

Multi-Tenant Office Investment on High Traffic Corridor

Approx. 15,375 SF | For Sale \$1,400,000

1029-1045 N El Dorado Street, Stockton, CA 95202



Offering Memorandum

Current NOI \$108,803 | Current Cap Rate: 7.77% CAP

TABLE OF CONTENTS

Property Details	1
Rent Roll - Actual vs. Pro Forma (Market)	2
PNL Current Income vs. Pro Forma (Market)	3
Aerial	4
Aerial	5
Demographics	6
Parcel Map	7
Photos	8
Photos	9
Local Aerial View	10
Regional Aerial View	11
Disclaimer and Contact Info	12



1120 Scenic Drive / Modesto, CA 95350

PMZCommercial.com





PROPERTY DETAILS

1029-1045 N El Dorado Street
Stockton, CA 95202



LOCATION:	1029-1045 N El Dorado Street Stockton, CA 95202
APN:	139-040-02
BUILDING SIZE:	15,375 SF
LOT SIZE:	22,000 SF (0.50 AC)
ZONING:	GC General Commercial
CONSTRUCTION TYPE:	Wood Frame

HIGHLIGHTS

- Consists of two warehouse buildings, each is 10,400 SF
- Newly remodeled interior, including brand new flooring, paint, and remodeled common area restrooms
- Consists of 21 office suites, ranging in size from 100 Sf to 1870 SF
- Common breakroom and conference room
- 100% occupied
- Many suites are paying below market rents, giving this upswing potential
- The suites sizes are ideal for tenants, vacancies are leased quickly
- Located in prominent high traffic location, with over 17,000 ADT
- Includes gated parking



PROFIT AND LOSS CURRENT INCOME VS. PRO FORMA (MARKET)

Income	
Rent	\$168,300
Utility reimbursement	\$23,280
Vacancy (5%)	(\$8,415)
Total Income	\$183,165
Expenses	
Water/Sewer	\$2,017
Gas/Electric	\$14,913
Property Management/ Dale Pilcher	\$12,000
Insurance, Farmers	\$9,071
Trash, Waste Management	\$2,807
Taxes, Stanislaus - adjusted new basis \$1.4MM@1.12%	\$15,680
Internet, Comcast	\$1,804
Security, ADT	\$750
Marketing, LoopNet	\$763
Return of Deposit	\$5,520
Dale -general maintenance	\$1,800
Leasing fee	\$7,237
Total Expenses	\$74,362
Net Operating Income	\$108,803
List Price	\$1,400,000
Cap Rate	7.77%





AERIAL





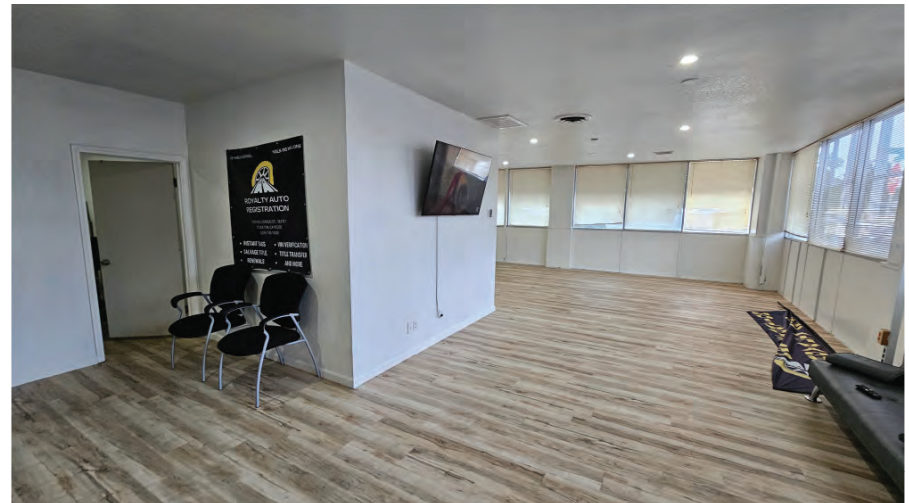
DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	23,046	162,339	322,888
Growth 2024 - 2029	6.19%	5.50%	5.33%
Growth 2010 - 2024	7.81%	3.75%	2.81%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,190	50,957	99,334
Growth 2024 - 2029	6.44%	5.67%	5.44%
Growth 2010 - 2024	9.60%	4.84%	3.56%
Average HH Income	\$56,974	\$70,921	\$80,661

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Acacia Street	Center Street	2022	3,238	.10
N Madison Street	W Magnolia Street	2022	3,794	.20
N El Dorado Street	Flora Street	2022	17,082	.22
Center Street	W Park Street	2018	17,162	.24
Center Street	W Park Street	2022	16,669	.24
N El Dorado Street	E Willow Street	2022	17,882	.26
Center Street	W Harding Way	2018	14,371	.28
Center Street	W Harding Way	2022	16,149	.28
N San Joaquin Street	Flora Street	2022	2,413	.28
E Park Street	N Hunter Street	2022	5,313	.29









LOCAL AERIAL VIEW





REGIONAL AERIAL VIEW



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