

# 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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## EXECUTIVE SUMMARY

8811 Davis Rd  
Stockton, CA 95209



### 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

255,536

Population

82,811

Households

\$95,774

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



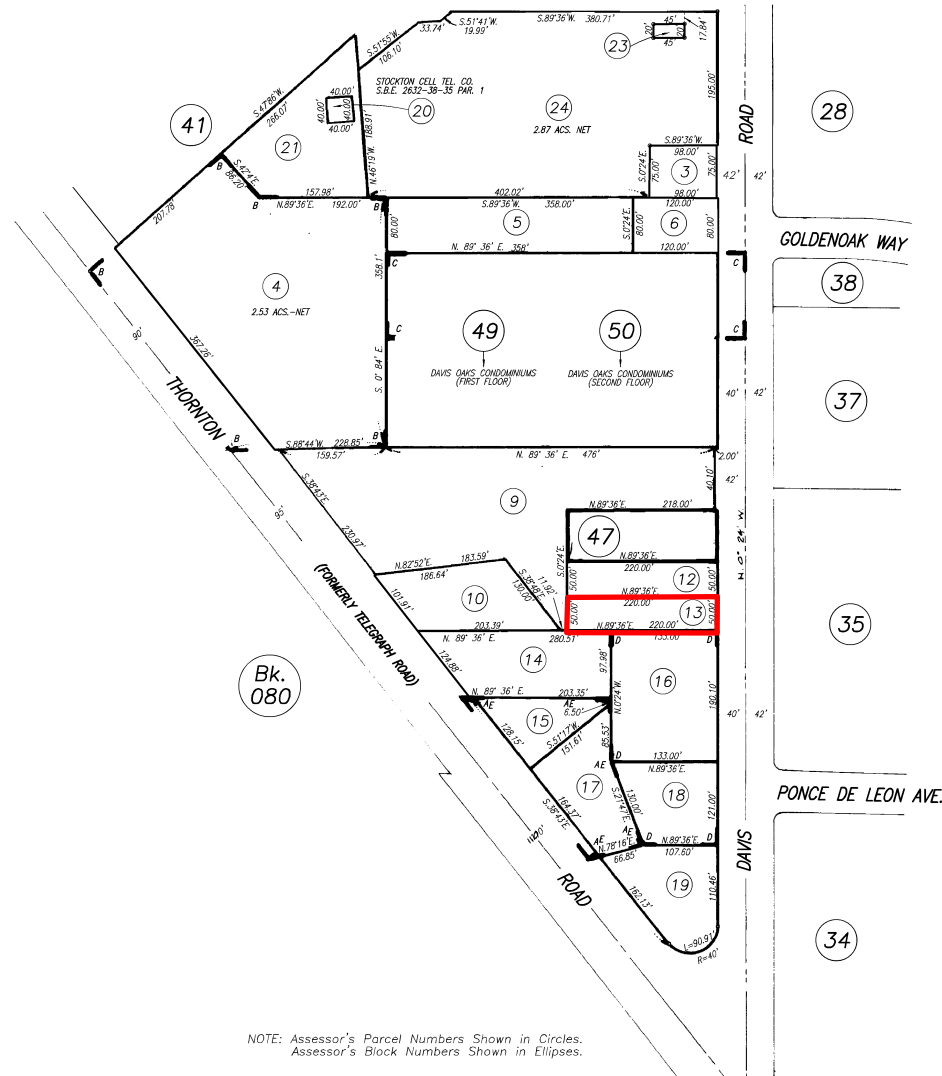
## DEMOGRAPHICS

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

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



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