

COMMERCIAL SPACE FOR LEASE ON NORTH EL DORADO STREET



945 EL DORADO STREET

Stockton, CA 95202

BEN RISHWAIN

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned in the heart of Downtown Stockton, 945 S. El Dorado Street offers an exceptional opportunity for businesses seeking high visibility and accessibility. This well-maintained mixed-use building features flexible commercial spaces ideal for retail, office, or service use, with a strong street presence along one of Stockton’s main corridors. The property benefits from heavy daily traffic, close proximity to major highways, and a vibrant downtown environment surrounded by restaurants, government offices, and established businesses—making it an ideal location to grow your operation.

PROPERTY HIGHLIGHTS

- Features **high ceilings** that create a spacious and versatile layout.
- **Large storefront windows** provide excellent visibility and abundant natural light throughout the space.
- Includes **two private restrooms** and a **built-in sink area**.
- Offers **great street exposure** along N. El Dorado Street with strong vehicle and foot traffic.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,000 SF
Building Size:	26,136 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,627	3,047	8,515
Total Population	3,819	7,156	21,691
Average HH Income	\$55,468	\$56,365	\$63,961

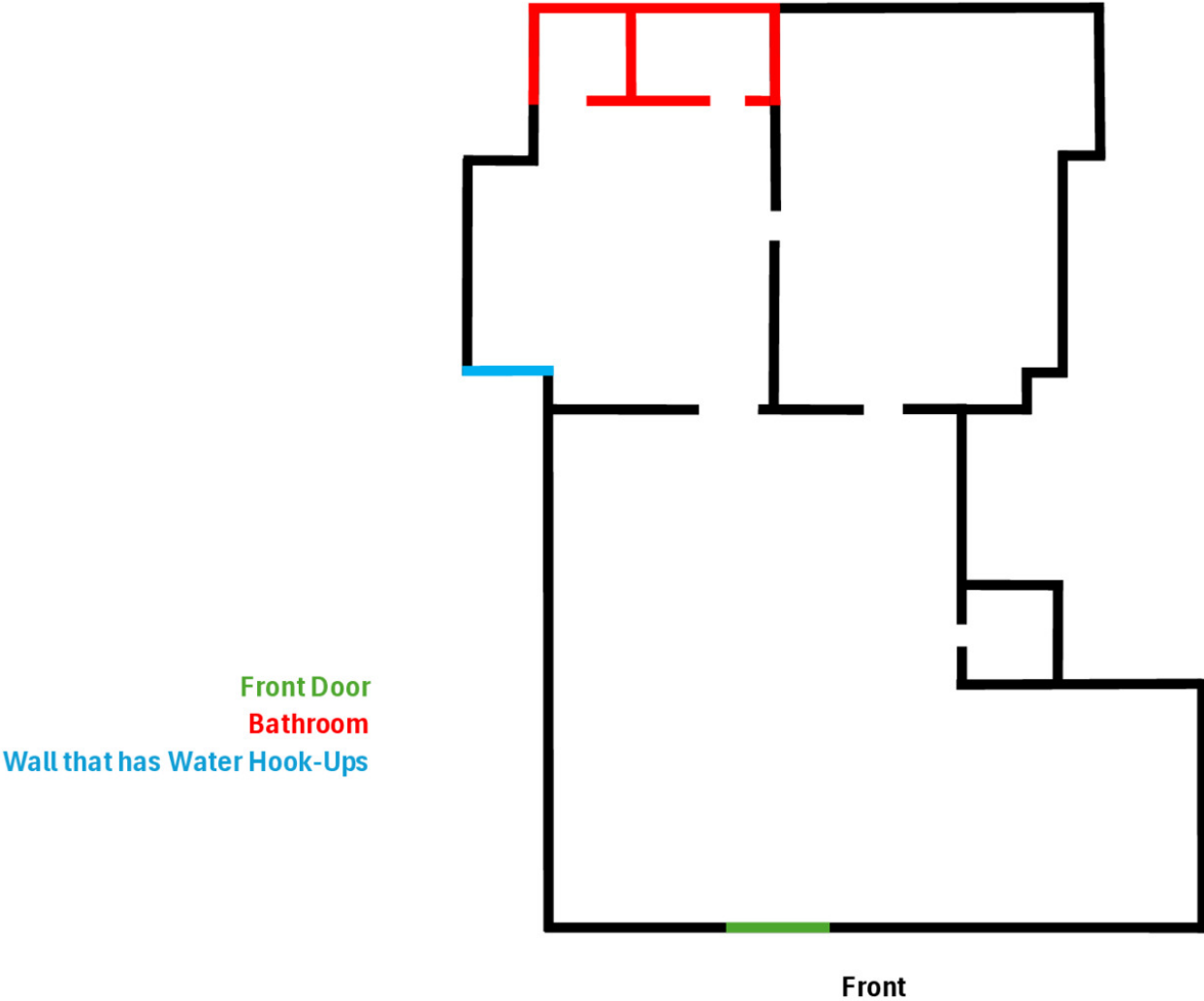
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FLOOR PLAN



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ADDITIONAL PHOTOS



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RETAILER MAP



Imagery ©2025 Airbus,
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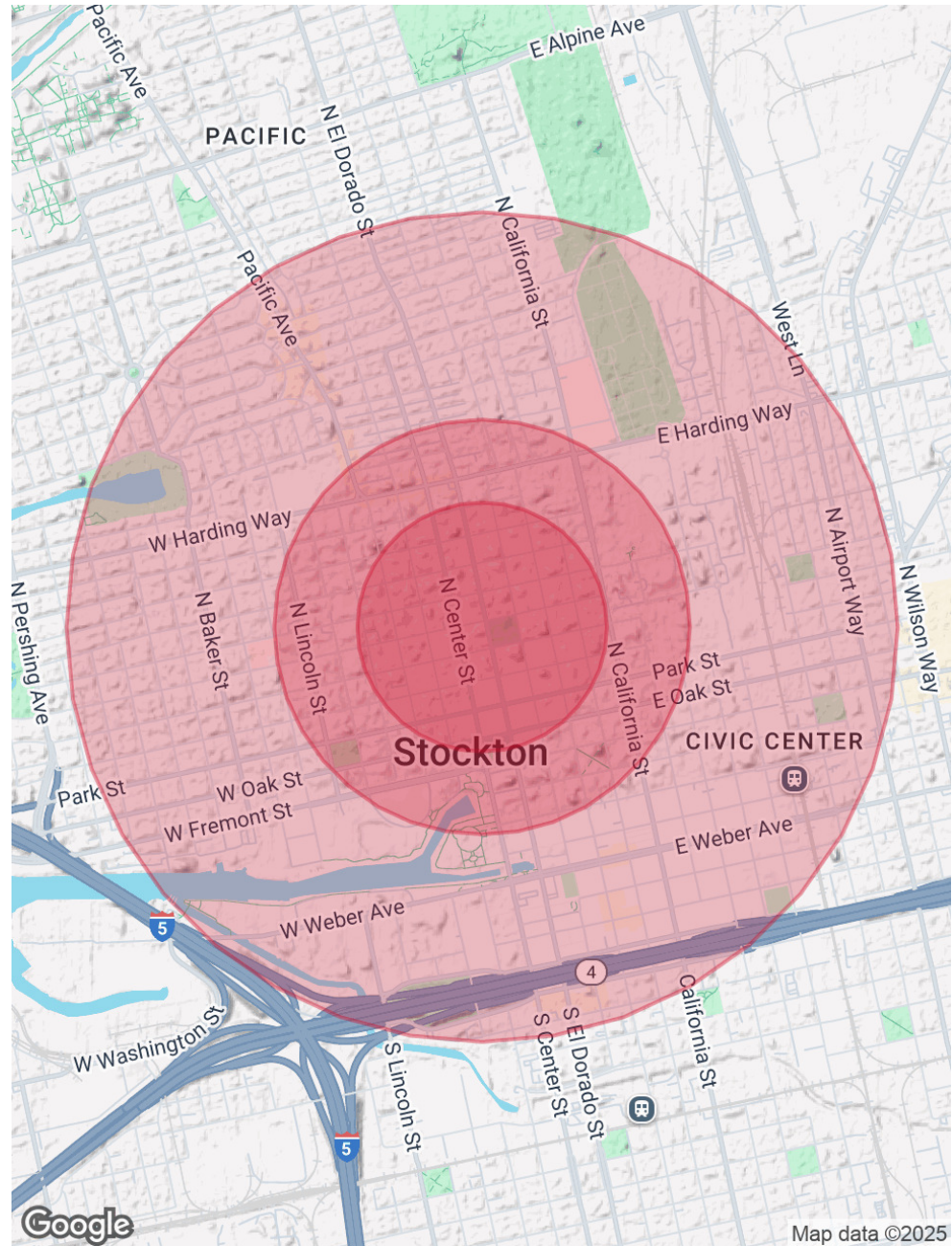
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,819	7,156	21,691
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,627	3,047	8,515
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$55,468	\$56,365	\$63,961
Average House Value	\$614,011	\$517,836	\$428,715

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	759	1,574	5,889
% White	19.9%	22.0%	27.1%
Total Population - Black	954	1,653	3,454
% Black	25.0%	23.1%	15.9%
Total Population - Asian	193	382	1,446
% Asian	5.1%	5.3%	6.7%
Total Population - Hawaiian	18	28	87
% Hawaiian	0.5%	0.4%	0.4%
Total Population - American Indian	84	172	571
% American Indian	2.2%	2.4%	2.6%
Total Population - Other	1,191	2,178	6,666
% Other	31.2%	30.4%	30.7%

Demographics data derived from AlphaMap



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