

Commercial Lot Adjacent to Stockton Commercial Corridor

8811 Davis Rd, Stockton CA 95209

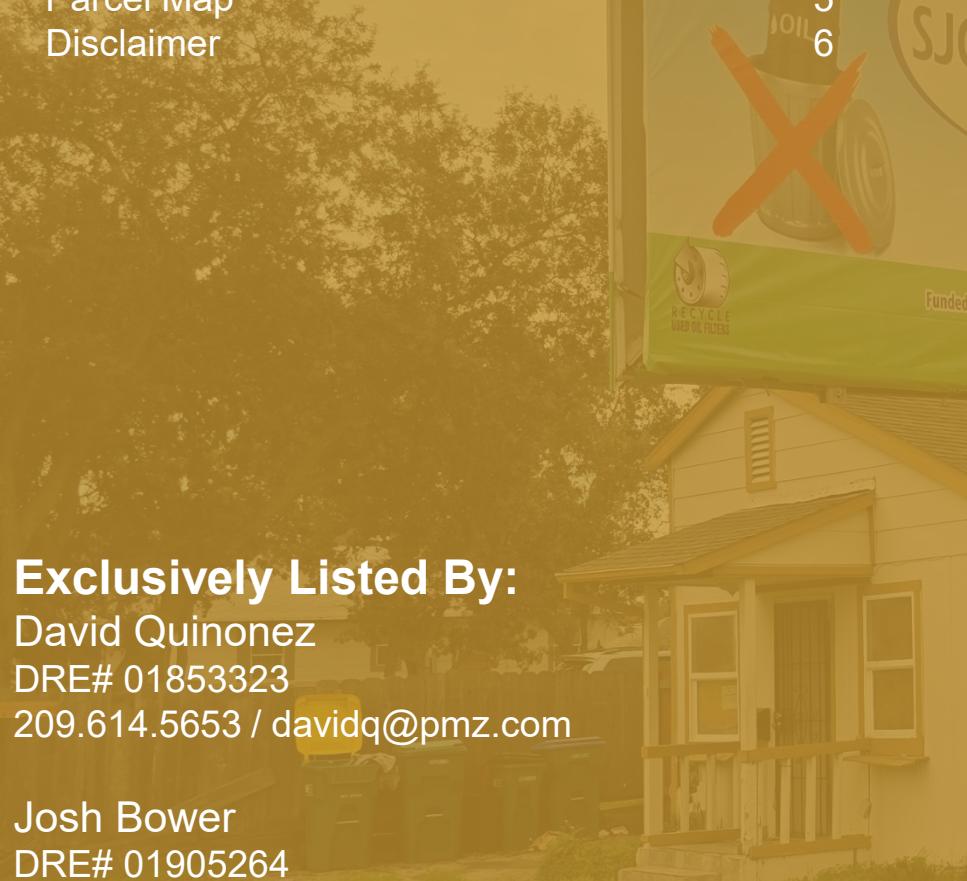


Sale Price: \$250,000 (\$22.73/SF)

Lot Size: 11,000 SF

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Exclusively Listed By:

David Quinonez
DRE# 01853323
209.614.5653 / davidq@pmz.com

Josh Bower
DRE# 01905264
209.988.8428 / jbower@pmz.com

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

8811 Davis Rd
Stockton, CA 95209



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



255,536



82,811



\$95,774

Population

Households

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	8811 Davis Rd, Stockton CA 95209
APN	072-420-13
BUILDING SIZE	673 SF
LOT SIZE	11,000 SF
ZONING	GC General Commercial
YEAR BUILT	1946

HIGHLIGHTS

- Consists of a vacant lot with a 673 SF fixer home
- Zoned General Commercial
- Great opportunity to redevelop for commercial or high density uses
- Adjacent to Thornton Rd, with 35,990 ADT
- 13,529 ADT on Davis Rd

Dimensions



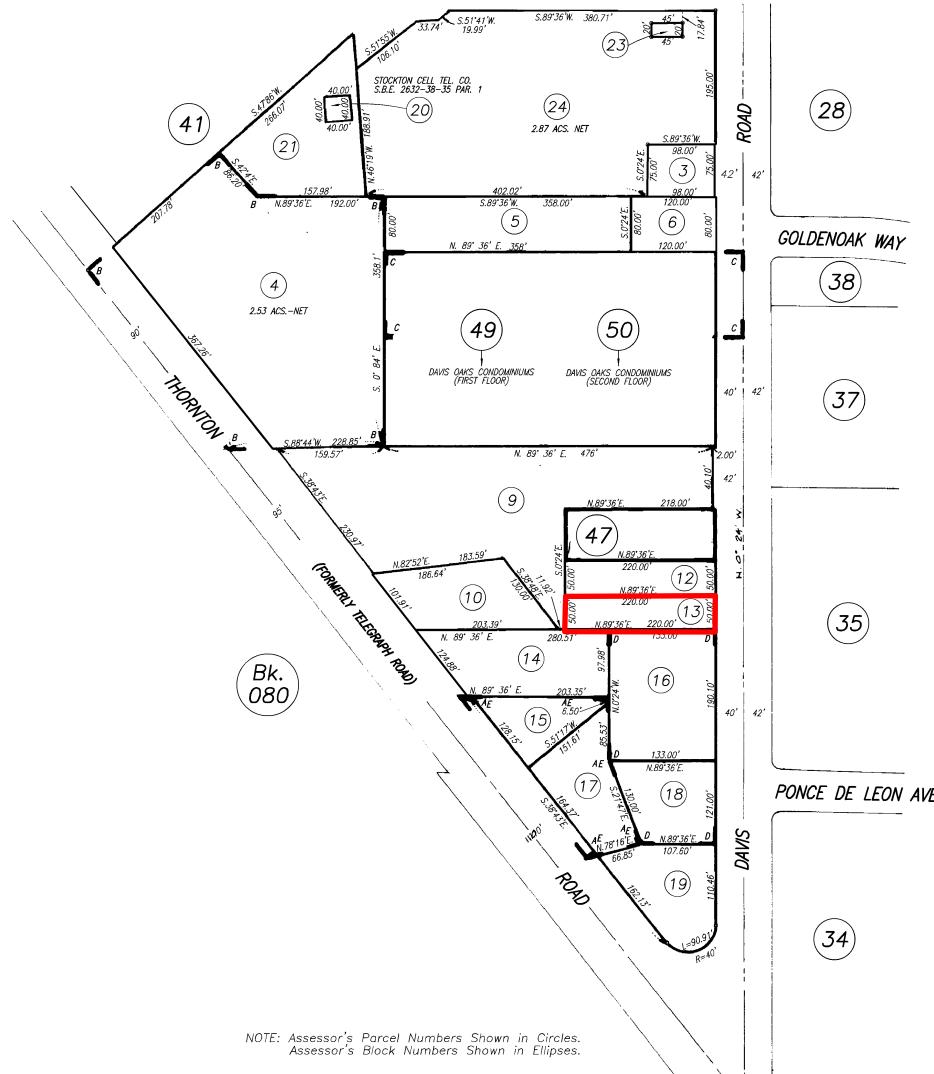
Aerial



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles	
Total Population	23,106	152,038	269,705	
Growth 2024-2029	5.6%	5.42%	5.54%	
Growth 2020-2024	4.33%	3.30%	4%	
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles	
Growth 2024-2029	5.66%	5.47%	5.59%	
Growth 2020-2024	4.64%	3.71%	4.43%	
2024 Average HH Income	\$103,092	\$93,409	\$95,744	
STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Davis Rd	Ponce de Leon Ave	2018	13,622	0.05
Davis Rd	Ponce de Leon Ave	2025	13,529	0.05
Thornton Rd	Davis Rd	2023	24,083	0.06
Thornton Rd	Davis Rd	2025	24,154	0.06
Thornton Rd	Davis Rd	2025	35,990	0.12
Ponce de Leon Ave	Ravenwood Dr	2025	4,773	0.18
Ponce de Leon Ave	Ravenwood Dr	2024	4,818	0.18
Thornton Rd	Cortez Ave	2023	33,390	0.26

Parcel Map



THIS MAP FOR
ASSESSMENT USE ONLY 072-42



POR. SECTION 8,
T.2N.R.6E., M.D.B.&M.

A - R.S. Vol. 11 Pg. 065
B - R.S. Vol. 11 Pg. 037
C - R.S. Vol. 09 Pg. 122
D - R.S. Vol. 06 Pg. 189
E - R.S. Vol. 13 Pg. 268

CITY OF STOCKTON
Assessor's Map Bk.072 Pg.42
County of San Joaquin, Calif.

DISCLAIMER

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