

**7932 N. EL DORADO STREET**  
STOCKTON, CA

FOR SALE  
21,440± SF RETAIL SPACE  
SALE PRICE: \$2,250,000



\*This image has been digitally altered to enhance the appearance of the subject. The building may appear different in person.

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*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

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COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY DETAILS

7932 N. El Dorado Street  
Stockton, CA

21,440± SF

1.89± Acres

APN #: 079-350-18

Year Built: 1975

1 Grade Level Door

Ample Parking

Close to I-5 & 99 Freeways

San Joaquin County

Zoning: CG

Traffic Counts: 34,000

15' Under Grid

Sprinklered

1200 Amps @ 240 Volts

New TPO Roof in 2020

Sale Price: \$2,250,000

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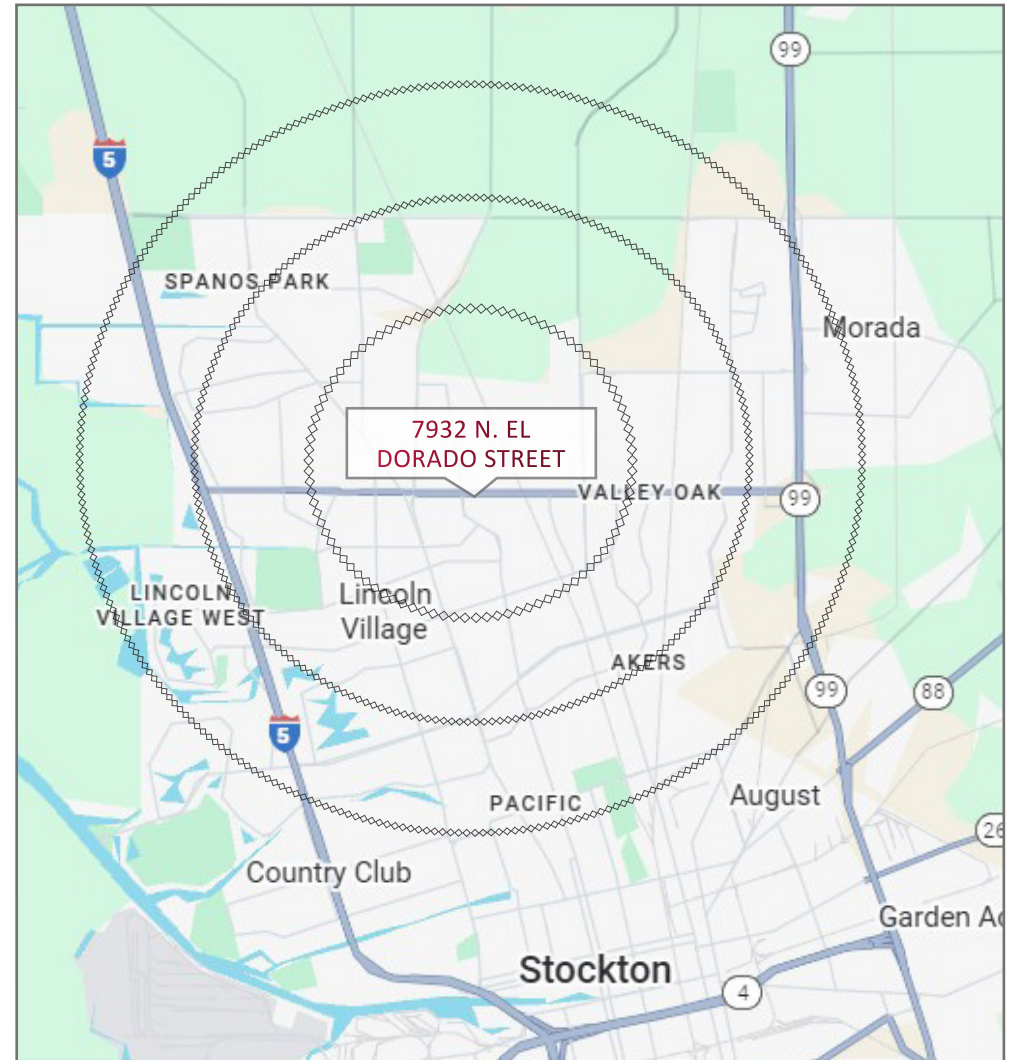
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## DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILES	5 MILES
2024 Total Population	28,153	178,754	284,292
2029 Population	29,622	188,652	300,060
Pop Growth 2024-2029	+ 5.22%	+ 5.54%	+ 5.55%
Average Age	36	37	37
2024 Total Households	8,785	56,700	92,805
HH Growth 2024-2029	+ 5.28%	+ 5.58%	+ 5.62%
Median Household Inc	\$59,363	\$72,093	\$72,104
Avg Household Size	3.10	3.00	2.90
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$332,300	\$384,777	\$394,872
Median Year Built	1971	1980	1977

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## NEARBY AMENITIES

### FOOD & BEVERAGE

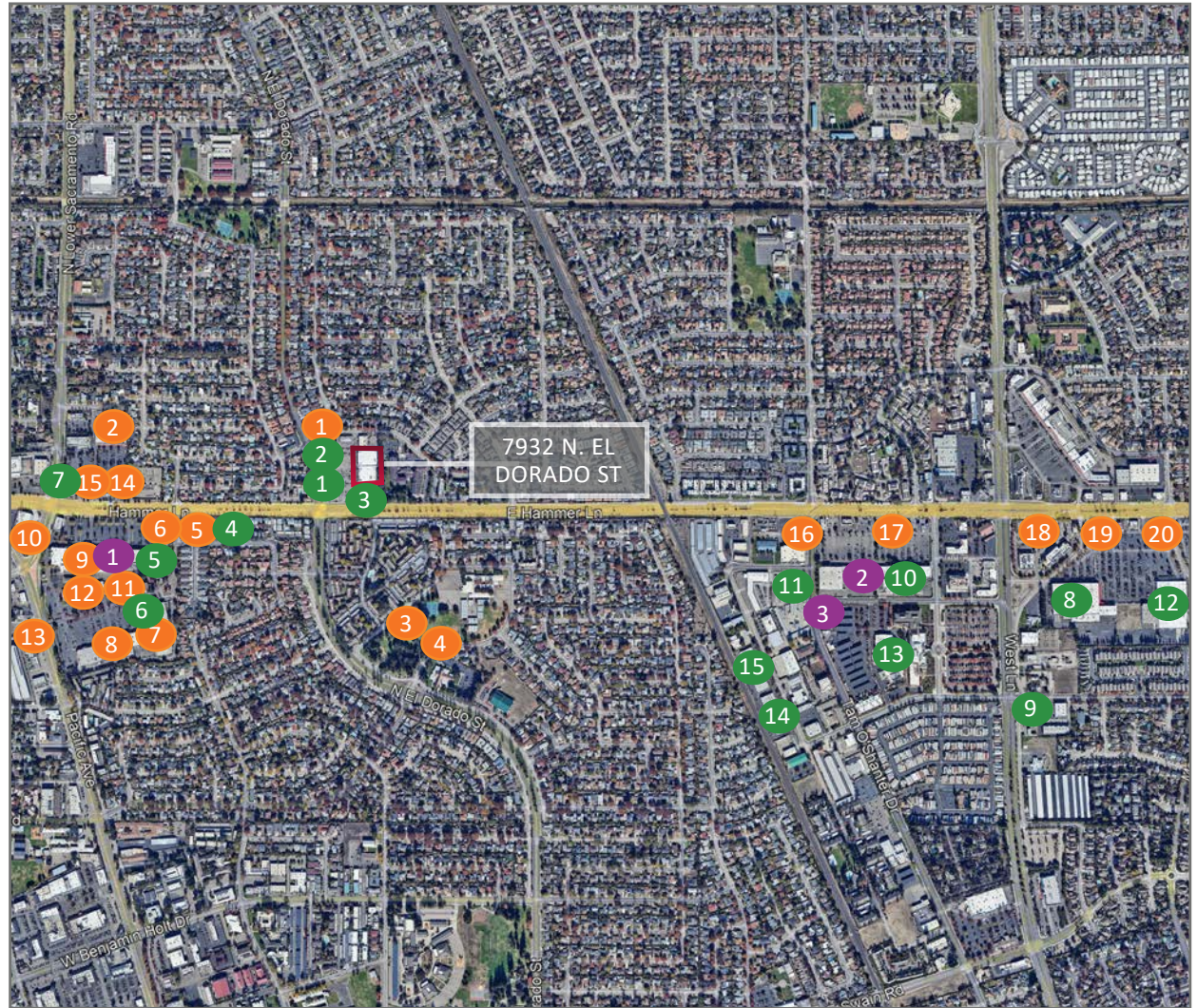
1. Pho Lucky Restaurant
2. Food 4 Less
3. 9 Tailz Smokehouse
4. Bodia Papaya and BBQ
5. Taco Bell
6. Panda Express
7. Hammer Ranch Center
8. Save Mart
9. Smart & Final
10. Starbucks
11. CHAAT of India Cuisine
12. Cajun Crack'n Stockton
13. Popeyes
14. Wendy's
15. Del Taco
16. Burger King
17. Jack in the Box
18. El Pollo Loco
19. IHOP
20. Sizzler

### MISCELLANEOUS

1. Sinclair Gas Station
2. Galaxy Nails
3. Arcade Replay North
4. Speedee Oil Change
5. Michaels
6. Dollar Tree
7. Game Stop
8. Costco
9. Quick Stop
10. DD's Discounts
11. U-Haul
12. Floor & Decor
13. Kaiser
14. Elite Auto Glass & Tint
15. Quick Graffix

### FITNESS

1. Chuze Fitness
2. Planet Fitness
3. ASAP Fitness



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