

 View Virtual Tour



For Sale or Lease | ±3,053 SF

Owner User Opportunity

434 E Dr. Martin Luther King Jr. Blvd. | Stockton, CA



Contact Brokers

Cherié Huillade, ccim

Senior Vice President
+1 925 279 4622
cherie.huillade@colliers.com
CA Lic. 00918839

Ray Devlin

Senior Vice President
+1 925 202 9175
ray.devlin@colliers.com
CA Lic. 01199417

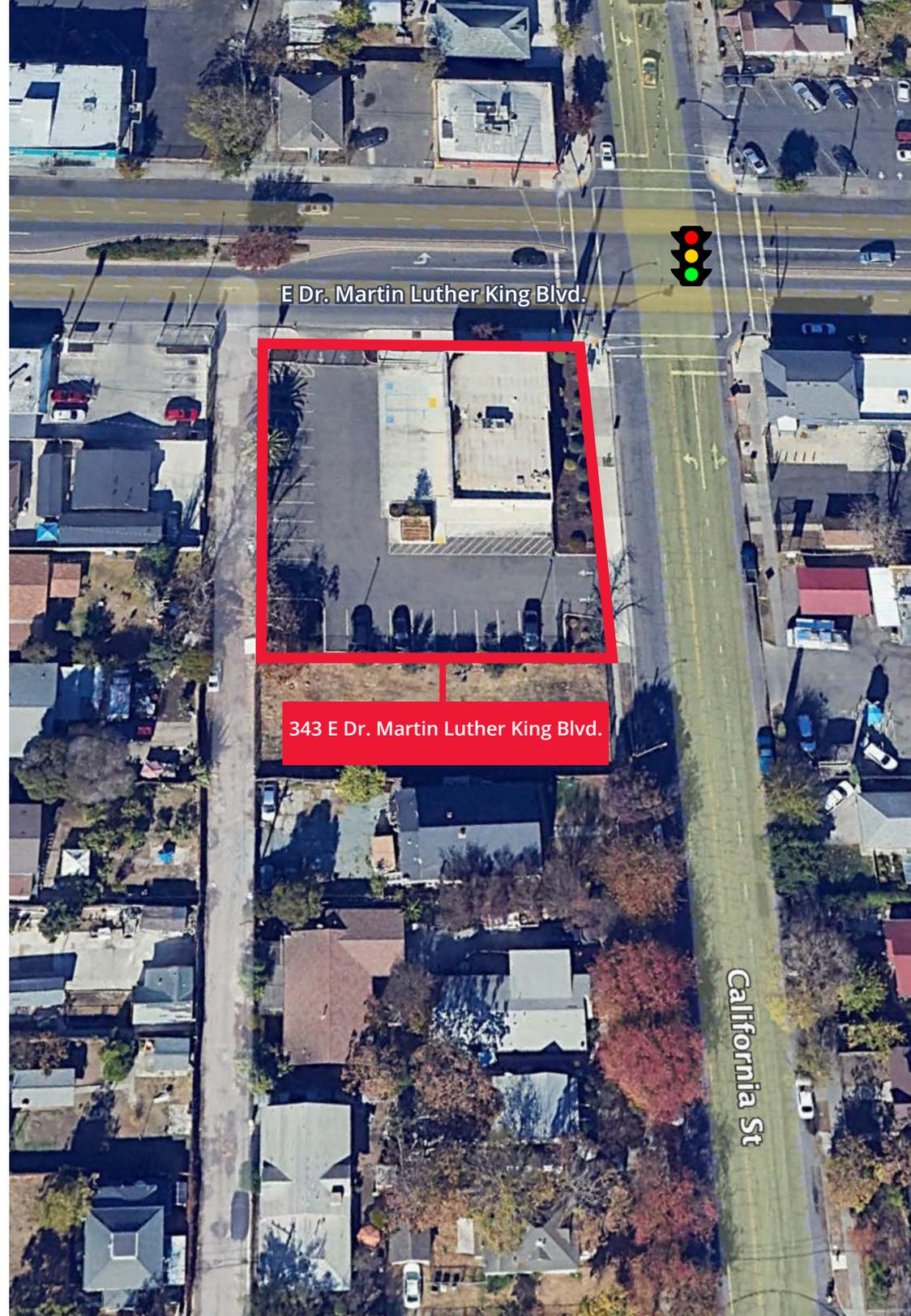
Highlights

Colliers is proud to serve as the exclusive listing agent for the sale of this ±3,053 SF free-standing commercial building, remodeled in 2019, and suitable for medical or dental use. The property is prominently located at the signalized intersection of E Dr. Martin Luther King Jr. Blvd. and California Street in Stockton, California.

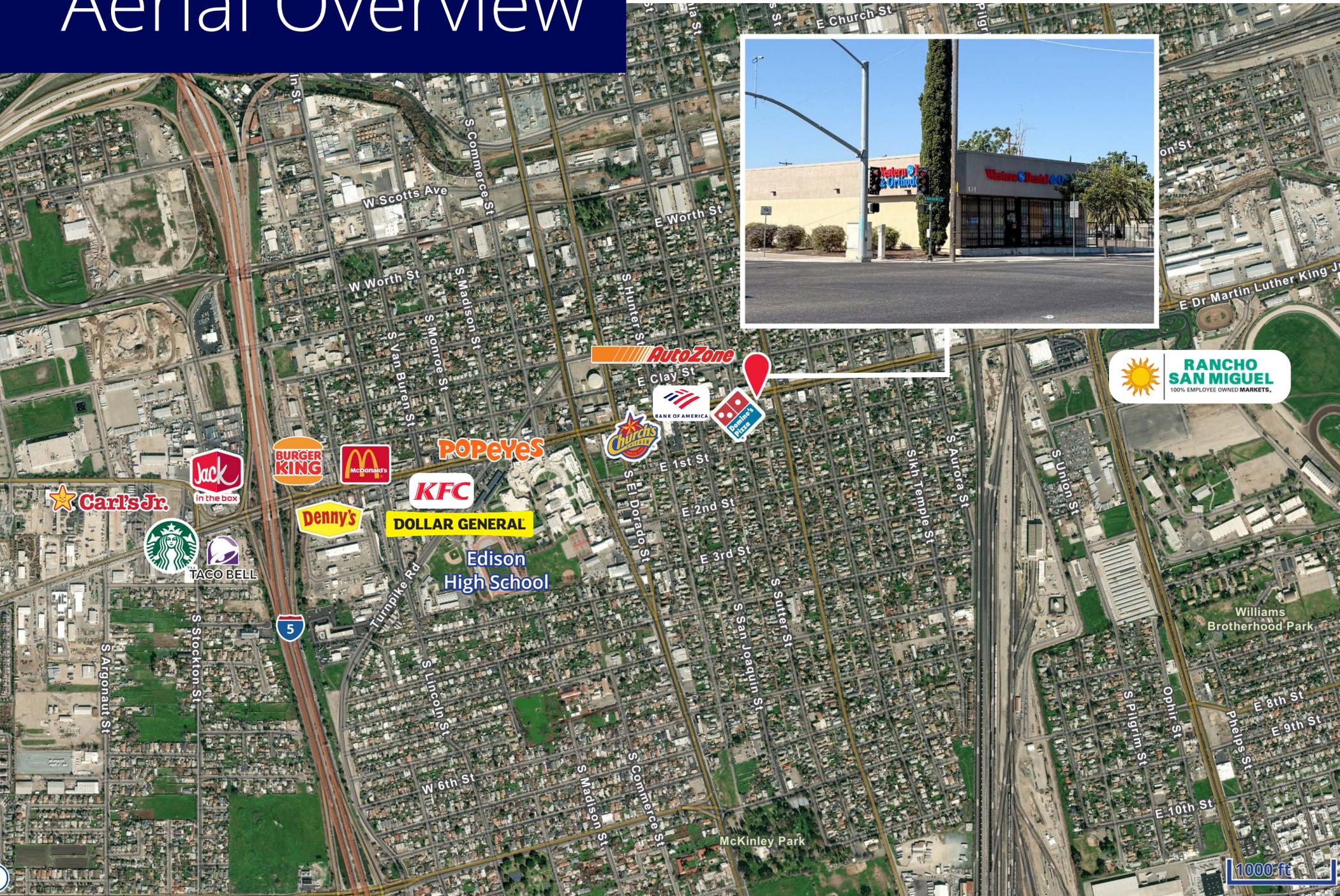
Situated along E Dr. Martin Luther King Blvd. —a key commercial corridor that links southern Stockton to Interstate 5 and State Highway 99—this location offers excellent visibility and accessibility.

- Building Size: ±3,053 SF
- Parcel Size: ±0.48 acres
- [CG, General Commercial, permitted uses](#)
- ADT: ±25,586
- Easy left turn access
- Parking: 29 stalls
- Signalized intersection
- Remodeled in 2019 for medical/dental
- Built with 7 treatment rooms
- **For Sale \$1,685,000**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Aerial Overview

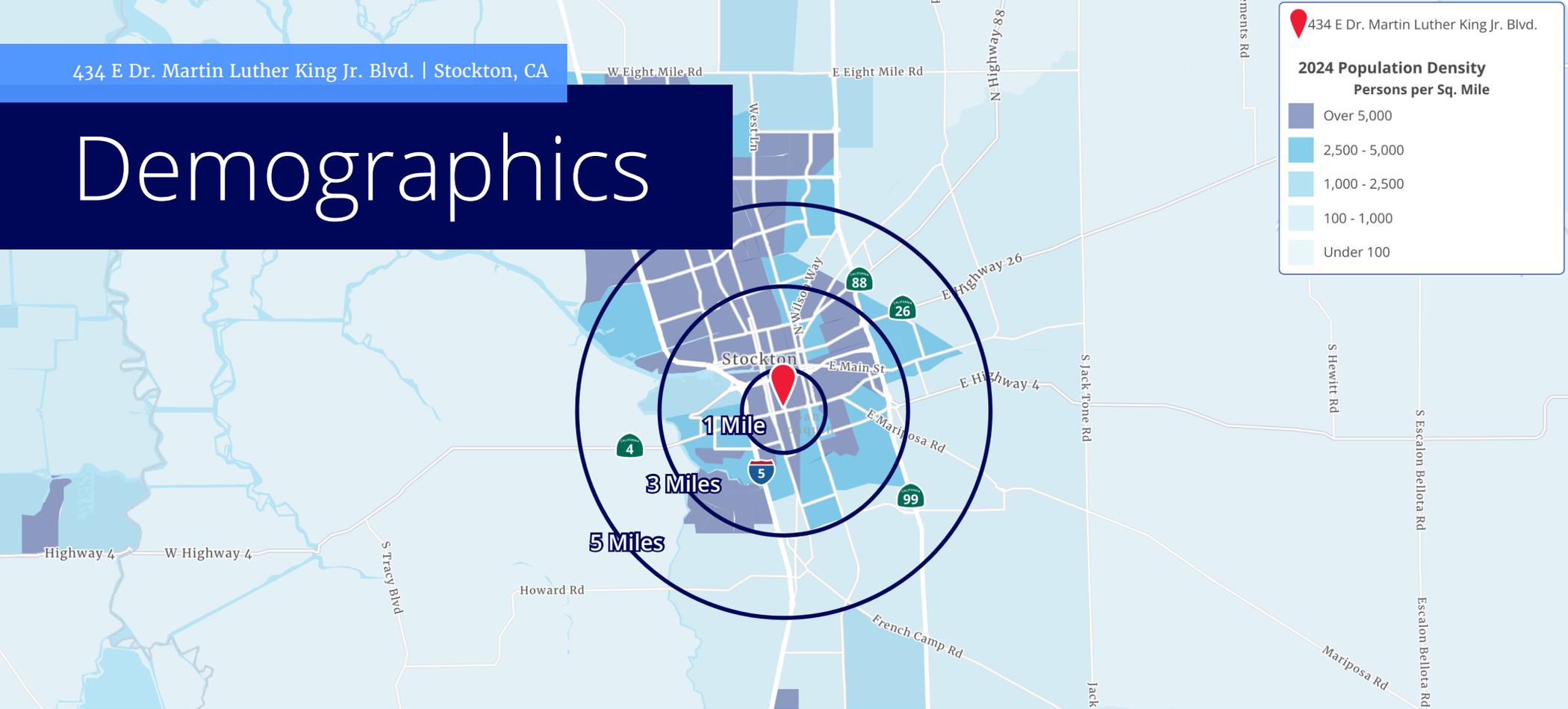


- Jack in the box
- Burger King
- McDonald's
- Carl's Jr.
- Starbucks
- Taco Bell
- Popeyes
- KFC
- Denny's
- Dollar General
- Edison High School

- AutoZone
- Bank of America
- Domino's

1000 ft

Demographics



Demographics: 1, 3, 5 Mile Radius



Median household income

1 Mile: \$49,495
3 Miles: \$63,885
5 Miles: \$69,511



Current total population

1 Mile: 20,377
3 Miles: 131,224
5 Miles: 231,515



Current total households

1 Mile: 5,551
3 Miles: 38,680
5 Miles: 70,117



Annual household spending:
Health Care

1 Mile: \$3,966
3 Miles: \$5,197
5 Miles: \$5,672

434 E Dr. Martin Luther King Jr. Blvd. | Stockton, CA

Location Overview



Location Highlights

- Prime location at the signalized intersection of E Dr. Martin Luther King Blvd. and California Street, with over ±25,586 vehicles passing daily.
- Surrounded by a strong mix of national and regional retailers, including Dollar General, Rancho San Miguel Market, McDonald's, Burger King, Domino's, KFC, AutoZone, O'Reilly Auto Parts, Arco AM/PM, and more.