

Corner Lot Perfect For Commercial Or Residential Development

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



TABLE OF CONTENTS

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

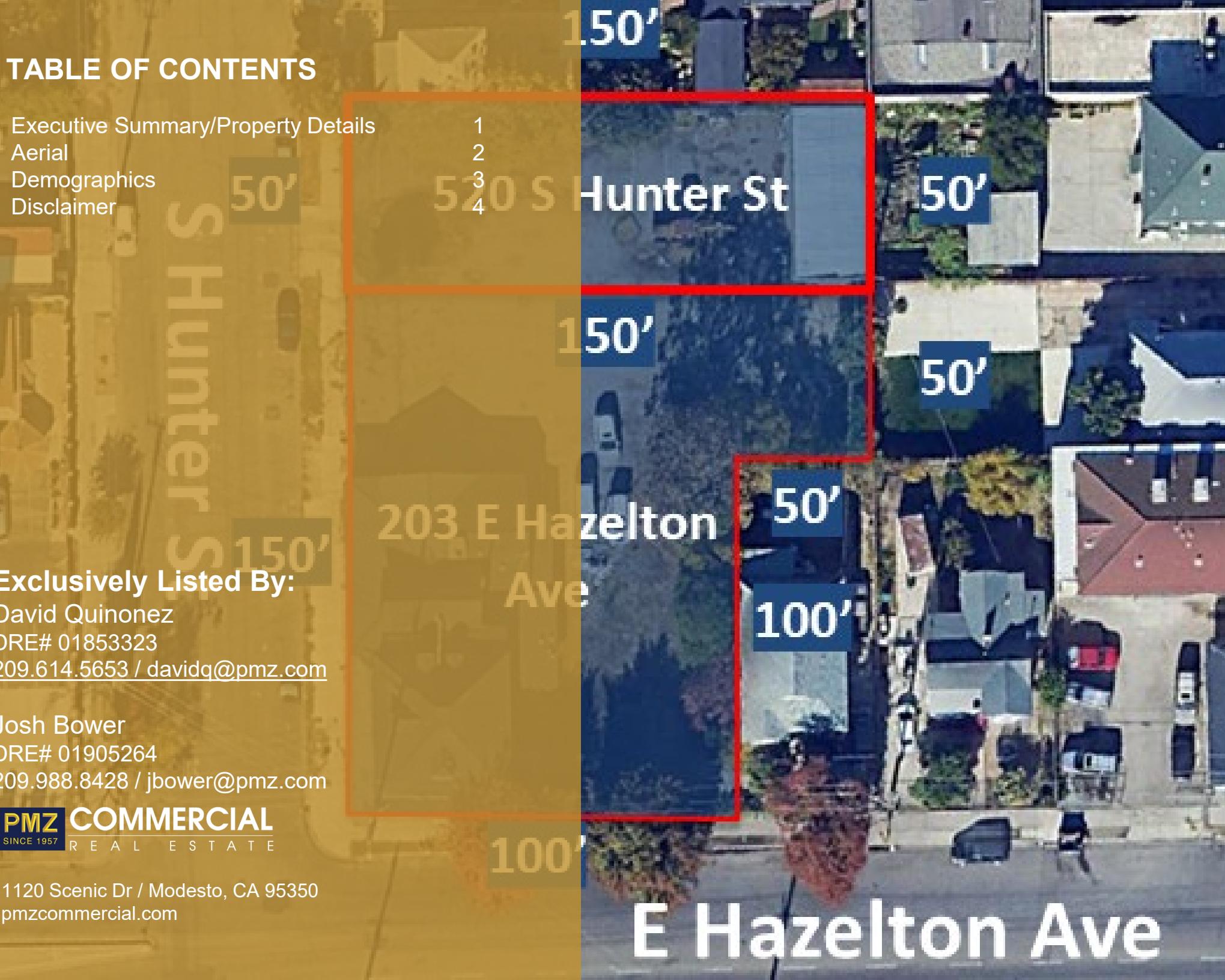
Exclusively Listed By:

David Quinonez
DRE# 01853323
[209.614.5653 / davidq@pmz.com](mailto:davidq@pmz.com)

Josh Bower
DRE# 01905264
[209.988.8428 / jbower@pmz.com](mailto:jbower@pmz.com)

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

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)



Population



Households



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

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Exclusively Listed By:

David Quinonez

DRE# 01853323

209.614.5653 / davidq@pmz.com

Josh Bower

DRE# 01905264

209.988.8428 / jbower@pmz.com

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com

