

# FOR SALE

# RETAIL

524 E Charter Wy, Stockton, CA 95206

## Mixed-Use Commercial / Residential in a High-Traffic Corridor



E Charter Wy

EXCLUSIVELY LISTED BY

**NAI**Northgate

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## HIGHLIGHTS

- Cash-flowing investment in South Stockton, in a highly maturing area with dense residential neighborhoods and local businesses.
- Centrally located near I-5, Hwy 99, State Route 4, and E Charter Wy, offering convenient freeway access and a combined traffic count of over 300K vehicles per day.
- Centrally located less than a mile between Edison High School and the Fairgrounds, a large multi-use event venue known for hosting fairs, expos, and community events.
- Mixed-use building with a residential space on the top floor.

## PROPERTY OVERVIEW

ADDRESS	524 E Charter Wy, Stockton, CA 95206	
PROPERTY TYPE	Retail Multi-Tenant	
SALE PRICE	\$1,200,000	
CAP RATE	8.61%	
NOI	\$103,320	
BUILDING SIZE	8,739 sq ft	
PARCEL SIZE	0.16 acres	
ZONING	General Commercial (CG)	
APN	167-150-470-000	
TRAFFIC	E Charter Wy	± 17,607 ADT

# MARKET OVERVIEW



**DENSE LOCAL BUSINESS CORRIDOR**  
Dining & Restaurants – Mexican eateries, pizza, burgers, and more.  
Grocery & Market – Markets, specialty grocers, and fresh food shops.  
Retail & Services – Salon and local services.

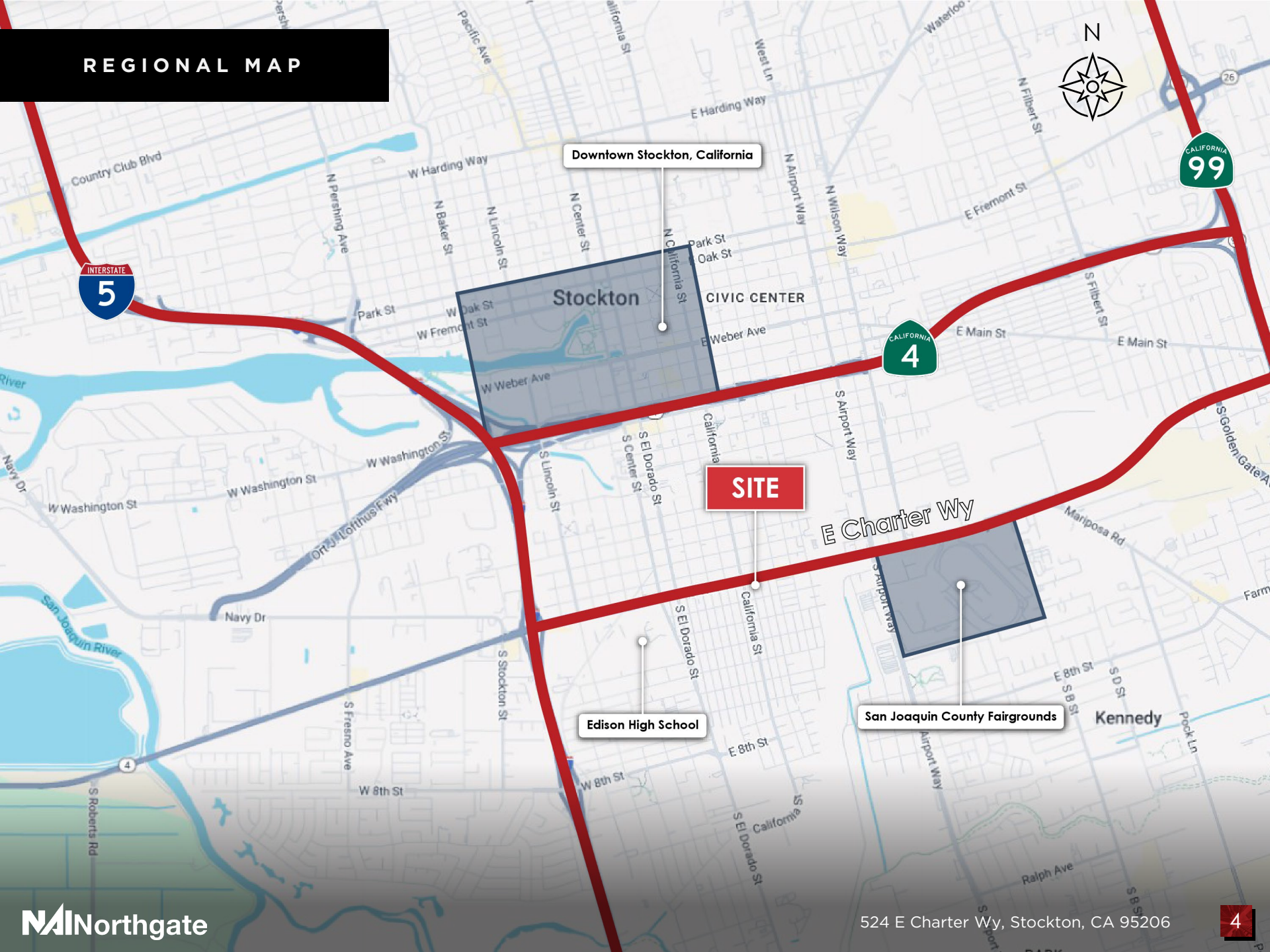


**SITE**



524 E Charter Wy: ± 17,607 ADT

# REGIONAL MAP



Downtown Stockton, California

Stockton

**SITE**

Edison High School

San Joaquin County Fairgrounds

524 E Charter Wy, Stockton, CA 95206

# RENT ROLL

## RENT ROLL

Suite	Tenant	Ste Size (sq ft)	% of Total Bldg Sq Ft	Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	% of Total Bldg Income	Lease Type	Start Date	Expiration date
522 C	John/Leticia	1,800	17.82%	\$2,000	\$1.11	\$13.33	19.6%	Gross	Nov-22	MTM
524	Daniel V	900	8.91%	\$900	\$1.00	\$12.00	8.8%	Gross	Jan-24	MTM
526 Apt	Jasmin (3 Bed 1.5 Bath)	2,000	19.80%	\$1,600	\$0.80	\$9.60	15.7%	Gross	Feb-25	Feb-26
528	Augustine Jimenez	900	8.91%	\$1,100	\$1.22	\$14.67	10.8%	Gross	Jan-25	MTM
530 A	West Coast Car Audio	3,500	34.65%	\$3,000	\$0.86	\$10.29	29.4%	Gross	Jan-24	Dec-29
530 B	Gamer World	1,000	9.90%	\$1,600	\$1.60	\$19.20	15.7%	Gross	Jan-22	Jan-27
Total		10,100	100.0%	\$10,200	\$1.10	\$13.18	100.00%			
Leased		10,100	100.0%							
Available		0	0.0%							

### NOTES:

Square footages are approximate

### OPTIONS:

530 B Gamer World  
530 A West Coast Car Audio

Rent  
5-yr option to renew at same rent and terms (Automatic renewal, can be cancelled by either party 60 days in advance)  
Just exercised 5-yr option (Automatic renewal, same rent)

# FINANCIAL STRUCTURE / OPERATING EXPENSES

## FINANCIAL STRUCTURE

	<i>Actual-In-Place (2024)</i>	<i>Rent Proforma Amount (2025)</i>
<i>Scheduled Gross Income</i>		
Base Rent	\$122,400	\$122,400
Expense Recoveries	\$0	\$0
Lease-Up Available Space	\$0	\$0
Subtotal	\$122,400	\$122,400
<i>Less Vacancy Allowance</i>	\$0	\$4,896
<i>Effective Gross Income</i>	\$122,400	\$117,504
<i>Less Expenses</i>	\$19,067	\$26,920
<i>Net Operating Income</i>	\$103,333	\$90,584

Notes:

### ASSUMPTIONS

Vacancy Allowance: 4.00%

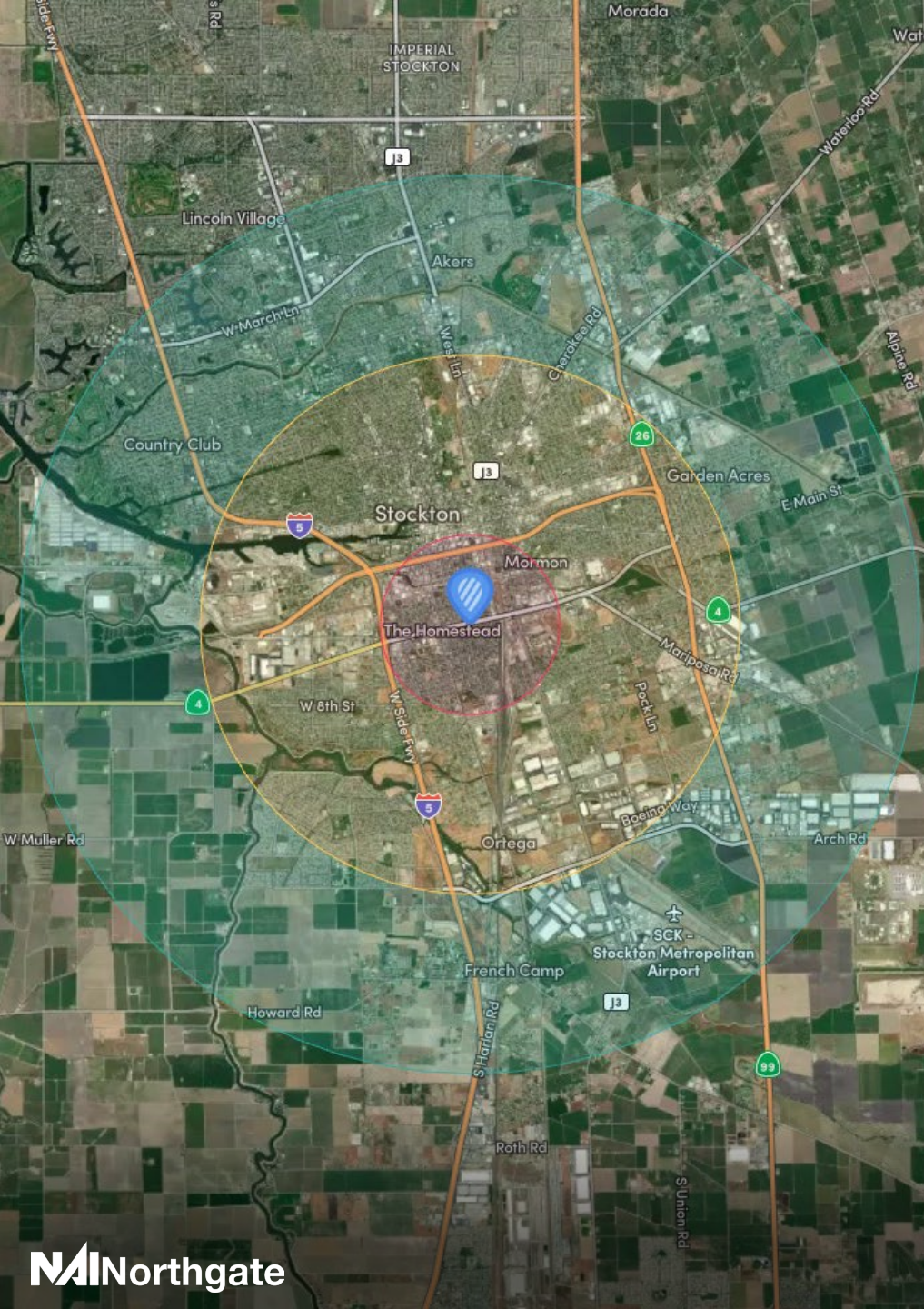
## ESTIMATED OPERATING EXPENSES

EXPENSE TYPE	Owner's 2024 Actuals	2025 Proforma Amount
Property Taxes	\$4,947	\$12,300
Insurance	\$5,000	\$5,500
Repairs & Maint.	\$3,000	\$3,000
Asset Mgmt.	\$6,120	\$6,120
Total	\$19,067	\$26,920
Annual Per Square Foot	\$1.89	\$2.67
Monthly Per Square Foot	\$0.16	\$0.22

Notes:



### ASSUMPTIONS

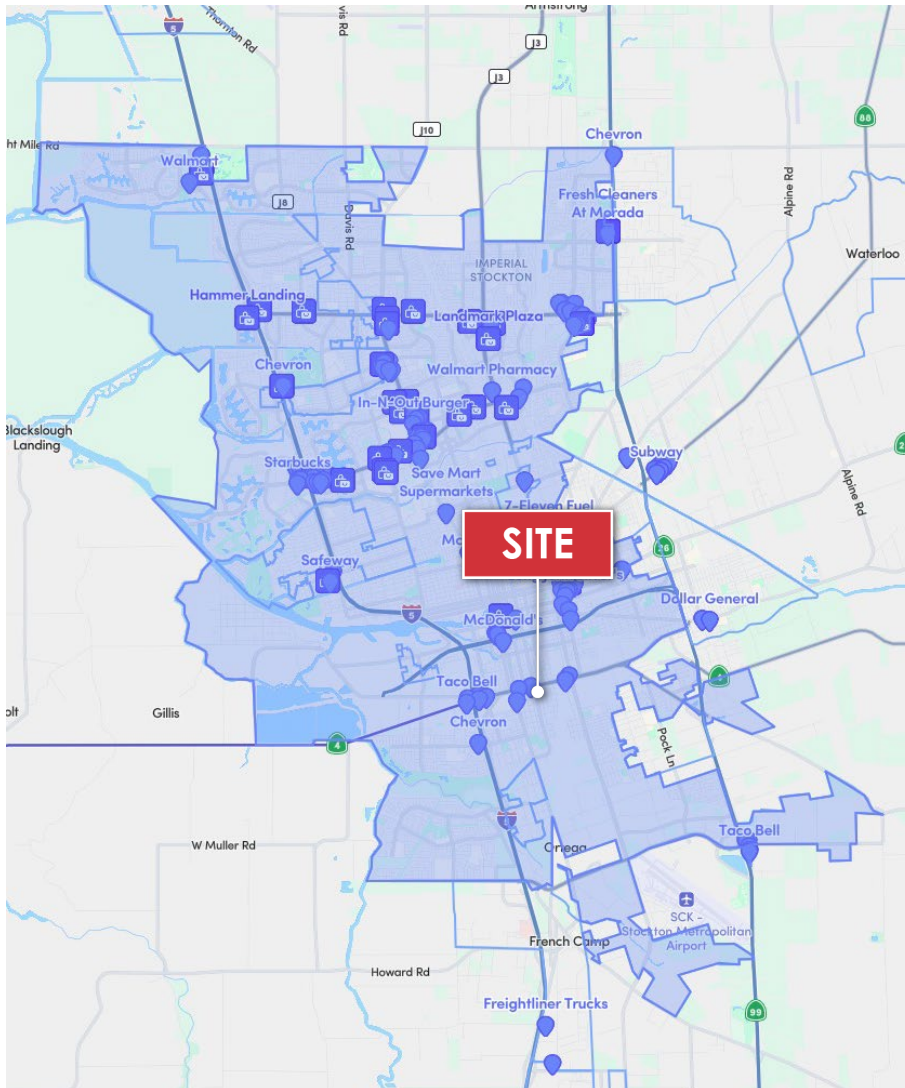
Proforma property taxes based on top matrix price at:	1.025%
Proforma management fees @:	5.000%
Capital Reserve (% of EGI)	3%
Expense Inflation Rate (Proforma):	1.02



## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	21,123	137,906	231,193
Projected Population (5 Yr)	21,539	141,419	238,000
Average Age	34	35	36
Households	5,646	39,969	69,453
White Population	3,292	24,390	44,682
Black Population	1,428	13,725	26,140
Am Indian Population	678	3,518	5,310
Asian Population	2,452	16,351	33,627
Other Population	13,273	79,922	121,434
Hispanic Population	75.20%	68.32%	62.04%
Average HH Income	\$58.1k	\$76.1k	\$84.4k
High School Graduates	6,266	53,551	98,940
College Graduates	1,228	13,631	28,609
Total Employees	8,137	55,133	93,960

-  Retail
-  Shopping Center



### Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

### Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

### Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

### Waterfront & Outdoor Lifestyle

With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

### Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

### Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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