

216

N AMERICAN STREET | STOCKTON, CA 95202



**OFFERING
MEMORANDUM**

INTERO

Commercial



THE HAGAR GROUP

**SPECIAL DOWNTOWN
LOCATION FOR SALE OR LEASE**

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor Intero Commercial, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is Intero Commercial and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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Intero Commercial is pleased to offer the exclusive opportunity to purchase or lease 216 N American Street in Stockton, CA. Built in 2007, this 3000 square foot building sits on a .34 acre lot that is fully fenced. Located on the North side of downtown Stockton, it boasts easy access to highway 4, main roads, downtown attractions, parks, and the riverwalk. This neighborhood is home to many types of businesses and residents where there is a real sense of community. Located in a Green Zone, this building can have cannabis retail & distribution uses as well as many other Downtown Commercial uses (check to verify with City of Stockton). Past tenants were Stanley Steamer and a cannabis distribution company. The huge gated and fenced yard allows for multiple options such as expanding the building size, storage, additional parking, etc. Call to schedule a tour.



216 N AMERICAN ST
STOCKTON, CA



LOT SIZE
0.34 AC



RENTABLE SF
3,000 SF

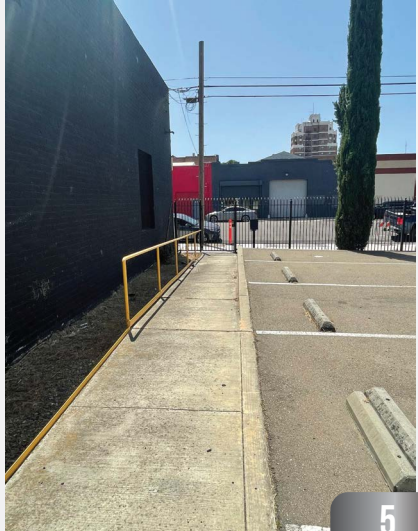


YEAR BUILT
2007

PROPERTY HIGHLIGHTS

- Flexible property uses
- Secured Property with Powered Gate and Fully fenced yard
- ADA bathroom, shower, parking, and ramp from sidewalk
- 2 Drive in Roll up doors
- Large Yard
- Great Downtown Location

PROPERTY PHOTOS



5

SPECIAL DOWNTOWN LOCATION FOR SALE OR LEASE



STANISLAUS ST

MINER AVE (11,500 VPD)

CHANNEL ST

WEBER AVE

AMERICAN ST

RETAIL MAP



POPULATION AT A GLANCE



281,266
5-Mile
Population



\$60,159
5-Mile Median
Household Income



85,622
5-Mile
Households

DEMOGRAPHICS

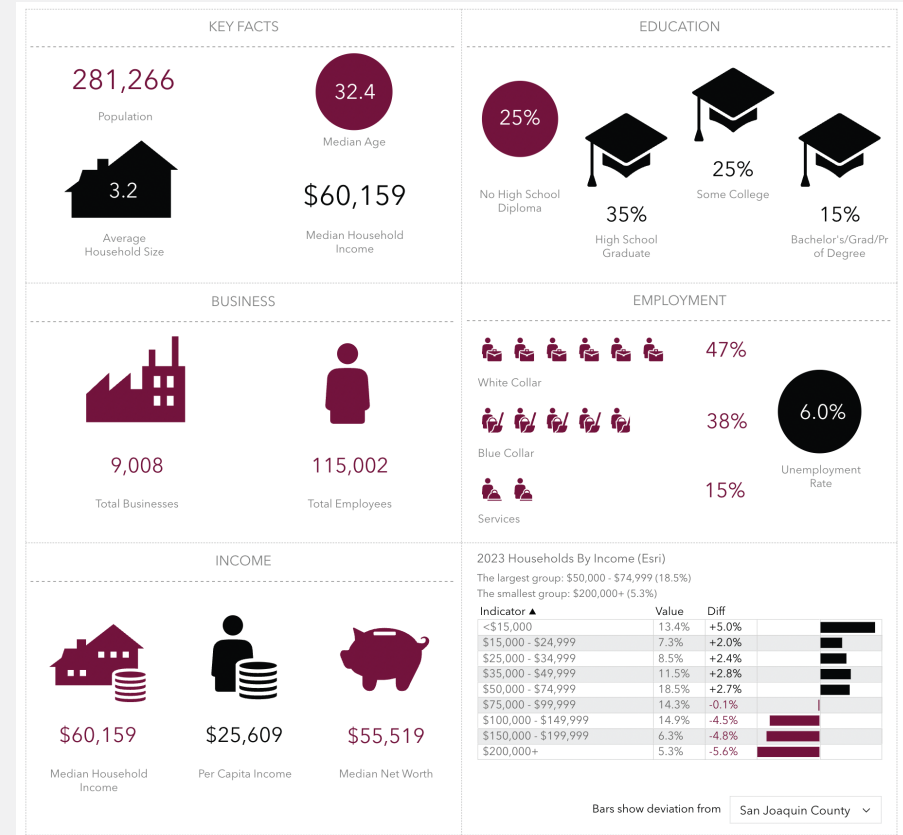
2023 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	20,635	155,256	281,266
Households	7,067	46,388	85,622
Families	3,666	31,952	60,133
Average Household Size	2.75	3.22	3.19
Owner Occupied Housing Units	1,034	19,305	40,388
Renter Occupied Housing Units	6,033	27,083	45,234
Median Age	32.8	31.4	32.4
Median Household Income	\$27,623	\$51,891	\$60,159
Average Household Income	\$48,542	\$72,133	\$83,874

2028 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	20,952	158,421	286,136
Households	7,180	47,357	87,047
Families	3,705	32,553	61,015
Average Household Size	2.75	3.23	3.19
Owner Occupied Housing Units	1,074	20,083	41,776
Renter Occupied Housing Units	6,107	27,274	45,271
Median Age	33.9	32.3	33.1
Median Household Income	\$30,239	\$58,137	\$69,055
Average Household Income	\$56,582	\$82,960	\$95,976

5-MILE DEMOGRAPHIC SUMMARY



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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JUST 90 MINUTES FROM SAN FRANCISCO, STOCKTON BLENDS OLD CALIFORNIA CHARM WITH A VIBRANT EVENTS SCENE AND DIVERSE ATTRACTIONS. ENJOY NEARLY PERFECT WEATHER, SAVOR LOCAL PRODUCE AT YEAR-ROUND FARMERS' MARKETS, AND EXPLORE SCENIC WINERIES. WITH A WELCOMING COMMUNITY AND A CENTRAL LOCATION, STOCKTON OFFERS THE BEST OF CALIFORNIA LIVING.

STOCKTON OVERVIEW

Nestled in the heart of California's Central Valley, Stockton is a vibrant city with a rich history and a promising future. Known for its strategic location along the San Joaquin River, Stockton has evolved from its agricultural roots into a diverse and dynamic urban center. The city's waterfront, adorned with marinas, parks, and cultural attractions, reflects a commitment to revitalization and community engagement. Stockton is a melting pot of cultures, and this diversity is celebrated through its various festivals, events, and culinary scene, offering a tapestry of flavors that reflect the city's eclectic spirit.

Beyond its cultural allure, Stockton boasts a thriving economy, serving as a key hub for transportation and commerce in the region. The city's strategic location along major highways and proximity to the Port of Stockton positions it as a vital link in the supply chain. With a growing emphasis on education and innovation, Stockton is also home to institutions like the University of the Pacific, contributing to the city's intellectual vibrancy. Residents and visitors alike can explore the Haggin Museum, showcasing a remarkable collection of art and local history, or attend events at the Bob Hope Theatre, adding a touch of entertainment and cultural enrichment to the city's tapestry.

Despite its urban growth, Stockton retains a connection to nature with parks, trails, and open spaces that provide residents and visitors with opportunities for recreation and relaxation. The city's commitment to sustainability is evident in its efforts to preserve green spaces and promote eco-friendly initiatives. With a blend of history, diversity, economic vitality, and natural beauty, Stockton stands as a testament to the resilience and potential of California's Central Valley.



STOCKTON HIGHLIGHTS

- 11th-most populous city in California
- Interstate 5 and State Route 99, inland California's major north-south highways, pass through the city.
- State Route 4 and the San Joaquin River connect the city with the San Francisco Bay Area to its west, creating the Stockton Deepwater Shipping Channel.
- Historically an agricultural community, Stockton's economy has since diversified into other industries, which include telecommunications and manufacturing.

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