

OFFERING MEMORANDUM



400 N. EL DORADO ST

Stockton, CA 95202

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This prime owner-user opportunity at **400 N El Dorado St., Stockton, CA.**, features a three-tenant commercial property, including the long-established United Auto Repair, which has operated close to 30 years and over 20 years at the subject site. United Auto Repair business can be purchased separately. The property offers six roll-up doors, extensive storage, a customer waiting area, and is equipped with eight blue automotive lifts, accommodating multiple vehicles and a diverse clientele while enhancing operational efficiency. Currently, rents from all tenants, including California Barber and Cosmetology Apprenticeship Learning Center and VIP-YESS Performing Arts Education, are below market value, presenting a significant upside for potential value-add. Currently open five days a week with potential to extend operations, includes loyal clientele and experienced employees, making it a turnkey opportunity. This property offers an owner occupant an attractive blend of stable income from existing tenants and the potential for increased cash flow through rent adjustments. Its central downtown location ensures excellent visibility and access, making it a highly desirable asset for both owner-users and investors looking to capitalize on below-market rents and established revenue streams.

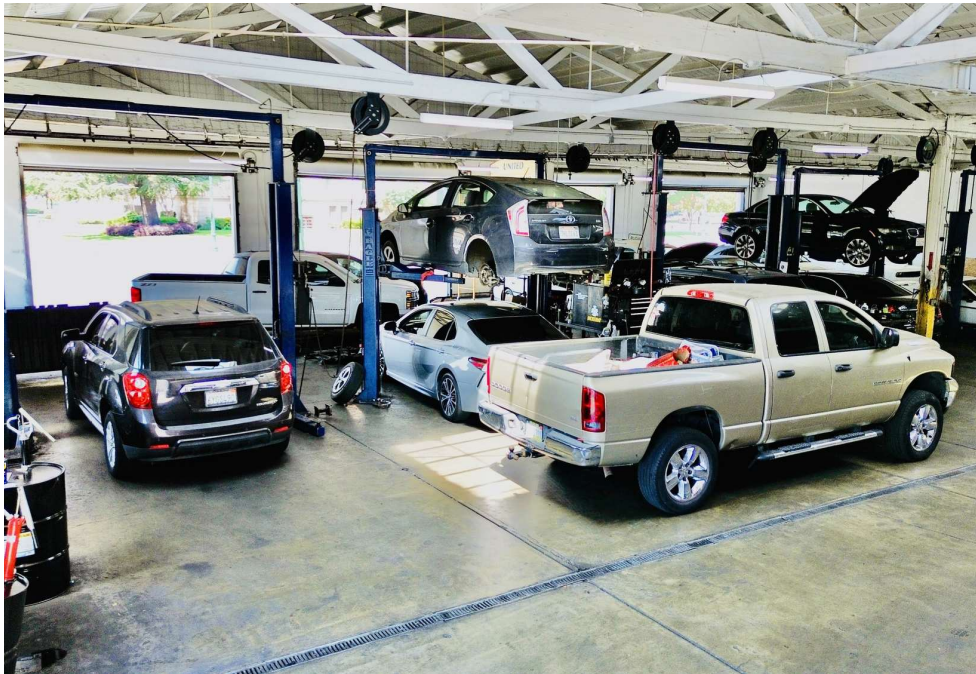
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,567	47,950	92,435
Total Population	20,395	156,038	300,701
Average HH Income	\$56,613	\$76,465	\$89,001

LOCATION DESCRIPTION

Located in a high-traffic area, this property boasts great visibility and is situated with Stockton's vibrant central business district, providing excellent access. The property is surrounded by major retailers and city landmarks, including Starbucks, Chase, BMO, Wells Fargo, Regal Cinemas, and the Stockton Memorial Civic Auditorium. Additionally, it is in close proximity to several City of Stockton departments, such as the Permit Center, Planning Department, Public Works Department, the California Labor Commissioner's Office, and the Superior Court of California, County of San Joaquin, ensuring a steady flow of potential customers. The property's strategic location near major highways, including Interstate 5 and California State Route 4, further enhances its accessibility and appeal, being just 3-5 minutes away from each highway.

OFFERING SUMMARY

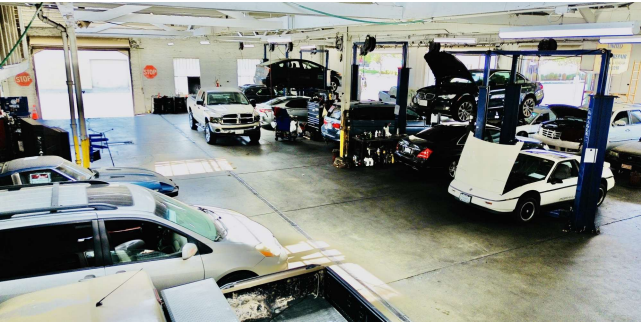
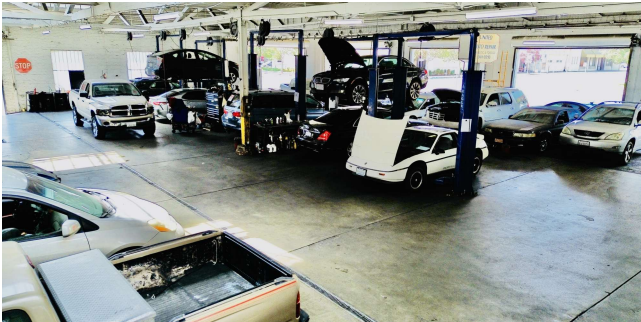
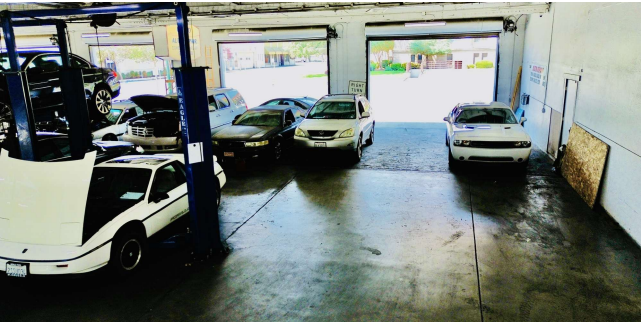
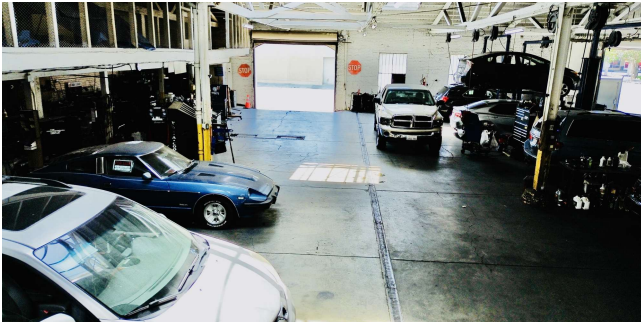
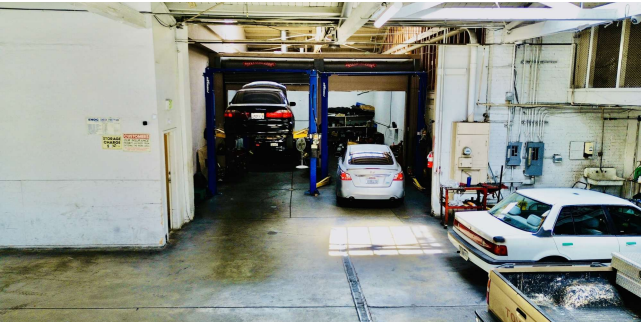
Sale Price:	\$1,650,000
Number of Units:	3
Lot Size:	15,358 SF
Building Size:	15,251 SF



PROPERTY HIGHLIGHTS

- The property includes three tenant spaces: United Auto Repair, California Barber and Cosmetology Apprenticeship Learning Center (Rent is \$1,100/month), and VIP-YESS Performing Arts Education (Rent is \$1,100/month) .
- Prime owner-user opportunity with a long-standing commercial property that has housed United Auto Repair for over 20 years, with the option to purchase the business separately. United Auto Repair business owner (who is also the property owner) is retiring.
- The automotive space is equipped with six roll-up doors, extensive storage, a customer waiting area, and 8 blue automotive lifts.
- Tenants also include the California Barber and Cosmetology Apprenticeship Learning Center and VIP-YESS Performing Arts Education, offering a diverse tenant mix.
- Below-market rents provide significant upside potential through rent adjustments.
- The turnkey auto repair business has an established clientele and experienced employees, with options to extend operations.
- The property is located on high-traffic El Dorado Street within Stockton's vibrant Central Business District.
- It is surrounded by major retailers and landmarks such as Starbucks, Chase, BMO, Wells Fargo, Regal Cinemas, and Stockton Memorial Civic Auditorium.
- The location is near key City of Stockton departments, including Public Works, the California Labor Commissioner's Office, the Planning Department, the Permit Center, and the Superior Court of California, County of San Joaquin.
- Excellent accessibility, just 3-5 minutes away from major highways, including Interstate 5 and California State Route 4.
- The investment offers a blend of stable income from long-term tenants and potential for increased cash flow.

ADDITIONAL PHOTOS



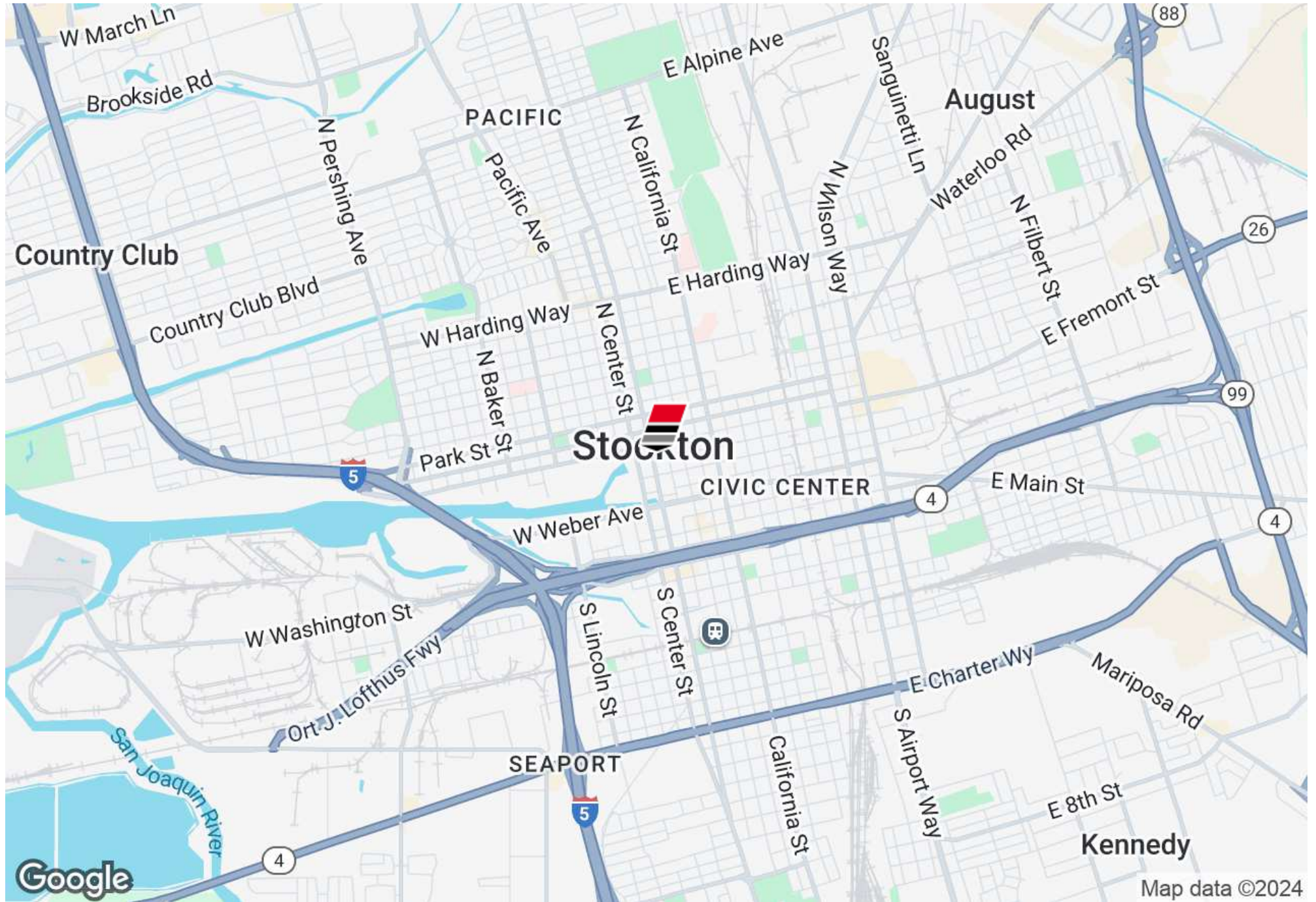
LOCATION INFORMATION



RETAILER MAP



LOCATION MAP



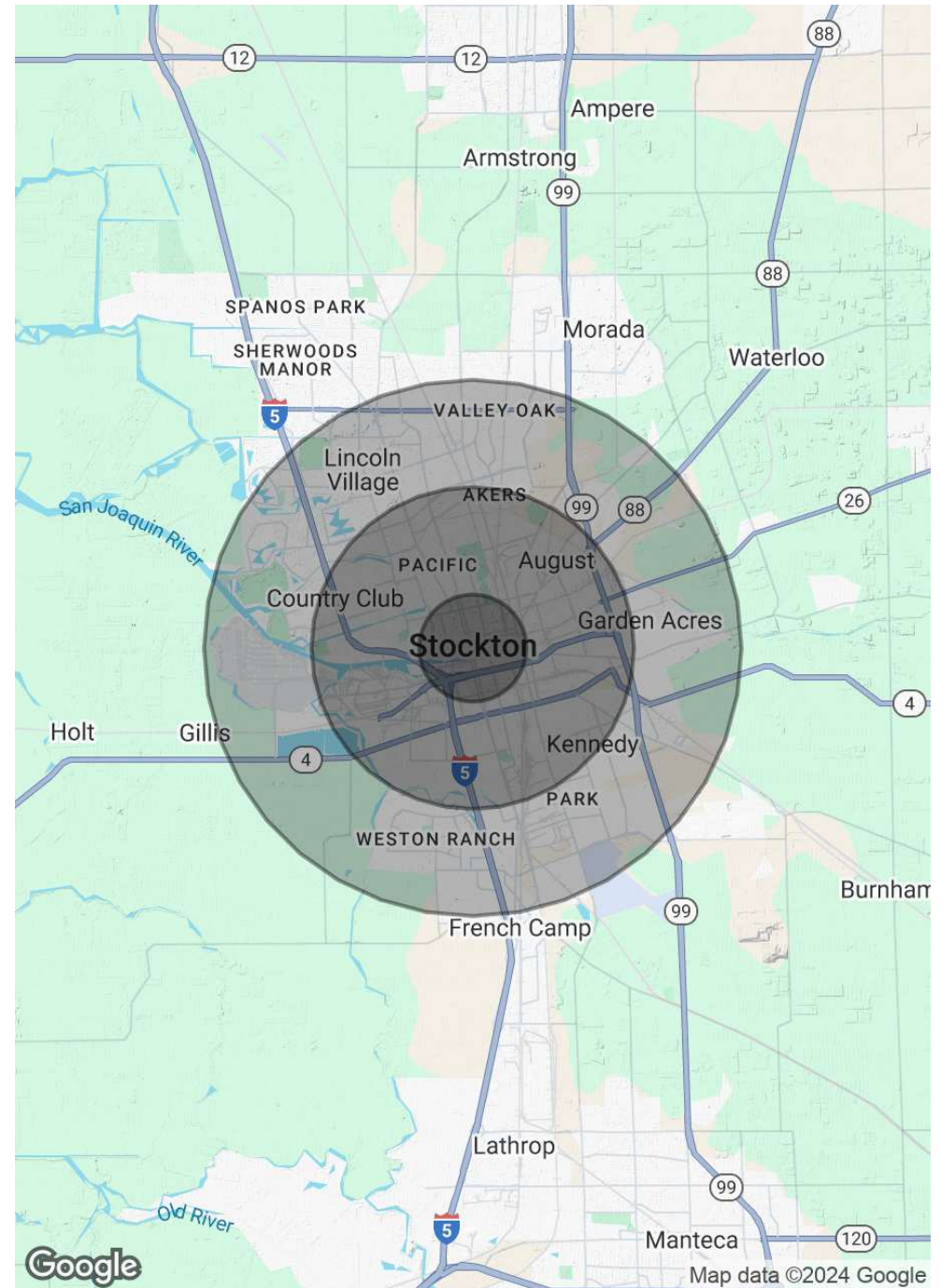
DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,395	156,038	300,701
Average Age	37	36	36
Average Age (Male)	37	35	35
Average Age (Female)	37	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,567	47,950	92,435
# of Persons per HH	2.7	3.3	3.3
Average HH Income	\$56,613	\$76,465	\$89,001
Average House Value	\$423,798	\$393,743	\$448,566
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,603	32,816	66,694
% White	22.6%	21.0%	22.2%
Total Population - Black	3,365	17,810	33,133
% Black	16.5%	11.4%	11.0%
Total Population - Asian	1,480	18,220	51,507
% Asian	7.3%	11.7%	17.1%
Total Population - Hawaiian	77	804	2,157
% Hawaiian	0.4%	0.5%	0.7%
Total Population - American Indian	555	3,652	6,195
% American Indian	2.7%	2.3%	2.1%
Total Population - Other	7,334	58,931	96,443
% Other	36.0%	37.8%	32.1%

Demographics data derived from AlphaMap





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