

UPPER FLOOR FOR LEASE

417 E. Main Street, Stockton, CA



BURNS GROUP
HISTORIC STOCKTON



Urban Chic Second Floor Available

- ◆ Upper floor of +/-7,000 SF available for lease—lots of possibilities for this space!
- ◆ Digital Nest, a youth-oriented technology training center, opening soon on the ground floor
- ◆ Busy Main Street location in the downtown core
- ◆ Located across from government offices and Charter Schools
- ◆ Roll-up door in the back for direct access to municipal parking lot
- ◆ Rent is negotiable
- ◆ Call for a tour!

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GROUND FLOOR TENANT:

Digital Nest, a youth-oriented technology training center, opening soon on the ground floor

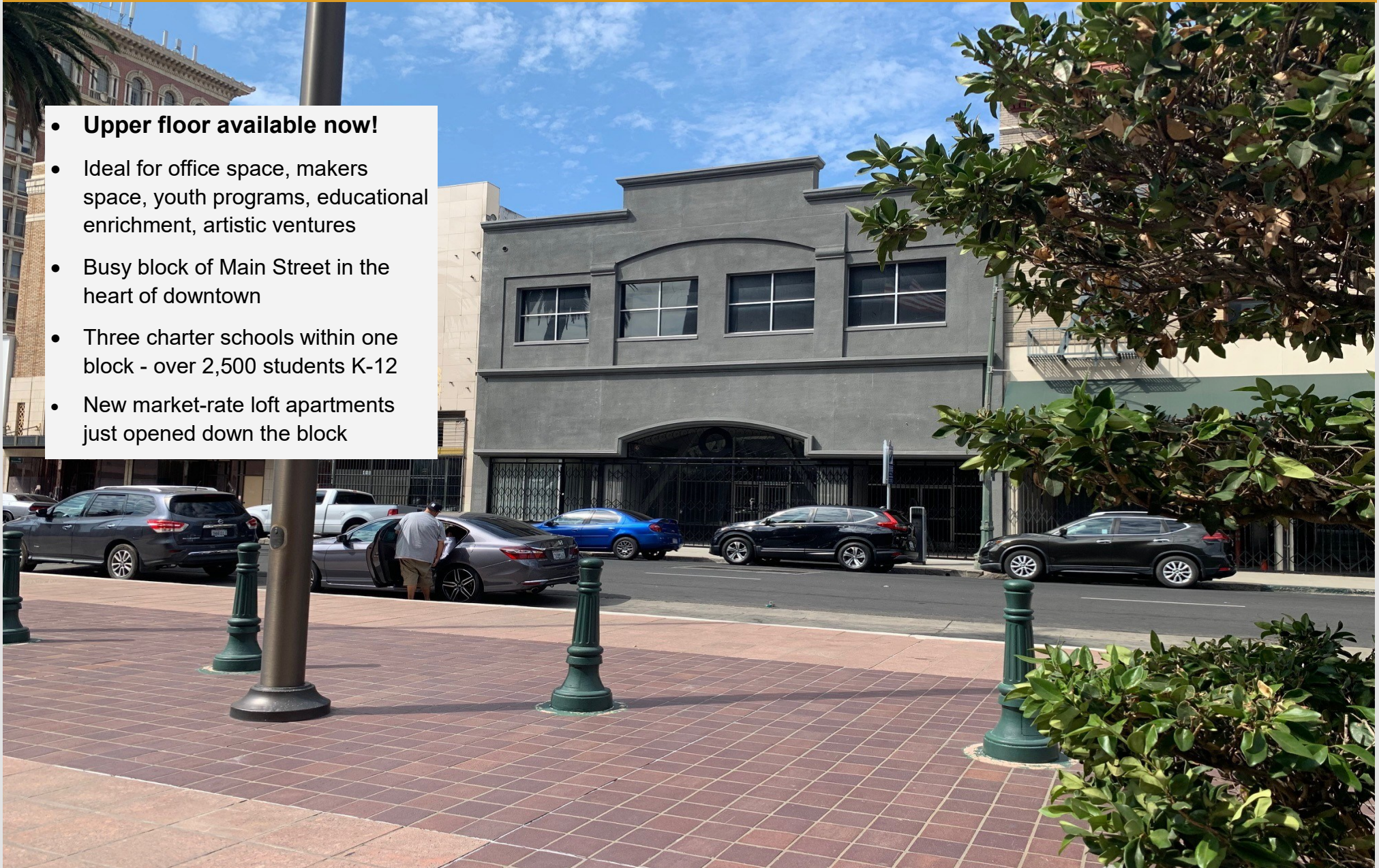


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- **Upper floor available now!**
- Ideal for office space, makers space, youth programs, educational enrichment, artistic ventures
- Busy block of Main Street in the heart of downtown
- Three charter schools within one block - over 2,500 students K-12
- New market-rate loft apartments just opened down the block



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Downtown Stockton is becoming the educational engine for Stockton:

- Three quality charter schools
- Numerous after-school academic, literary, and music enrichment programs.
- SJC Office of Ed's new coding college under construction



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A Bit of History

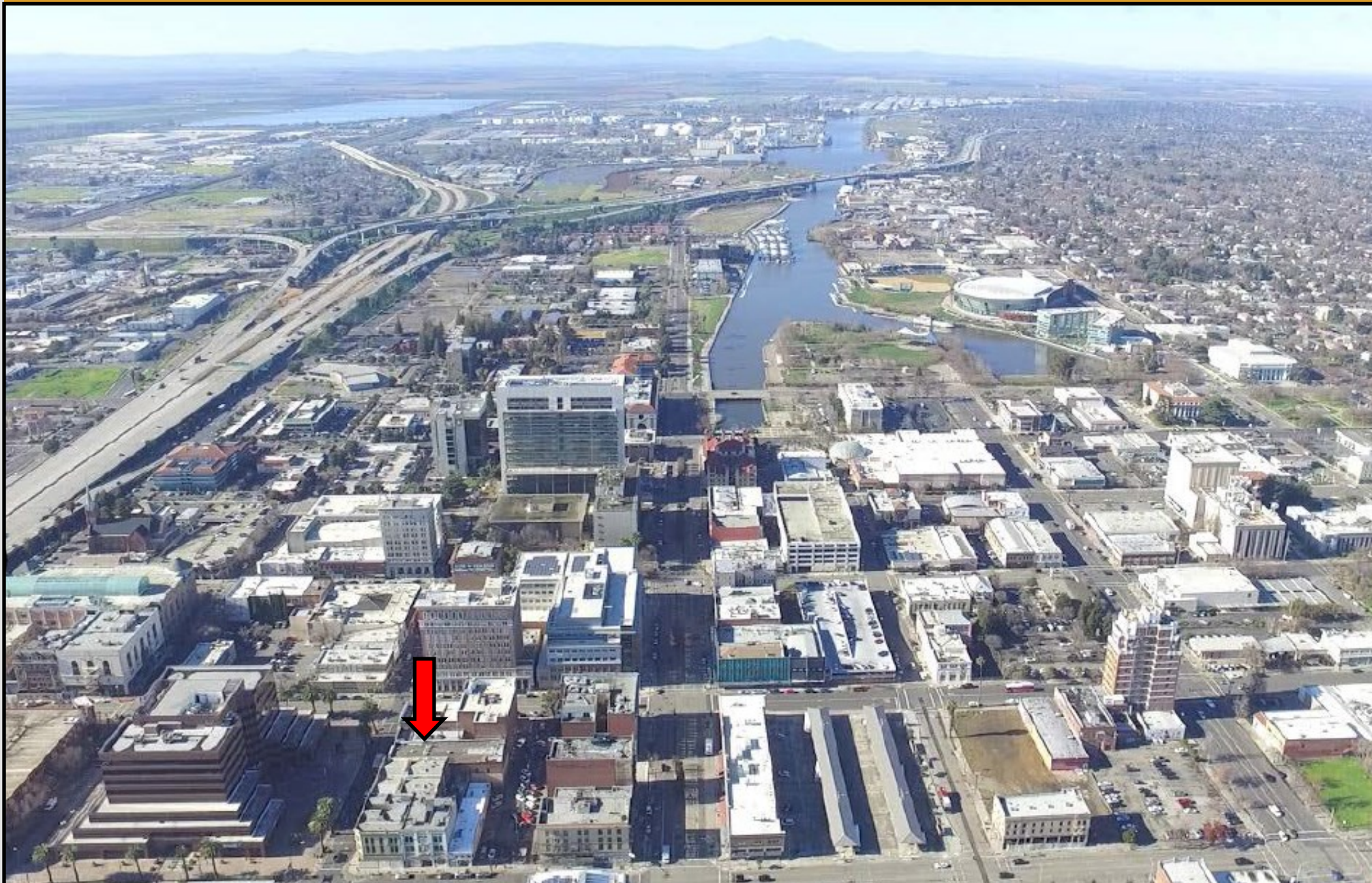
Built in 1910, this property sat across from F. W. Woolworth Co. and was the home of many retail businesses over the years.



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Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront.

Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the charming Miracle Mile shopping center surround the university.



With a population of over 300,000, Stockton is the 13th largest city in California.

It's the county seat of San Joaquin County, which has over 685,000 residents.



The Gold Rush turned Stockton into a supply and transportation hub, and began its transformation into a major industrial center. Its central location, deep water port, and regional airport provide easy access to the Bay Area and beyond.

STOCKTON, CALIFORNIA



Downtown Stockton is undergoing a tremendous revitalization and its successes include a baseball stadium, sports arena, waterfront hotel, marina and promenade, Bob Hope Theater, Janet Leigh Plaza/16-screen Cineplex and a new 300,000 square foot Superior Courthouse.

High prices in San Francisco and the Bay Area are creating a new migration of economic refugees relocating to Stockton for its affordable real estate and relaxed lifestyle.

Creative Live+Work spaces, loft apartments, museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's charms.