

FOR SALE

635 & 643 E. Main Street, Stockton, CA



BURNS GROUP
HISTORIC STOCKTON



FOR SALE

**Two Commercial Lots
totaling 10,000 SF**

**Two buildable lots for sale on the
corner of Main and Stanislaus Street**

643 E. Main Street

149-180-090

5,000 SF

635 E. Main Street

149-180-080

5,000 SF

**Price reduced to
\$299,000!**

Mahala Burns, Broker

BURNS GROUP

(209) 564-0172

mahala@burnsgroupstockton.com

DRE#01082668

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Property Summary

FOR SALE: Two adjacent commercial lots of 5,000 SF each.

ZONING: CD zoning (Commercial Downtown) allows for a wide variety of uses.

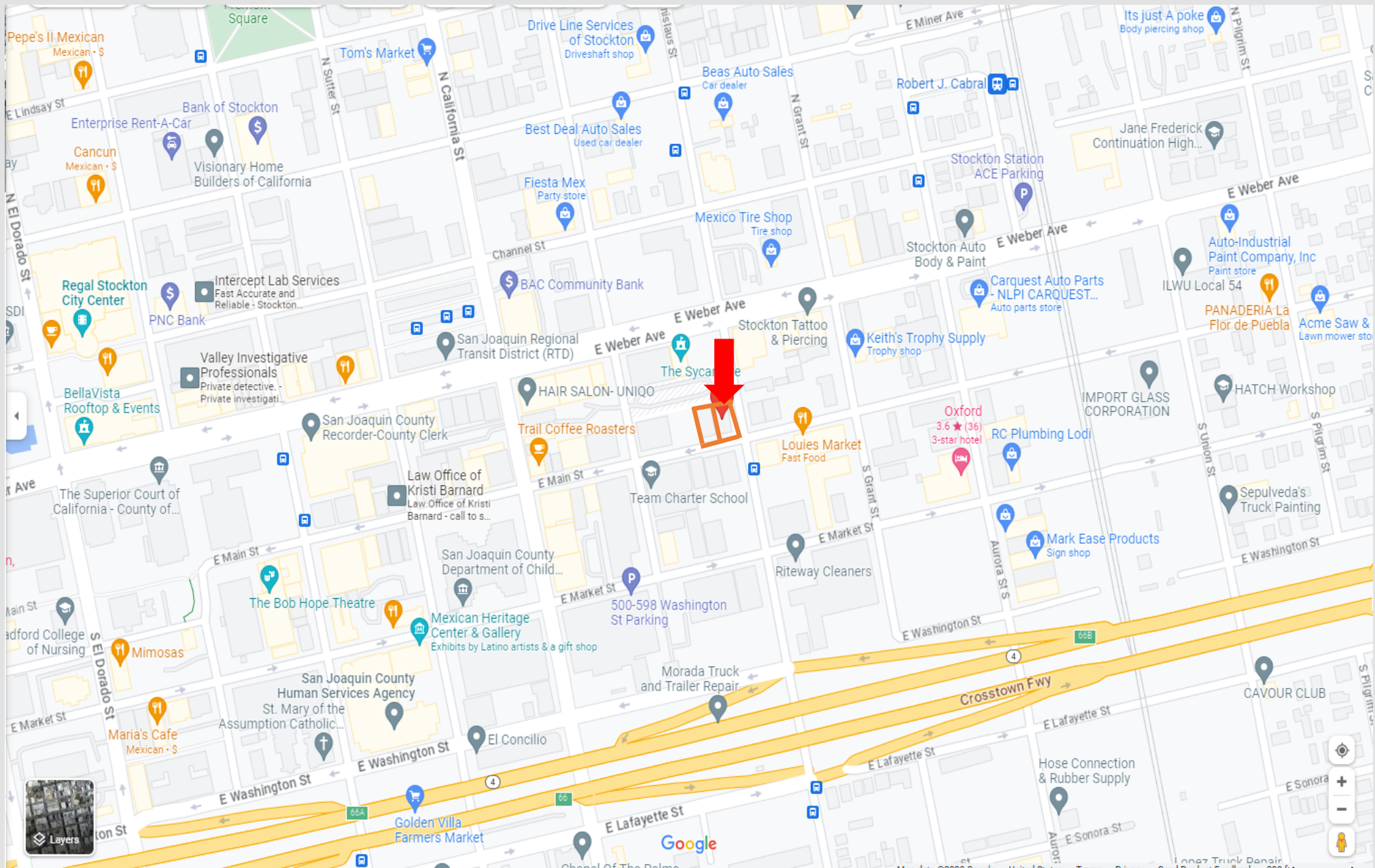
Lots are in the Downtown Business District on Main Street, across from TEAM Charter School.

Parking is at a premium in the downtown. Owner can pave and gate the lots for private parking, or develop a build-to-suit project.



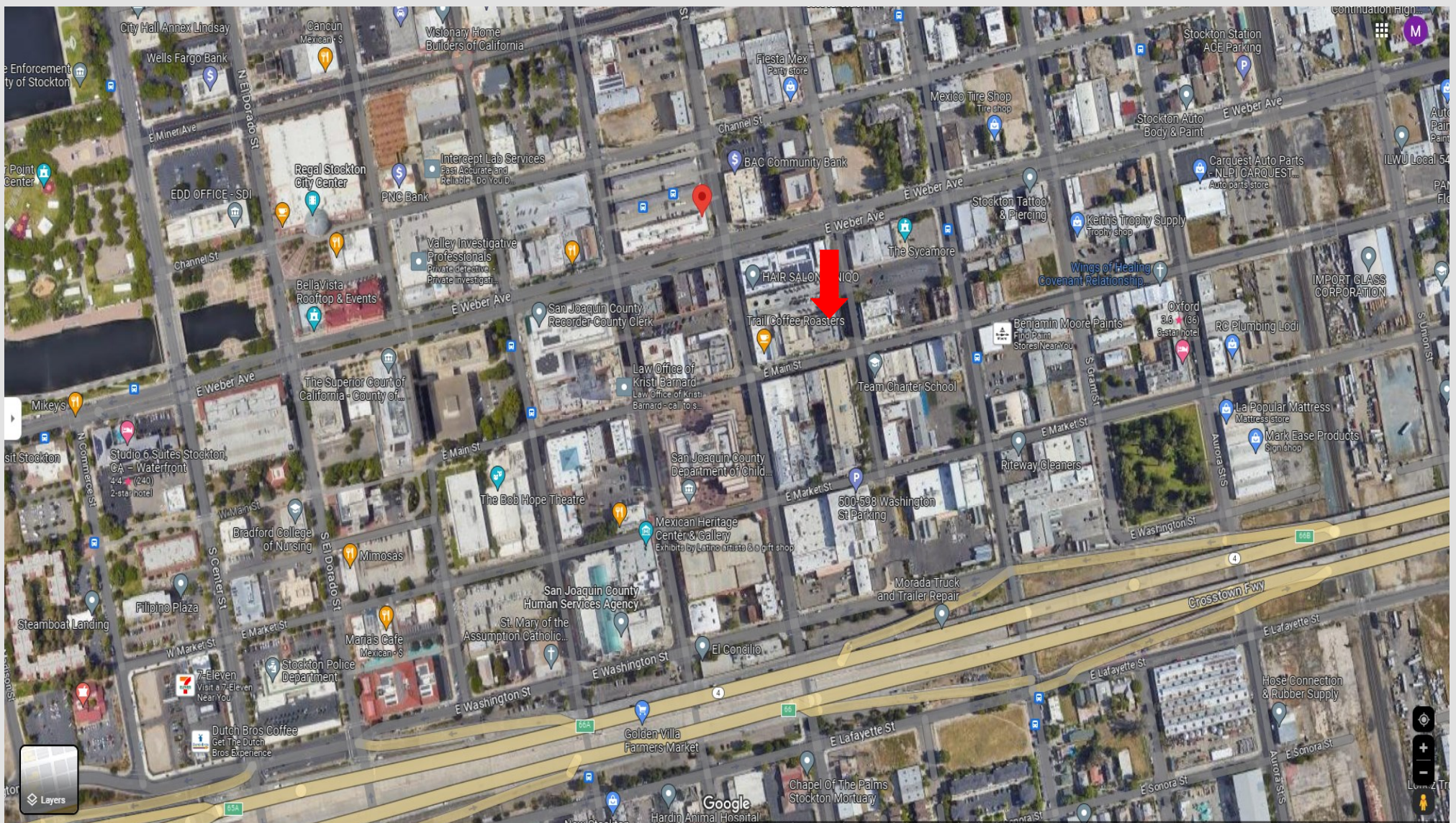
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Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront.

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.

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Contact

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343 E. Main Street, #10-D
Stockton, CA 95202

DRE# 01082668

(209) 564-0172

mahala@burnsgroupstockton.com

www.burnsgroupstockton.com