

701 & 875 N STOCKTON ST

LODI, CALIFORNIA 95240

OFFERING MEMORANDUM | RECEIVERSHIP SALE | VALUE-ADD INVESTMENT

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ROOFING, INC.**

TURNER RD

RAILROAD TRACK

SUBJECT PROPERTY

FOR SALE SEPARATELY

TURNER RD

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SUBJECT PROPERTY

FOR SALE SEPARATELY



01 EXECUTIVE SUMMARY



INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market for sale an industrial warehouse portfolio located at 701 & 875 North Stockton Street in Lodi, California. The portfolio includes five (5) warehouse buildings and one (1) commercial building, totaling $\pm 101,250$ square feet on ± 5.59 acres. Two of the six buildings are currently leased, while the remaining buildings are owner-occupied or vacant. This property presents a unique opportunity for an investor or owner-user to acquire a substantial amount of industrial space and land in the heart of Lodi at an attractive price per square foot. The property is conveniently located near Highway 99 and Turner Road.



INVESTMENT HIGHLIGHTS



Value-Add / Receivership Sale



The portfolio includes five (5) warehouse buildings and one (1) commercial building, totaling approximately $\pm 101,250$ square feet on ± 5.59 acres of land



Currently 44% occupied with short-term lease agreements, with potential for lease additional space



Located near Highway 99 and along Turner Road



High density residential redevelopment community

OFFERING SUMMARY

PROPERTY

Property Type	Industrial Warehouse / Commercial
Gross SF	±101,250
Number of Buildings	6
Number of Parcels	2
Total Lot Size	±5.59 Acres
Year Built	1940s-1960s
Occupancy	44% (See Rent Roll)



LIST PRICE
\$5,220,000



GROSS SF
±101,250 SF



PRICE / SF
\$51.55



NUMBER OF BUILDINGS
6 BUILDINGS





02 PROPERTY INFORMATION

GENERAL PROPERTY OVERVIEW

SITE DESCRIPTION (PARCEL ONE)

Property Address	701 N Stockton St, Lodi, CA 92540
Assesor Parcel Number	041-240-030
Zoning	M (Industrial) City of Lodi
Lot Size	±2.01 Acres

BUILDING DESCRIPTIONS (PARCEL ONE)

Property Type	Industrial Warehouse
Number of Buildings	One (1)
Gross Square Footage	±24,000 SF
Construction Type	Concrete



SITE DESCRIPTION (PARCEL TWO)

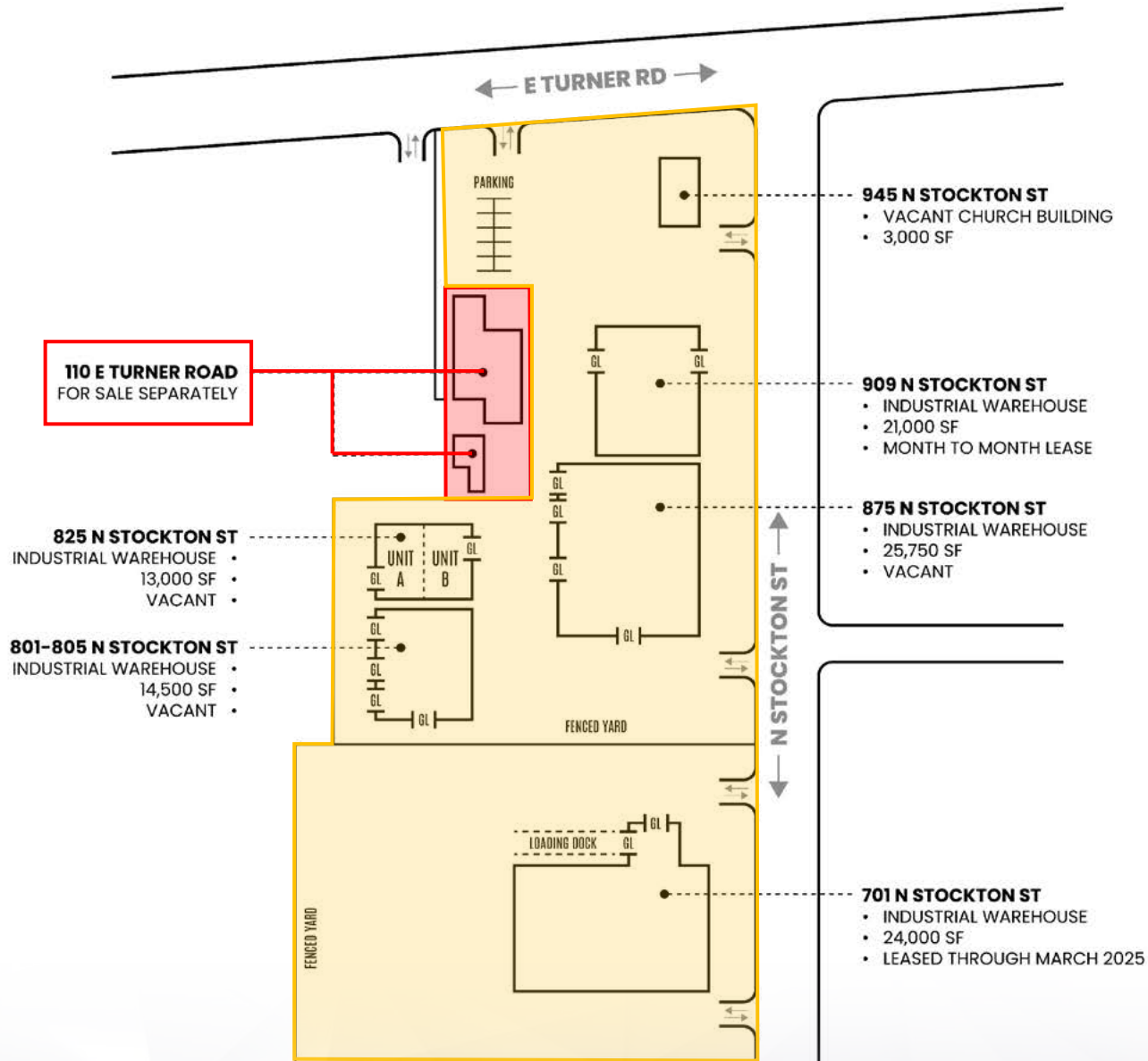
Property Address	875 N Stockton St, Lodi, CA 92540
Assesor Parcel Number	041-240-480
Zoning	M (Industrial) City of Lodi
Lot Size	±3.58 Acres

BUILDING DESCRIPTIONS (PARCEL TWO)

Property Type	Industrial Warehouse / Commercial
Number of Buildings	Five (5)
Gross Square Footage	±77,250 SF
801-805 N Stockton St	±14,500 SF
825 N Stockton St	±13,000 SF
875 N Stockton St	±25,750 SF
909 N Stockton St	±21,000 SF
945 N Stockton St	±3,000
Construction Type	Concrete / Masonry



SITE PLAN



BUILDING DESCRIPTIONS

701 N STOCKTON ST LODI, CA

Property Type Industrial Warehouse

Building Size ±24,000 SF

Clear Heights ±11 FT

Electrical 800 Amp, 120/250v, 3p, 4w (One Meter)

Grade Level Doors Three, 10'(w) x 10'(h)

Dock High Doors One (1)

Occupancy 100% (Pollution Solutions, Inc)

Fire Sprinklers Yes



BUILDING DESCRIPTIONS

801-805 N STOCKTON ST LODI, CA

Property Type Industrial Warehouse / Redevelopment

Building Size ±14,500 SF

Clear Heights Approx. 50' to Top of Tower

Electrical 200 Amp, 3p (Two Meters)

Grade Level Doors Two, 13'(w) x 19'(h) and Two 9'(w) x 8'(h)

Occupancy VACANT

Restrooms Two (2), Non-Functional

Fire Sprinklers No

Contact Broker for Demolition Bid Estimates



BUILDING DESCRIPTIONS

825 N STOCKTON ST LODI, CA

Property Type Industrial Warehouse

Building Size ±13,000 SF

Clear Heights ±20 FT

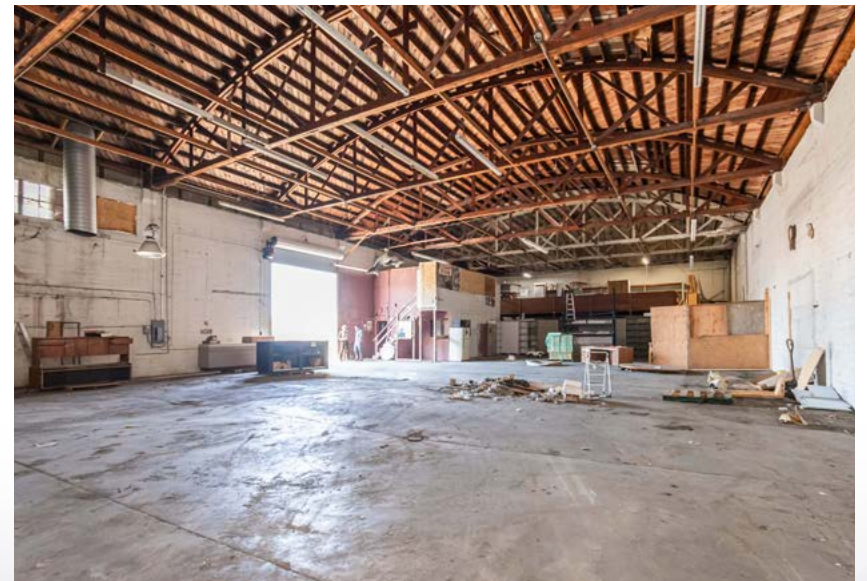
Electrical 200 Amp, 3p

Grade Level Doors Two, 12'(w) x 18'(h)

Occupancy VACANT

Restrooms One (1)

Fire Sprinklers No



BUILDING DESCRIPTIONS

875 N STOCKTON ST LODI, CA

Property Type Industrial Warehouse

Building Size ±25,750 SF

Clear Heights ±17 FT

Electrical 2,000 Amp, 480/277v, 3p, 4w (Two Meters)

Grade Level Doors One, 13'(w) x 19'(h) and Three, 9'(w) x 18'(h)

Occupancy VACANT

Restrooms Three (3), (2x internal, 1x external)

Fire Sprinklers No



BUILDING DESCRIPTIONS

909 N STOCKTON ST LODI, CA

Property Type Industrial Warehouse

Building Size ±21,000 SF

Clear Heights 18 FT

Electrical Two Meters

Grade Level Doors Two, 16'(w) x 16'(h)

Occupancy 100%

Restrooms One (1)



BUILDING DESCRIPTIONS

945 N STOCKTON ST LODI, CA

Property Type Commercial

Building Size ±3,000 SF

Occupancy VACANT

Restrooms One (1)

Contact Broker for Demolition Bid Estimates



RENT ROLL

ADDRESS	TENANT	LEASE TYPE	SF OCCUPIED	TERM	MONTHLY RENT	MONTHLY PSF	PRO FORMA PSF
701 N Stockton St [1]	Pollution Solutions, Inc.	Gross	24,000 SF	Expires March 31, 2025	\$9,000	\$0.38	\$0.65 NNN
801-805 N Stockton St	VACANT	Gross	14,500 SF	-	\$0	\$0.00	-- [3]
825 N Stockton St	VACANT	Gross	13,000 SF	-	\$0	\$0.00	\$0.65 NNN
875 N Stockton St	VACANT	Gross	12,750 SF	-	\$0	\$0.00	\$0.65 NNN
909 N Stockton St [2]	Vanderlans & Sons, Inc.	Gross	21,000 SF	MTM	\$5,198	\$0.25	\$0.65 NNN
945 N Stockton St	VACANT	Gross	3,000 SF	-	\$0	\$0.00	-- [3]
TOTAL			101,250 SF		\$14,198		

[1] Pollution Solutions, Inc. has occupied the building since 2017 and has expressed interest in signing a new lease

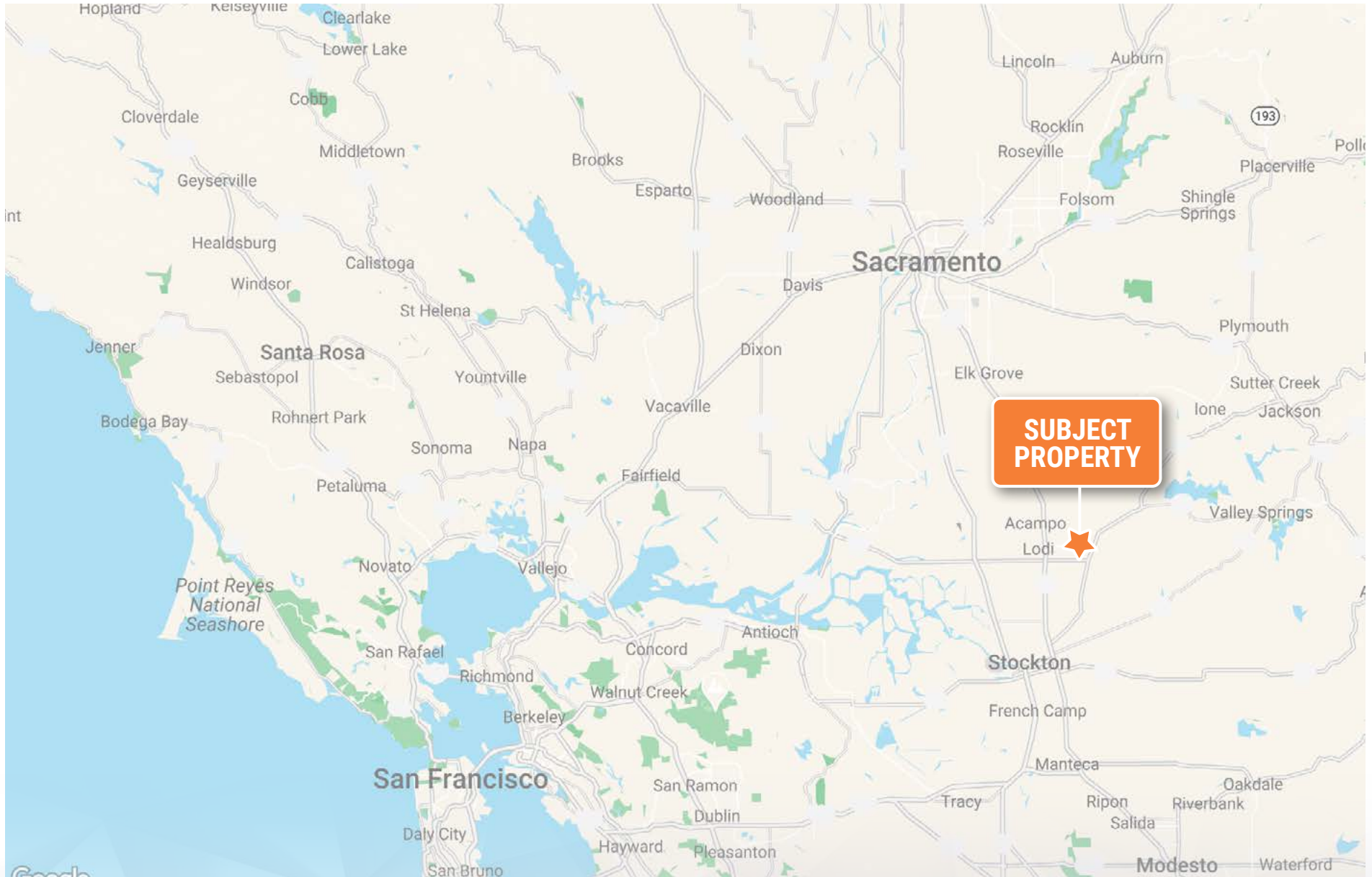
[2] Vanderlans & Sons, Inc. has occupied the building since 2006 and has expressed interest in signing a new lease

[3] Buildings will need to be demolished - no pro forma rent collected

EAST AERIAL



REGIONAL MAP



WEST AERIAL





03 MARKET OVERVIEW

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	14,249	71,680	83,289
2023 Estimate			
Total Population	13,929	69,120	79,897
2020 Census			
Total Population	13,590	68,381	78,648
2010 Census			
Total Population	13,690	65,361	74,240
Daytime Population			
2023 Estimate	12,650	63,726	74,577
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,219	26,370	30,563
2023 Estimate			
Total Households	5,061	25,215	29,079
Average (Mean) Household Size	2.8	2.7	2.7
2020 Census			
Total Households	4,985	24,560	28,211
2010 Census			
Total Households	4,787	23,313	26,463

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	5.5%	7.6%	8.6%
\$150,000-\$199,999	3.3%	8.4%	8.6%
\$100,000-\$149,999	15.2%	19.1%	19.4%
\$75,000-\$99,999	11.0%	13.1%	13.1%
\$50,000-\$74,999	15.7%	16.3%	16.0%
\$35,000-\$49,999	11.9%	11.3%	11.0%
\$25,000-\$34,999	12.8%	8.3%	7.9%
\$15,000-\$24,999	11.8%	7.8%	7.5%
Under \$15,000	12.9%	8.0%	7.8%
Average Household Income	\$76,771	\$97,558	\$102,327
Median Household Income	\$50,815	\$71,903	\$74,603
Per Capita Income	\$28,258	\$35,847	\$37,503
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	13,929	69,120	79,897
Under 20	29.6%	27.2%	27.0%
20 to 34 Years	21.8%	20.1%	19.7%
35 to 39 Years	7.1%	6.6%	6.5%
40 to 49 Years	10.8%	11.4%	11.5%
50 to 64 Years	16.1%	17.9%	18.4%
Age 65+	14.6%	16.8%	17.0%
Median Age	34.1	37.0	37.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	8,943	46,200	53,588
Elementary (0-8)	20.2%	13.1%	12.8%
Some High School (9-11)	11.1%	8.9%	8.7%
High School Graduate (12)	26.3%	26.8%	26.5%
Some College (13-15)	21.1%	21.7%	21.6%
Associate Degree Only	7.4%	9.5%	9.7%
Bachelor's Degree Only	9.4%	13.3%	13.6%
Graduate Degree	4.5%	6.8%	7.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	26.0	26.0

DEMOGRAPHICS



POPULATION

In 2023, the population in your selected geography is 79,897. The population has changed by 7.62 since 2010. It is estimated that the population in your area will be 83,289 five years from now, which represents a change of 4.2 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.6, compared with the U.S. average, which is 38.7. The population density in your area is 1,016 people per square mile.



HOUSEHOLDS

There are currently 29,079 households in your selected geography. The number of households has changed by 9.89 since 2010. It is estimated that the number of households in your area will be 30,563 five years from now, which represents a change of 5.1 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2023, the median household income for your selected geography is \$74,603, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 54.33 since 2010. It is estimated that the median household income in your area will be \$89,940 five years from now, which represents a change of 20.6 percent from the current year.

The current year per capita income in your area is \$37,503, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$102,327, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 34,381 people in your selected area were employed. The 2010 Census revealed that 53.5 percent of employees are in white-collar occupations in this geography, and 20.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$442,999 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 15,249.00 owner-occupied housing units and 11,217.00 renter-occupied housing units in your area.



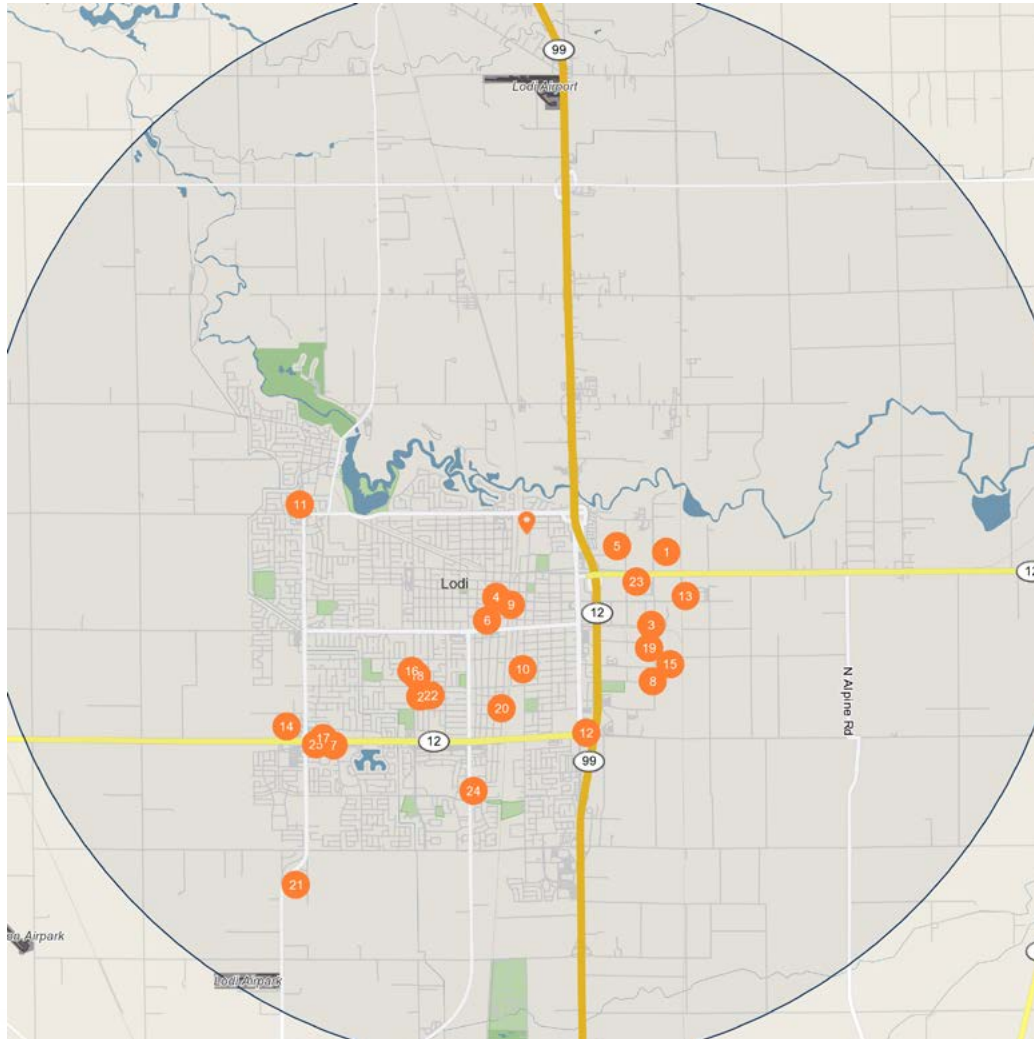
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 13.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 26.5 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.6 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS

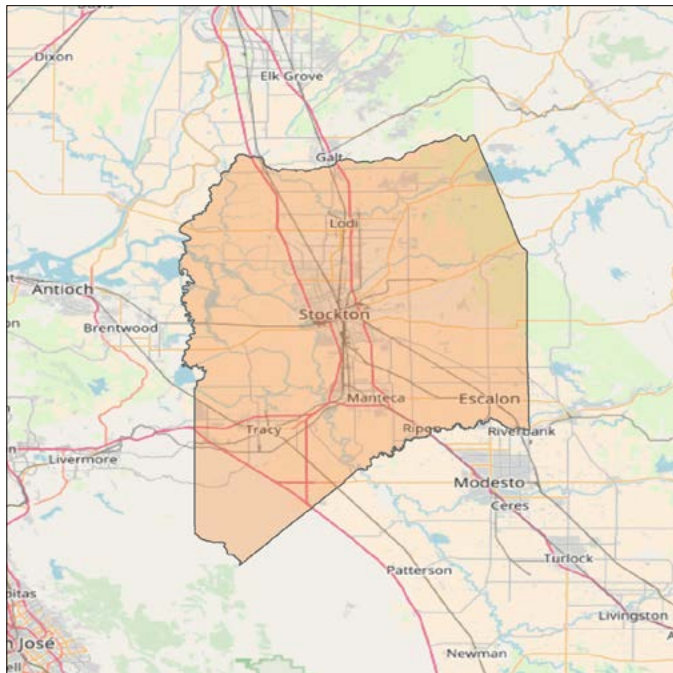


Major Employers		Employees
1	Robert Mondavi Corporation	844
2	Lodi Memorial Hosp Assn Inc-Adventist Health Lodi Memorial	700
3	Vino Farms LLC	450
4	Farmers & Merchants Bancorp	330
5	Pacific Coast Producers	300
6	Diocese Stockton Eductl Off-St Anne School	287
7	Chancellor Hlth Care of Cal IV-Chancellor Place of Lodi	276
8	Lodi Unified School District	250
9	Mv Transportation Inc	198
10	Pacific Coast Producers	195
11	Wine & Roses LLC-Wine & Roses Hotel and Rest	190
12	F S Vision Inc-Dennys	166
13	Gifting Company LLC-Manhattan Fruitier	150
14	Lowes Home Centers LLC-Lowes	142
15	Pacific Coast Producers	139
16	Lodi Memorial Hospital	134
17	Catalina Restaurant Group Inc-Cocos	132
18	Vienna Convalescent Hosp Inc-Vienna Nrsing Rhbilitation Ctr	131
19	American Mstr Tech Scntfic Inc-American Histology Reagent Co	126
20	Holz Rubber Company Inc-Hr	120
21	Valley Landscaping & Maint Inc	120
22	Beaver Dam Health Care Center-Beverly Healthcare	116
23	Bart Manufacturing Inc	114
24	Spare-Time Inc-Twin Arbors Athletic Club	114
25	Beverages & More Inc	113

MARKET OVERVIEW

STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



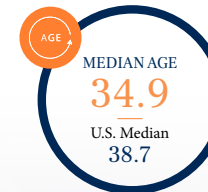
COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2024, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

DEMOGRAPHICS



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