

**528 E. MAIN STREET**

Stockton, California



**BURNS GROUP**  
HISTORIC STOCKTON



## **GROUND FLOOR OFFICE/RETAIL FOR LEASE**

- Ground floor commercial space available
- Newly renovated space on a busy downtown block!
- Façade upgrade completed—new paint, storefront doors, windows, and lighting
- Neighbors on the block include CalMain Loft Apartments, TEAM Charter School, and Trail Coffee Roastery
- On-site parking behind the building
- Upper floors being renovated for residential
- Call for a tour!

**BURNS GROUP, INC.**

**343 E. Main Street, #10-A**

**Stockton, CA 95202**

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## **AVAILABLE SPACE:**

### **528 E. MAIN STREET**

±1,300 SF

\$1,650/mo

This ground floor suite has been nicely renovated with a new ADA restroom, LVP flooring, high ceilings, storefront windows, and natural light. Rent includes one parking space in gated parking lot at the rear of the space.

Great Main Street location on a busy block!





# Main Street Complete Streets



The City of Stockton is in the process of completing a plan for future safety improvements along:

- Main Street, between Highway 99 and downtown, and
- Market Street in Downtown Stockton.

The goal of the project is to create a Precise Road Plan, enhancing safety for all modes of travel. Project improvements include:

- Reducing vehicle travel lanes
- Adding bicycle lanes
- Repairing sidewalks
- Upgrading traffic signals and streetlights

The first phase of the project will improve Main and Market Streets from Downtown Stockton to Sierra Nevada Street. The second phase of the project will improve Main and Market Streets from Sierra Nevada Street to Sullivan Avenue.



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343 E. Main Street, #10-A  
Stockton, CA 95202  
DRE# 02248798

**William Burns**

DRE#02250008

(209) 327-5689

[william@burnsgroupstockton.com](mailto:william@burnsgroupstockton.com)

**Mahala Burns, Broker**

DRE# 01082668

(209) 564-0172

[mahala@burnsgroupstockton.com](mailto:mahala@burnsgroupstockton.com)