

136 S. El Dorado Street
Stockton, CA 95202



BURNS GROUP
HISTORIC STOCKTON



Downtown Retail FOR LEASE

±1,000 SF

\$1,200/mo

Property has great location
on El Dorado Street

High visibility on one of
the busiest corners in
downtown

Next to on-ramp for I-5 &
Crosstown Freeway,
Stockton Police Station
across the street

New restaurant opening
next door

BURNS GROUP, INC.

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PROPERTY HIGHLIGHTS

Retail space is $\pm 1,000$ SF. One restroom, new LED lights and switches, HVAC. \$1,200/mo + utilities.

The building is in the process of being renovated with all-new exterior.

Property sits on one of the busiest corners in the downtown, facing the Crosstown Freeway and Stockton Police Department.

Backs up to the historic Chung Wah Lane.



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Retail location (former Barber Shop) .
±1,000 SF
Ideal for all types of retail uses.

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COMING SOON!

This end-cap space was a cash cow before a fire in the unit forced it to close.

Former liquor store and convenience market.

The interior has now been repaired the renovation of the exterior is under-way.

Space will be turned over in rough vanilla-shell condition.

This corner location is ideal for this type of use—next to Franco Center, a mixed-use property with 112 apartments, across from the main Stockton Police Department.

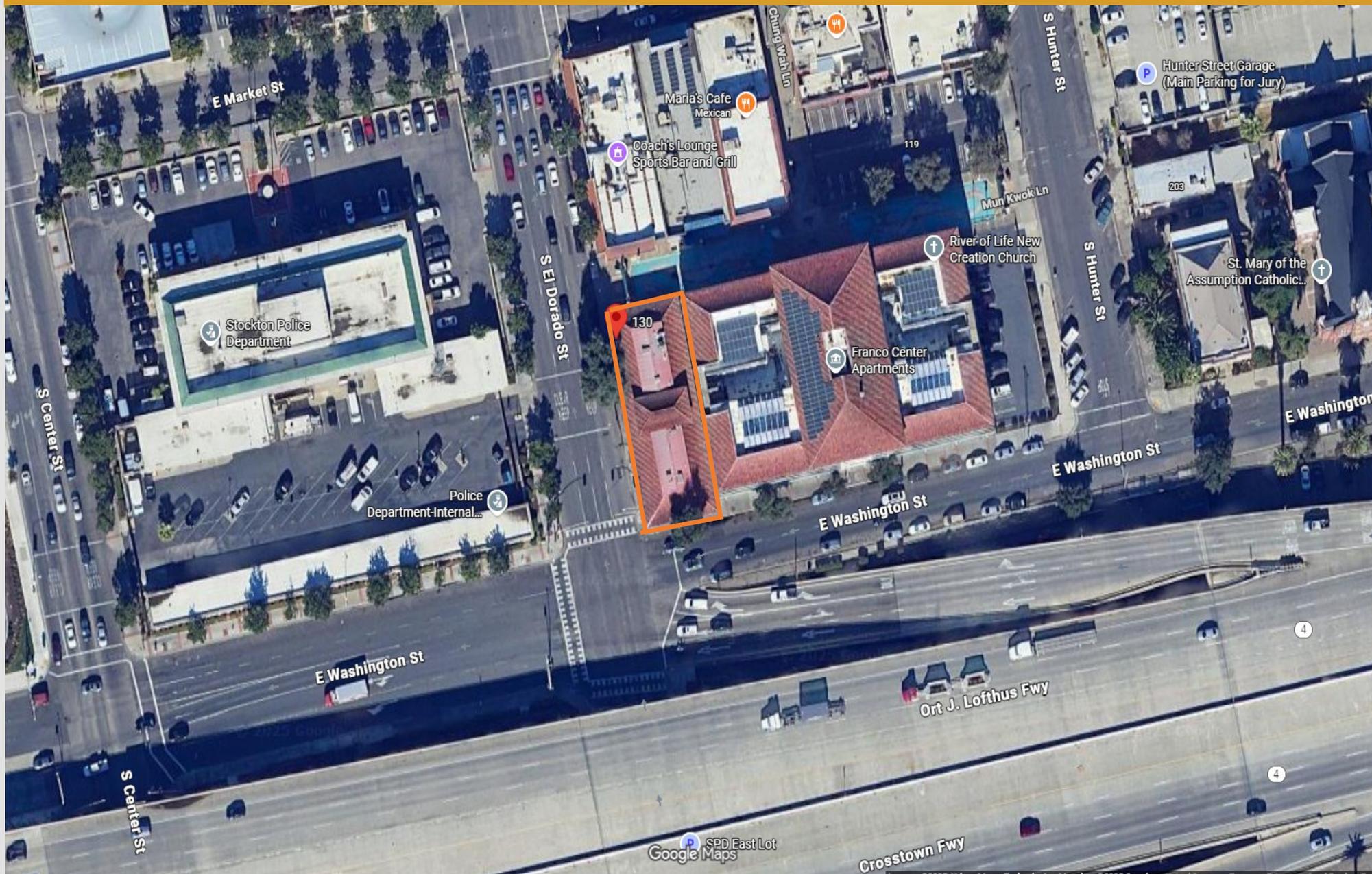
High visibility!



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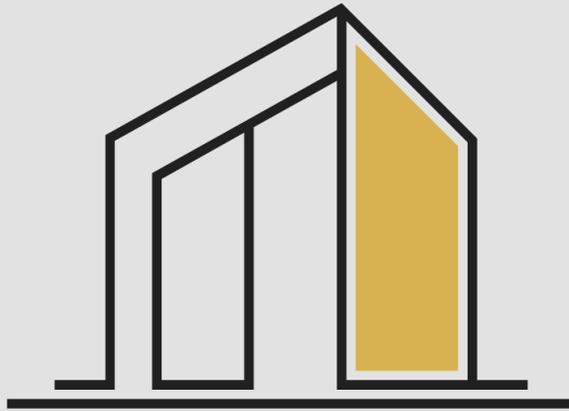


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