

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

Corner Lot Perfect For Commercial Or Residential Development

203 E Hazelton Ave & 520 S Hunter St, Stockton CA 95203



Sale Price: \$399,000 (\$15.96/SF)

Lot Size: 25,000 SF (0.57 AC)

E Hazelton Ave

SITE

S Hunter St

S El Dorado St 13,028 ADT

S Center St 14,010 ADT

TABLE OF CONTENTS

Executive Summary/Property Details	1
Aerial	2
Demographics	3
Disclaimer	4

Exclusively Listed By:

David Quinonez

DRE# 01853323

[209.614.5653](tel:209.614.5653) / davidq@pmz.com

Josh Bower

DRE# 01905264

[209.988.8428](tel:209.988.8428) / jbower@pmz.com

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1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

203 E Hazelton Ave & 520 S Hunter St
Stockton CA 95203



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

259,780

Population

78,351

Households

\$78,093

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	203 E Hazelton Ave 520 S Hunter St Stockton CA 95203
APNs	203 E Hazelton Ave: 149-070-22 520 S Hunter St: 149-070-21
LOT SIZES	203 E Hazelton Ave: 17,500 SF 520 S Hunter St: 7,500 SF
ZONING	CG General Commercial

HIGHLIGHTS

- Freeway visibility, with approximately 141,419 ADT
- Immediate freeway access
- Previously approved for 20 multi-tenant units, or 4 single family units.
- Retail commercial uses allowed
- Close to nearby retailers, residential and industrial.

Aerial With Dimensions



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	20,409	144,260	259,780
Growth 2024-2029	5.16%	5.39%	5.35%
Growth 2020-2024	1.82%	3.12%	2.91%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.66%	5.58%	5.49%
Growth 2020-2024	4.84%	4.34%	3.82%
2024 Average HH Income	\$43,559	\$68,594	\$78,093

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
S El Dorado St	E Scotts Ave	2024	13,107	0.05
S El Dorado St	E Scotts Ave	2025	13,028	0.12
Center St	E Hazelton Ave	2024	14,011	0.16
Center St	E Hazelton Ave	2022	14,010	0.16
S San Joaquin St	E Sonora St	2024	2,953	0.11
S San Joaquin St	E Sonora St	2025	2,925	0.11
S San Joaquin St	E Hazelton Ave	2025	2,697	0.12
S Sutter St	E Hazelton Ave	2025	2,661	0.15

DISCLAIMER

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