

127 E. & 141 E. ACACIA  
STREET

Stockton, California



BURNS GROUP  
HISTORIC STOCKTON



## FOR SALE

**141 E. ACACIA STREET  
&  
127 E. ACACIA STREET  
\$1,390,000**

*Two adjacent brick commercial  
buildings in Central Stockton  
Office & Medical Use*

### **Convenient Central Location**

Visible location with easy access by car  
or bus lines

### **Urban Development Growth**

Positioned in a rapidly developing area,  
this property is poised for appreciation  
as demand for commercial and medical  
space continues to rise.

### **Convenient Onsite Parking**

Property has a private paved and gated  
parking lot for easy access for employ-  
ees and clients

## Building Statistics

- Two side-by-side brick buildings, occupying almost the entire block
- **141 E. Acacia Street** is an office complex of  $\pm 5,154$  SF with attached gated parking lot
- Four commercial rental units on the ground floor, Three units leased to established businesses at current rents of \$4,140.00 per month.
- **127 E. Acacia Street** is a medical building of  $\pm 8,000$  SF plus additional usable basement space
- Paved parking lot secured with wrought iron gate
- Zoned Commercial Downtown (CD)
- Ideal for owner-user or an investor looking to expand their portfolio

Purchase Price: \$1,390,000

APN's: #139-040-100

#139-040-110

Lot Size:  $\pm 27,420$  SF



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## INVESTMENT HIGHLIGHTS

These two commercial buildings offer a versatile investment opportunity. Enjoy immediate income from the commercial office building, and focus on modernizing the medical building for new doctor/dentist/therapeutic uses. Great central location across the street from Eden Park.

- **Commercial Office Building:** 141 E. Acacia is leased to established businesses. Leases are currently month-to-month with under-market rents, allowing for rental growth. One additional unit (1,402 SF) available for rent. Current rents of \$4,140.00 per month.
- **Medical Building:** 127 E. Acacia is built out for medical uses with multiple exam rooms, waiting areas, restrooms, usable basement. Great layout for doctor, dentist, or other related therapeutic uses; just needs modernizing.
- **Convenient On-Site Parking:** Attached paved and gated parking lot allows easy access for customers and tenants. Private parking is a welcome commodity, adding value to this investment.



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**141 E. Acacia Street**

APN: 139-040-100

Lot Size: ±14,400 SF

Building Size: ±5,154 SF + usable Basement



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**127 E. Acacia Street**

APN: 139-040-110

Lot Size: ±13,020 SF

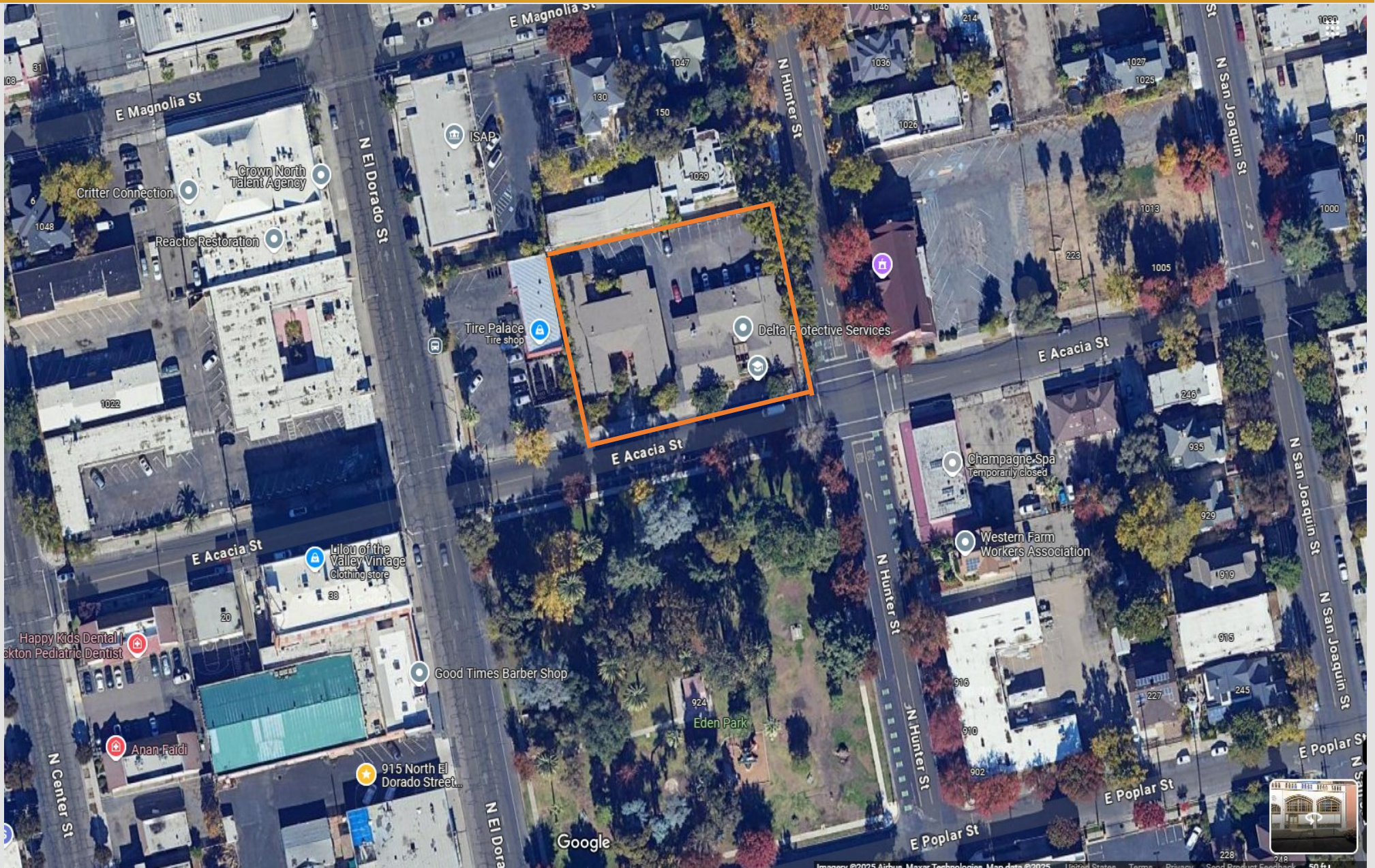
Building Size: ±8,000 SF + usable Basement



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