

Property Description: Prime Commercial Infill Opportunity

Seize one of the last remaining undeveloped infill parcels on Stockton's most heavily traveled commercial arteries. Located at 4239 Pacific Avenue, this high-visibility, half-acre lot (21,384 sq. ft.) offers a blank canvas for forward-thinking investors, developers, or business owners looking to establish a footprint in a high-demand commercial ecosystem. Boasting exceptional street frontage and high daily traffic counts, this flat, easily accessible site is perfectly positioned for premier retail, modern office space, medical clinics, or a customized service-oriented facility. With utilities readily available near the property line and established commercial zoning, the site eliminates many of the friction points common to raw land development. This is an elite location tailored for a high-density, high-conversion commercial asset designed to draw steady consumer traffic from the surrounding university and residential populations.

Neighborhood Highlights: The Pacific Avenue Corridor

The real strength of this property lies in its location. It is positioned squarely within Stockton's primary commercial and educational spine, offering a powerful blend of daytime employee traffic, student population density, and established residential demographics.

Higher Education Anchor: Located just down the street from San Joaquin Delta College and the University of the Pacific (UOP). The constant influx of students, faculty, and campus visitors provides a massive, built-in consumer base with robust daytime foot traffic.

Dining Synergies: Positioned in a bustling retail hub, the property is flanked by major regional shopping destination centers, diverse dining hotspots, financial institutions, and essential services that draw thousands of local residents daily.

Premier Transit Connectivity: Pacific Avenue serves as a direct northern/southern thoroughfare for central Stockton. The site offers seamless logistics, situated near major intersections and providing quick, straightforward access to both Interstate 5 and Highway 99 for effortless regional commuting.

Let's dive into the zoning mechanics for this lot. Under the City of Stockton Development Code (Title 16), the Commercial, General (CG) district is highly versatile, specifically designed to blend traditional business with modern mixed-use development.

Here is exactly what the CG zoning allows you to do on Pacific Avenue, along with a reality check on your 15-unit multi-family concept. Allowed Use Cases: Stockton CG (Commercial, General) The CG zone is highly permissive, allowing a wide variety of commercial and residential mix options by right or via minor administrative permits:

Multi-Unit Residential & Mixed-Use: Multi-unit dwellings (apartments, townhomes, condominiums) are permitted by right in Stockton's CG zone. This allows for stand-alone residential buildings or a vertical mix (e.g., ground-floor retail with residential above).

Retail & Service Businesses: General retail, food/beverage services, restaurants, personal services (salons, dry cleaning), and neighborhood-serving conveniences.
PropertyZoned

Professional & Medical Offices: Administrative, legal, financial, and medical/dental clinics.
PropertyZoned

Commercial Recreation: Indoor sports, fitness centers, and entertainment facilities.

"15-Unit" Play:

Since the lot area allows for 14.25 units by right under standard zoning numbers, hitting 15 units is a very straightforward path. You can easily clear that fractional hurdle using California's State Density Bonus Law by designating just one unit as affordable, or by utilizing standard local infill incentives.

Because the site is flat and positioned on a major commercial transit corridor near two major colleges, a three-story mid-rise complex or a live-work mixed-use building fits the exact development thesis of the Pacific Avenue corridor. Updated Property Description: High-Density Development Angle

Standard commercial use to a high-yield, transit-oriented residential/mixed-use asset.

Prime Multi-Family Infill Site: The "15 unit" Opportunity

Position your next portfolio asset squarely within Stockton's high-demand institutional corridor. Located at 4239 Pacific Avenue, this 0.49-acre commercial infill parcel features flexible Commercial General (CG) zoning, allowing for multi-family residential development by right.

The site is an exceptional candidate for a premium 15-unit multi-family project or a vibrant mixed-use development featuring ground-floor commercial space beneath modern apartments.

With a high-density allowance of up to 29 units per acre and a generous 45-foot height envelope, developers can maximize the vertical footprint of this flat, utility-ready lot. Its strategic positioning captures non-stop demand from the massive local student and professional populations, ensuring low vacancy and premium rent potential from day one.

15-Unit Project Here:

You can build 15 units on this site. In fact, under Stockton's development standards, you have the room to do it comfortably. Here is how the math breaks down based on the lot size and city density rules:

Attribute	CG Zone Rule / Metric	Application to 4239 Pacific Ave
Lot Size	—	0.49 Net Acres (21,384 sq. ft.)
Allowable Density	0 to 29 units per net acre	Maximum base allowance: 14.2 units
Max Units (By Right)	1 unit per 1,500 sq. ft. of lot area	$\$21,384 \div 1,500 = \$$ 14.25 units
With State Density Bonus	Up to 50%+ bonus (for affordable units)	Easily pushes the cap to 21+ units
Maximum Building Height	45 feet (typically 3 to 4 stories)	Plenty of vertical envelope for a 15-unit footprint
Setbacks	Front: 10 ft Side/Rear: 0 ft (10 ft if adjacent to residential)	Minimizes wasted space; maximizes buildable footprint

***** Please verify with the City any potential use, project, permits, etc.