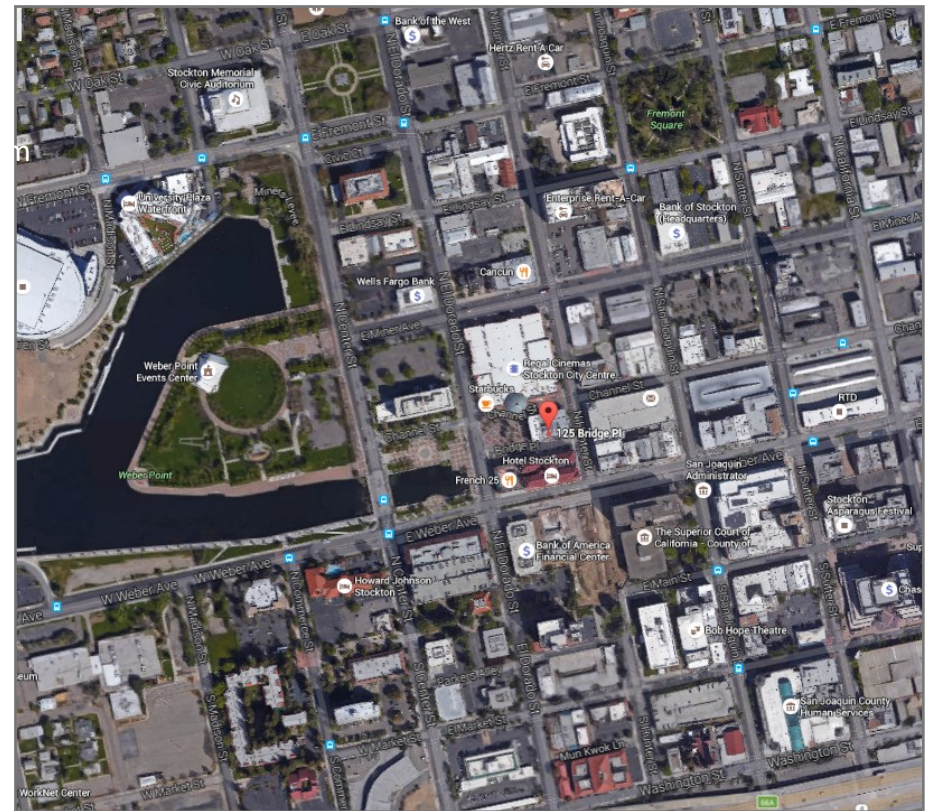
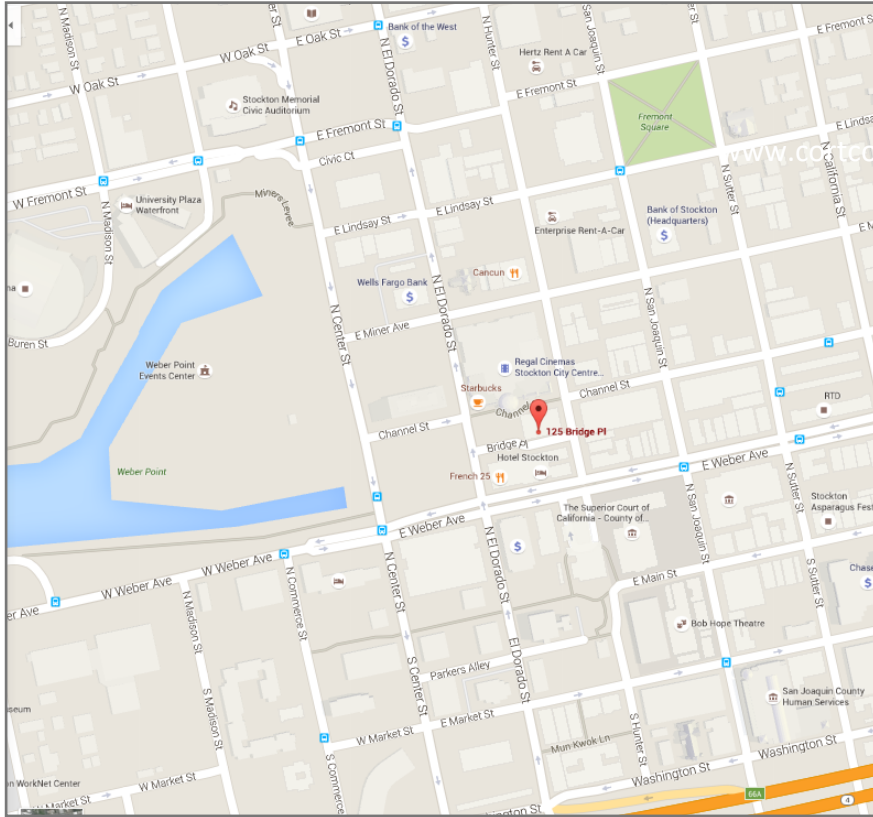


PHOTO CREDIT SHANNON



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Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront. Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the charming Miracle Mile shopping center surround the university.



With a population of over 300,000, Stockton is the 13th largest city in California. Stockton is the county seat of San Joaquin County, with over 685,000 residents.



The Gold Rush turned Stockton into a supply and transportation hub, and began its transformation into a major Industrial center. Its central location, deep water port, and regional airport provide easy access to the Bay Area and beyond.

STOCKTON, CALIFORNIA



Downtown Stockton is undergoing a tremendous revitalization and its successes include a baseball stadium, sports arena, waterfront hotel, new marina and promenade, the Bob Hope Theater and the 16-screen Cineplex and plaza. The Port of Stockton is the largest inland port in California, and has a Foreign Trade Zone designation, deep water channel and 1,000 miles of waterways. High prices in San Francisco and the Bay Area are creating a new migration of economic refugees relocating to Stockton for its affordable real estate and relaxed lifestyle. Museums, theaters, symphony, wine-tasting and diverse cultures add to Stockton's charms.

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