

3300

N EL DORADO

STOCKTON | CA

For Sale

Express & Self Car Wash
with excellent visibility and
accessibility in Stockton, CA.

- ±45,500 total vehicles passing daily at N El Dorado Street and Alpine Avenue.
- Estimated population within a one-mile radius is 21,076 including ±11,000 daytime workers.
- Zoned General Commercial for a diverse range of development potential and uses.

RYAN ORN

Vice President of Brokerage

916.514.5225 x105

ryan@capitalrivers.com

DRE #02070096

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL



EXECUTIVE SUMMARY

3300
N EL DORADO
STOCKTON | CA

LOCATION OVERVIEW

3300 N El Dorado Street in Stockton, CA spans ± 0.35 acre ($\pm 15,433$ square feet) and is strategically located at the corner of N El Dorado Street and Alpine Avenue. Zoned for General Commercial use, it offers diverse development potential, including options for oil change facilities, car sales, fueling stations, convenience stores, medical clinics, cannabis retail stores, and more. The property also includes two billboards, generating a consistent rental income of \$1,200 per month.

Positioned in a high-traffic area, the location benefits from $\pm 26,000$ vehicles passing daily on N El Dorado Street and $\pm 19,500$ on Alpine Avenue. The estimated population within a one-mile radius is 21,076, with a daytime worker population of $\pm 11,000$, ensuring a steady flow of potential customers throughout the day. This prominent intersection presents an excellent opportunity for sustained business growth and success.

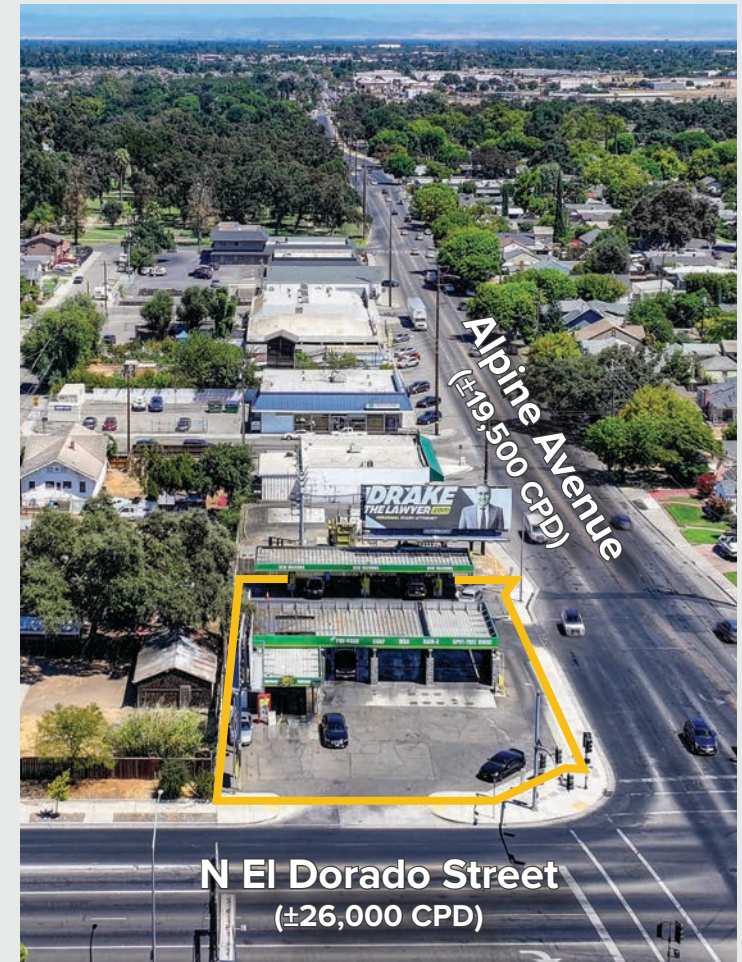
OFFERING SUMMARY

Purchase Option 1: \$875,000 for land and car wash including equipment and billboards.

Purchase Option 2: \$530,000 as redevelopment land with billboards and deed restrictions to prevent future car wash use.

Zoning: General Commercial

Permitted Uses: [City of Stockton allowable land uses.](#)



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL

PROPERTY PHOTOS

3300
N EL DORADO
STOCKTON | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



CAPITAL RIVERS
COMMERCIAL

RETAIL AREA

3300
N EL DORADO
STOCKTON | CA

SHERWOOD MALL

WEBERSTOWN MALL

QUAIL LAKES SHOPPING CENTER

3300
N EL DORADO
STOCKTON | CA

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



CAPITAL RIVERS
COMMERCIAL

RESIDENTIAL AREA

3300
N EL DORADO
STOCKTON | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

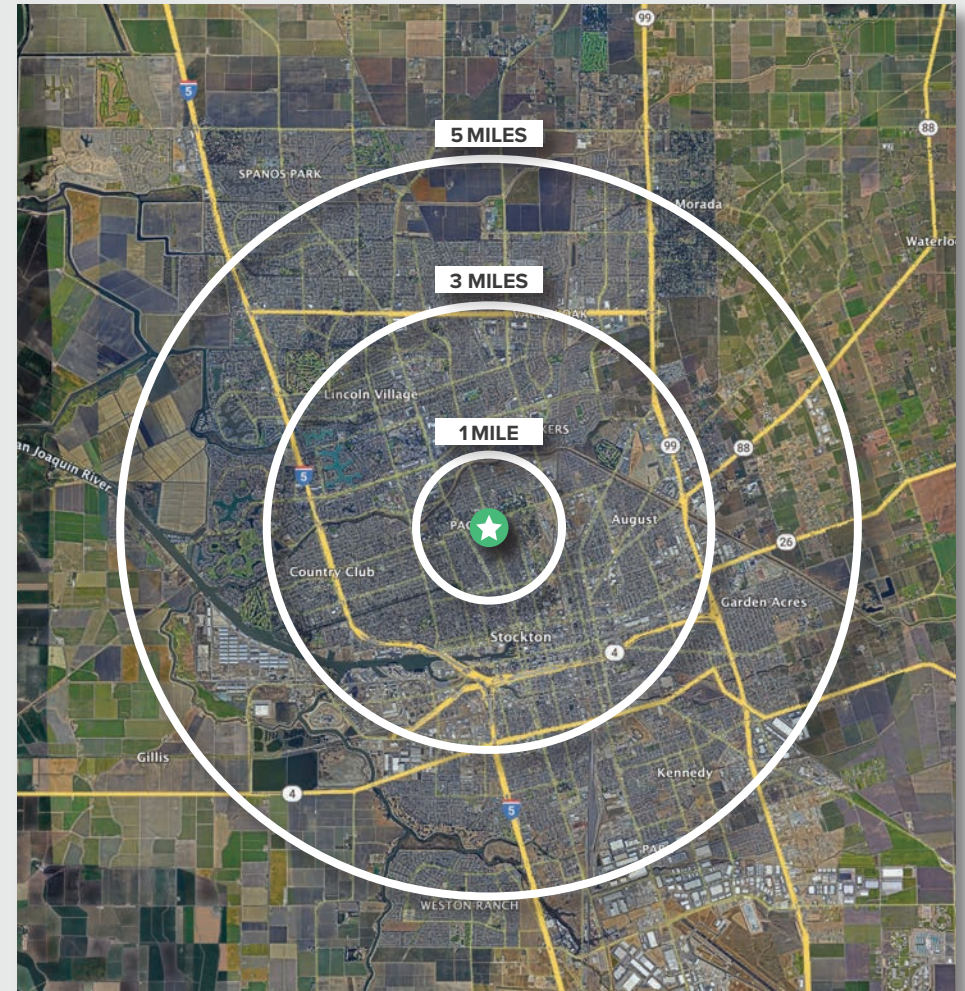


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

3300
N EL DORADO
STOCKTON | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	21,076	170,086	340,769
2029 Projected Population	21,420	174,994	351,426
2020 Census Population	20,698	164,558	333,277
2010 Census Population	19,254	151,471	306,768
2024 Median Age	33.5	32.7	33.0
HOUSEHOLDS			
2024 Estimated Households	7,572	56,969	107,933
2029 Projected Households	7,849	59,751	113,371
2020 Census Households	7,260	54,090	103,378
2010 Census Households	6,852	50,948	96,968
INCOME			
2024 Estimated Average Household Income	\$85,414	\$90,581	\$98,337
2024 Estimated Median Household Income	\$66,109	\$68,945	\$74,916
2024 Estimated Per Capita Income	\$31,451	\$30,698	\$31,373
BUSINESS			
2024 Estimated Total Businesses	705	6,226	8,794
2024 Estimated Total Employees	11,834	62,755	84,824



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS

3300
N EL DORADO
STOCKTON | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

Sacramento, CA Office:

1821 Q Street
Sacramento, CA 95811
916.514.5225
info@capitalrivers.com

Redding, CA Office:

280 Hemsted Drive, Suite 104
Redding, CA 96002
530.221.1127
info@capitalrivers.com

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



CAPITAL RIVERS
COMMERCIAL