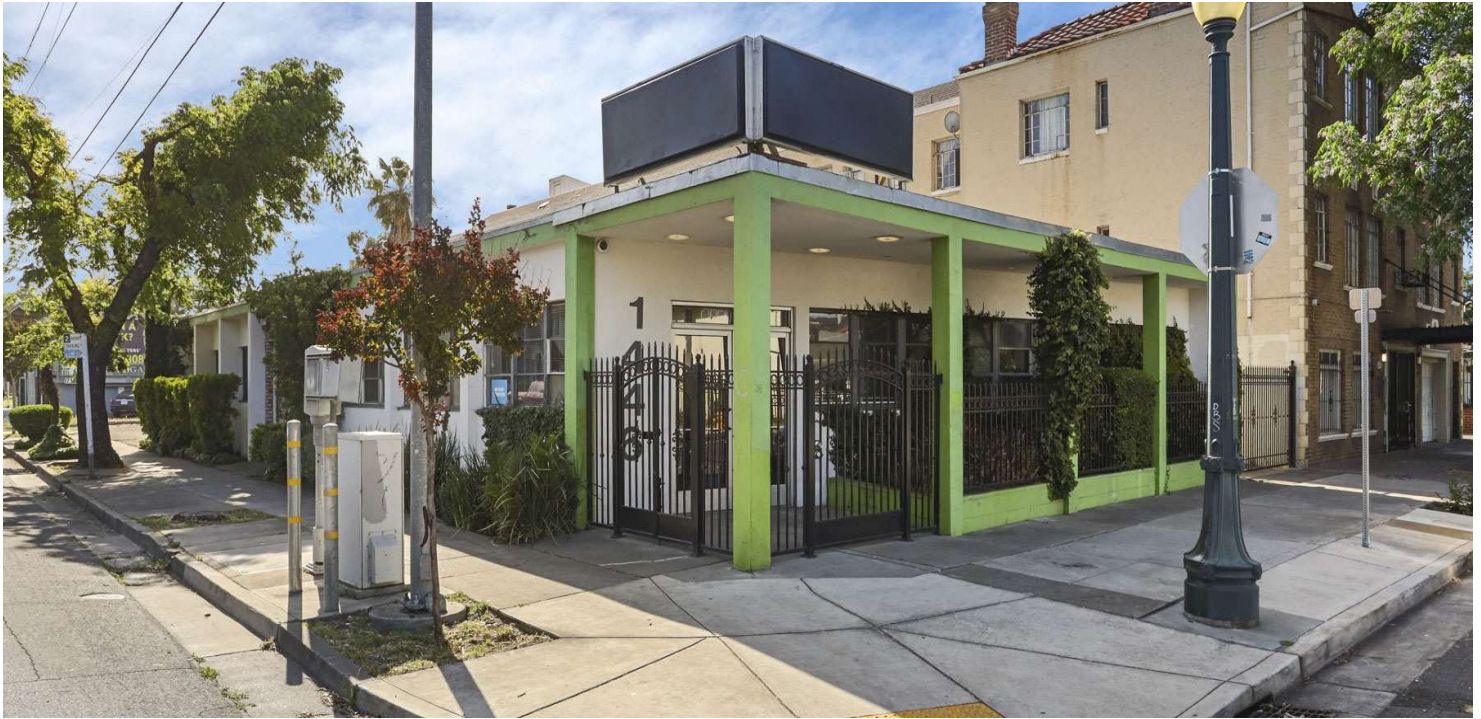


## OFFICE/RETAIL BUILDING FOR SALE

# 220 E HARDING WAY

Stockton, CA 95204



### PROPERTY DESCRIPTION

KW Commercial presents 220 E Harding Way, a 3,130 SF freestanding office building on a 0.17-acre secured corner lot in central Stockton. Built in 1970 and zoned for general commercial use, the property includes 8 gated parking spaces and offers excellent visibility in a high-traffic corridor near the historic Magnolia District and St. Joseph's Medical Center. Previously occupied by H&R Block, the well-maintained asset is fully vacant and ready for a new owner/occupant. Located in a submarket with low vacancy (5.0%) and no new office construction in over a decade, this building offers stability and upside in a walkable, service-rich area. Contact the listing agent for more information or to schedule a tour.

### OFFERING SUMMARY

Sale Price:	\$595,000
Price PSF:	\$190
Number of Units:	1
Lot Size:	0.17 Acres
Building Size:	3,130 SF
APN:	139-020-160

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,294	24,920	48,683
Total Population	21,236	75,518	153,778
Average HH Income	\$68,830	\$74,346	\$79,107

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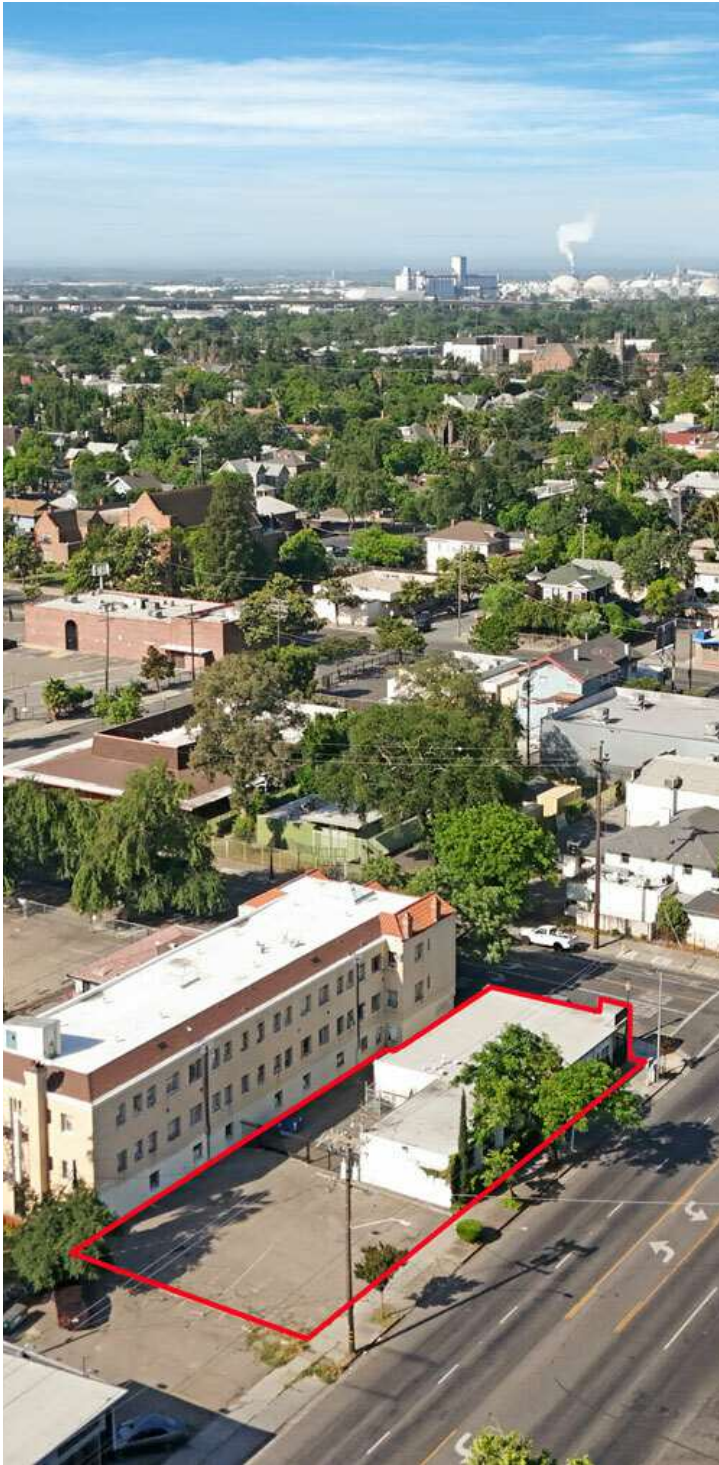
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3133 W. March Lane  
Stockton, CA 95219

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## OFFICE/RETAIL BUILDING FOR SALE

# 220 E HARDING WAY

Stockton, CA 95204



### PROPERTY HIGHLIGHTS

- Freestanding office building within close proximity to St. Joseph's Hospital
- Ability to separate into two units, each with their own meter.
- Corner property with dedicated parking lot
- Secure entrances front & rear
- Great access & visibility on E Harding Way
- Strong average daily traffic count of +/- 23,000
- Convenient location near various restaurants, professional service providers, hotels, retail, and financial institutions

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## OFFICE/RETAIL BUILDING FOR SALE

# 220 E HARDING WAY

Stockton, CA 95204



### LOCATION INFORMATION

Street Address	220 E Harding Way
City, State, Zip	Stockton, CA 95204
Secondary Address	1446 N Hunter St, Stockton, CA 95202
County	San Joaquin

### BUILDING INFORMATION

Building Size	3,130 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1970
Gross Leasable Area	3,130 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	General Commercial (CG)
Lot Size	0.17 Acres
APN #	139-020-160
Corner Property	Yes
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.56
Number of Parking Spaces	8

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes

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# EXTERIOR PHOTOS



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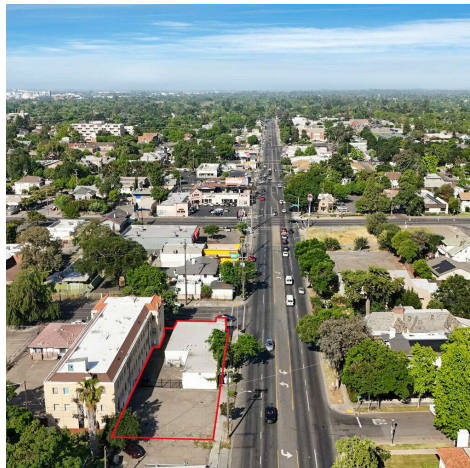
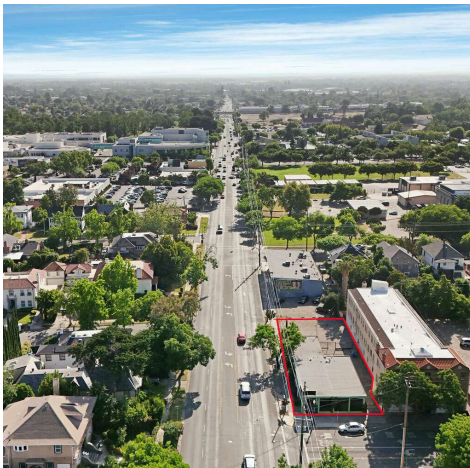
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# OFFICE/RETAIL BUILDING FOR SALE



## AERIAL & EXTERIOR PHOTOS



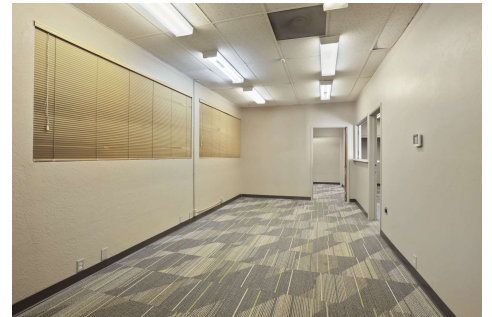
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INTERIOR PHOTOS

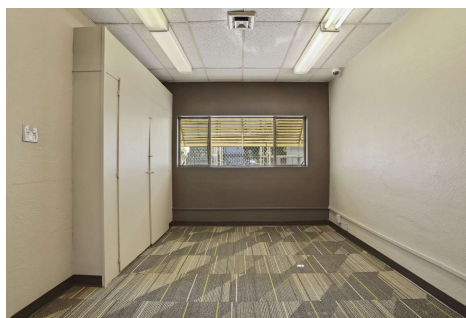
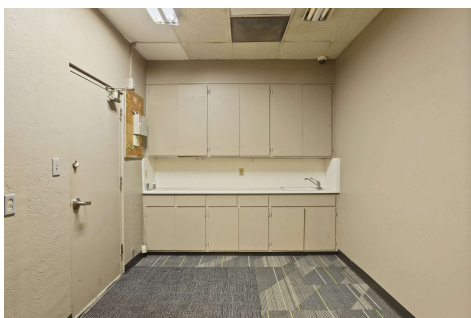
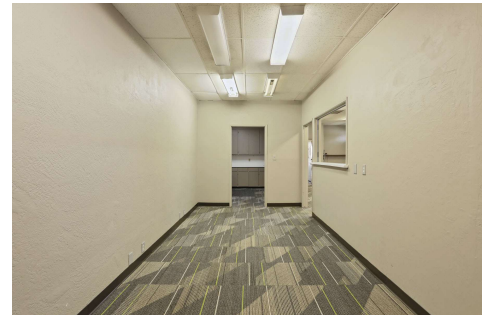
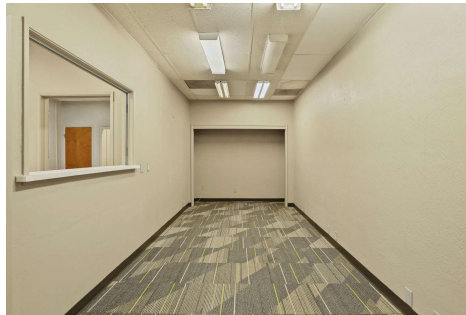
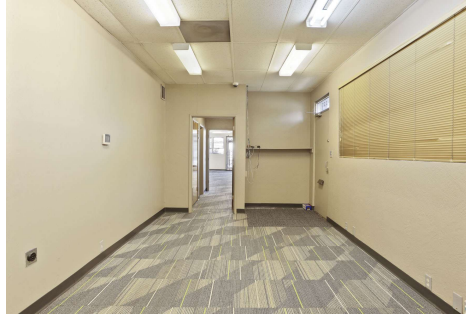


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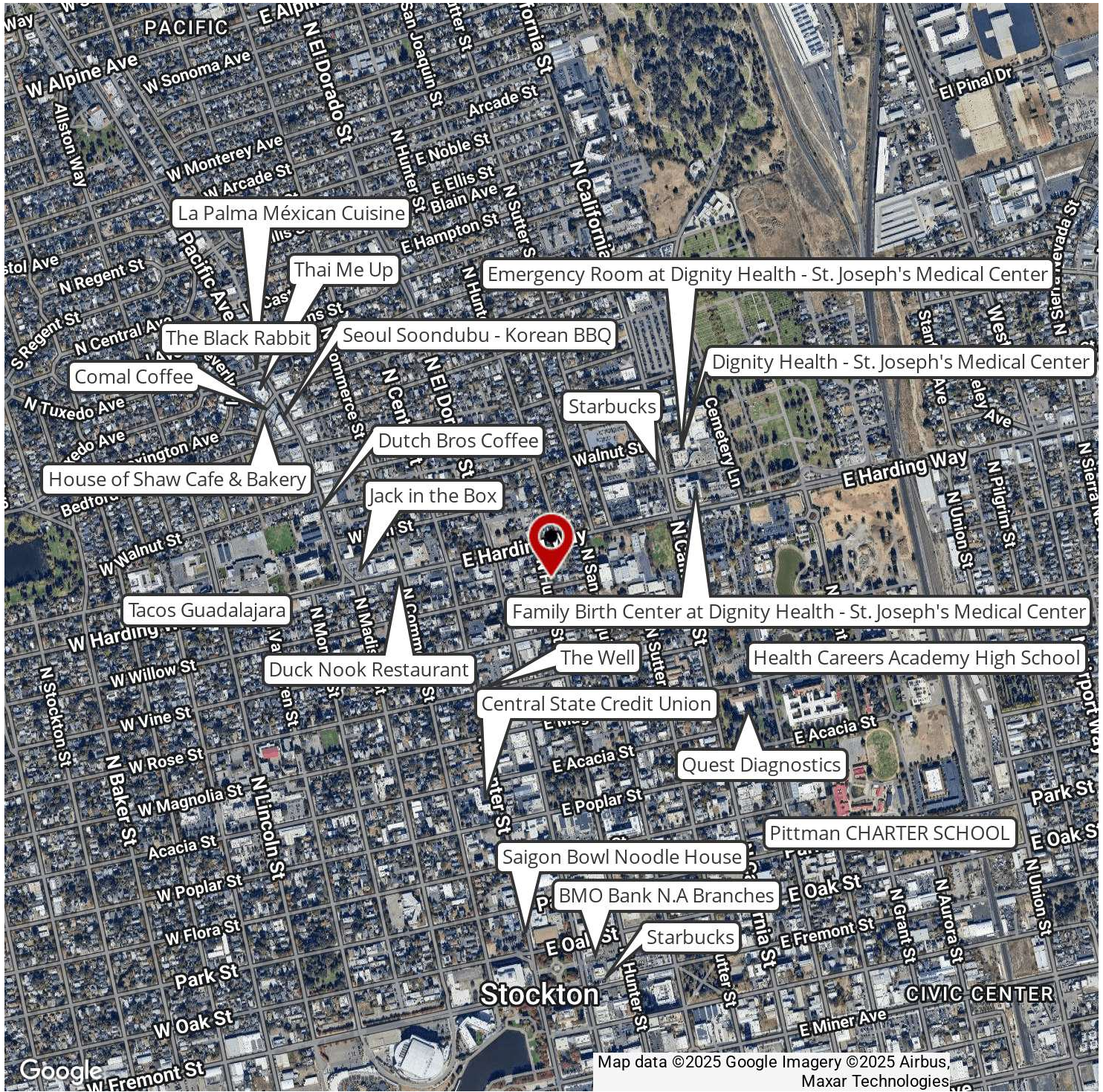
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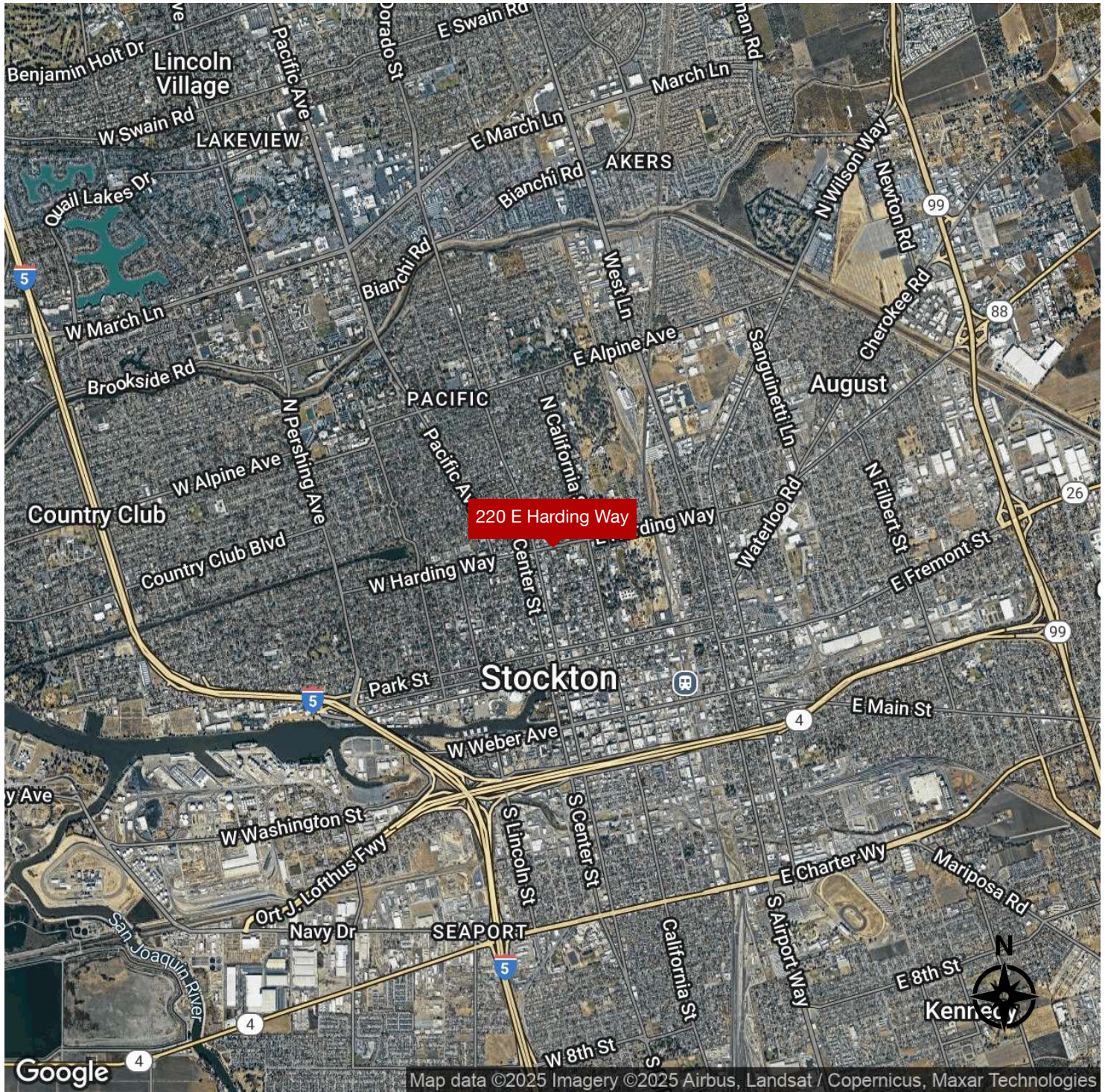


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# REGIONAL MAP

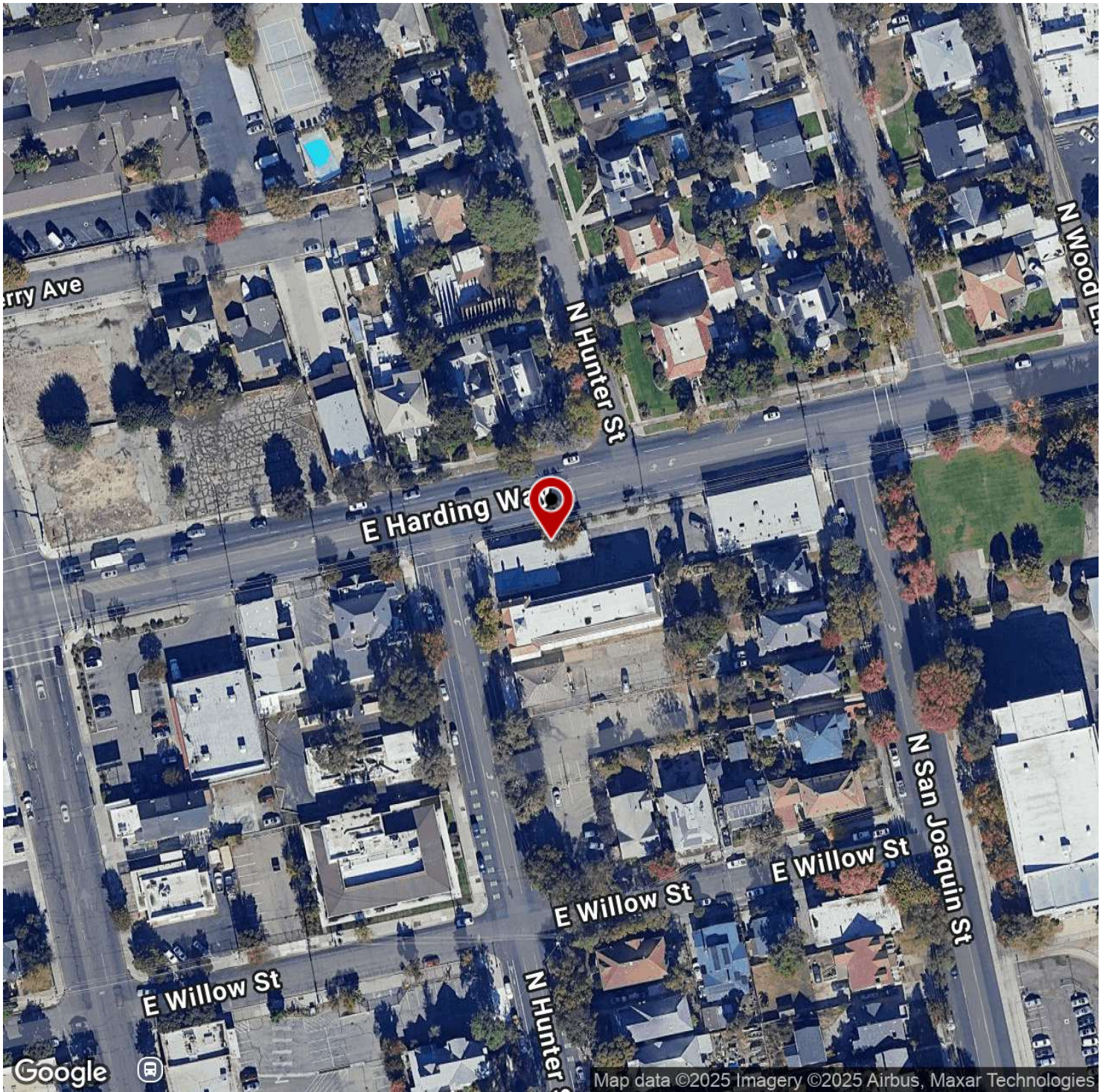


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	21,236	75,518	153,778
Average Age	39	36	36
Average Age (Male)	38	36	35
Average Age (Female)	39	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	8,294	24,920	48,683
# of Persons per HH	2.6	3	3.2
Average HH Income	\$68,830	\$74,346	\$79,107
Average House Value	\$441,983	\$408,884	\$410,399

*Demographics data derived from AlphaMap*

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