

# FREESTANDING RETAIL BUILDING FOR SALE

1212 - 1226 E. HARDING WAY, STOCKTON, CA



## LISTING DATA:

**\*\* DO NOT DISTURB OCCUPANT \*\***

TOTAL BLDG. SF:	10,000± SF
LAND SIZE:	.52± Acres (2 parcels)
TYPE:	Retail Storefront / Commercial
ZONING:	CG - General Commercial (City of Stockton)
APN'S:	151-022-10, 151-022-02

## FEATURES:

- Established neighborhood location in the heart of Stockton, California
- The building is located on 2 parcels | Potentially divisible
- Great access, exposure and visibility on E. Harding Way, just west of West Lane / N. Airport Way intersection
- Ideal for general retail, soft goods and other retail uses | Great owner/user/investor opportunity
- On-site parking and convenient street parking
- Billboard income

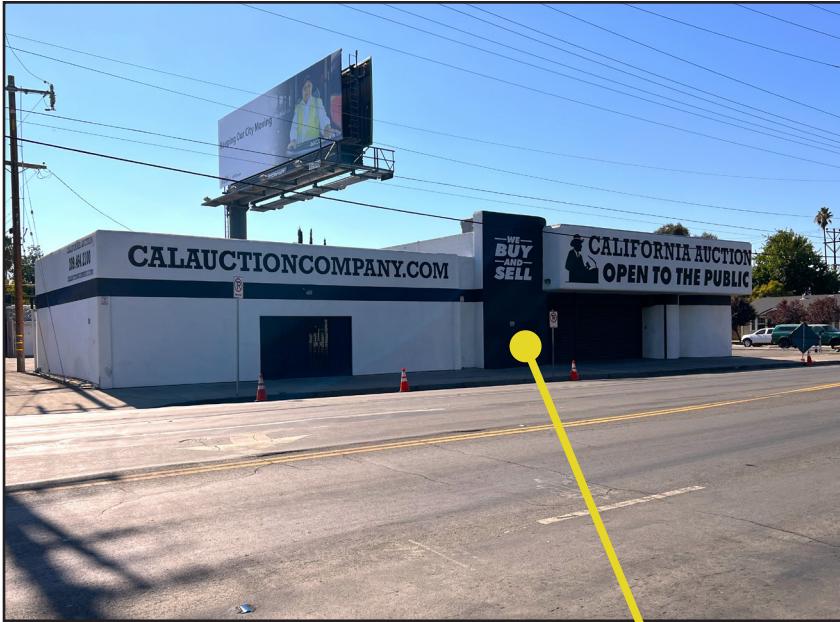
**SALE PRICE : \$1,250,000**

## CONTACT **Darren McFadden**

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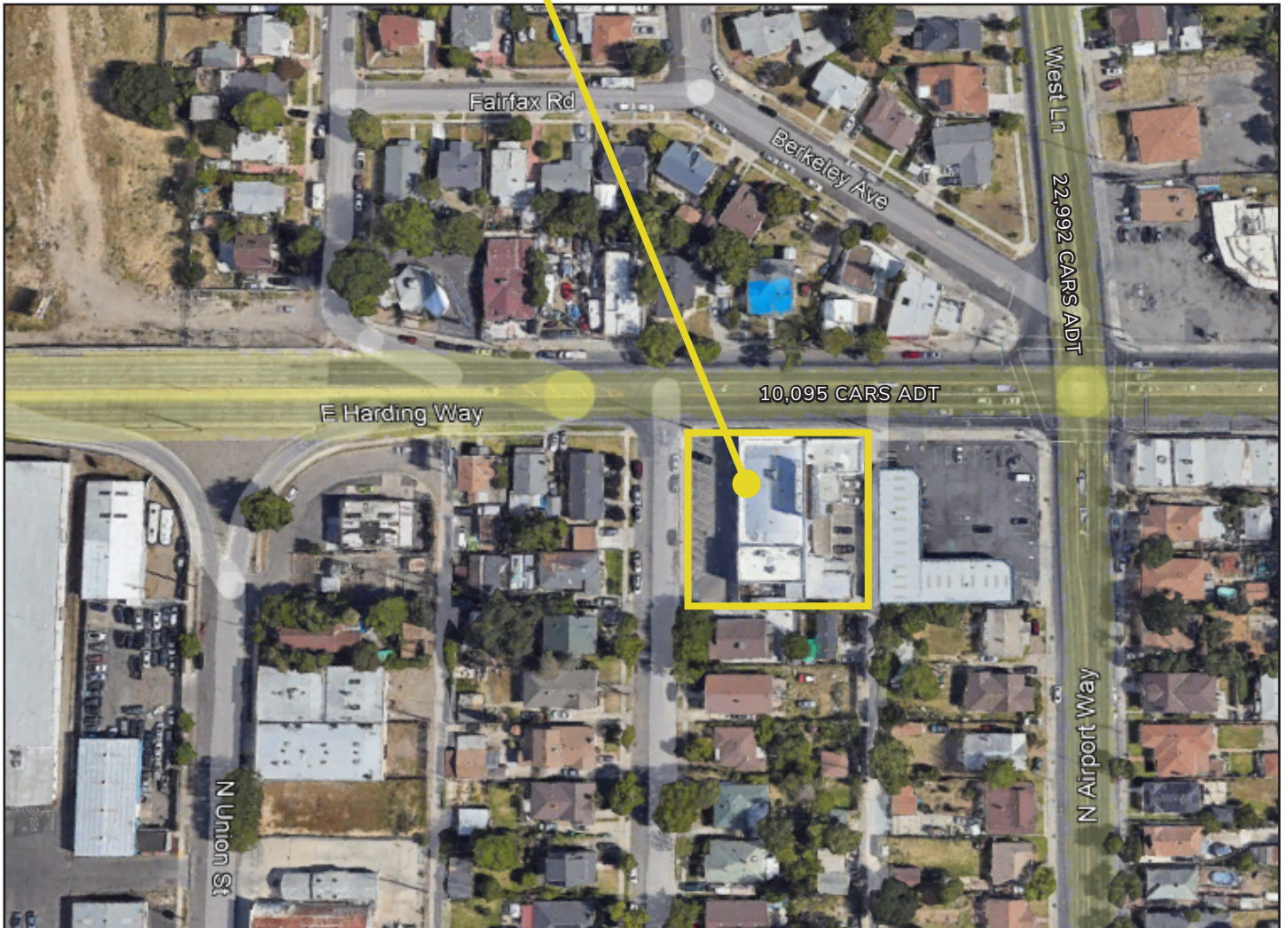
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## DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
POPULATION	19,003	150,743	312,447
INCOME	\$53,789	\$67,982	\$81,139

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