

Warehouse W/ Excess Yard Space | Owner-User

729 S Commerce St, Stockton, CA 95203



EXCLUSIVELY LISTED BY

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,300,000



Price/SF
\$96.73



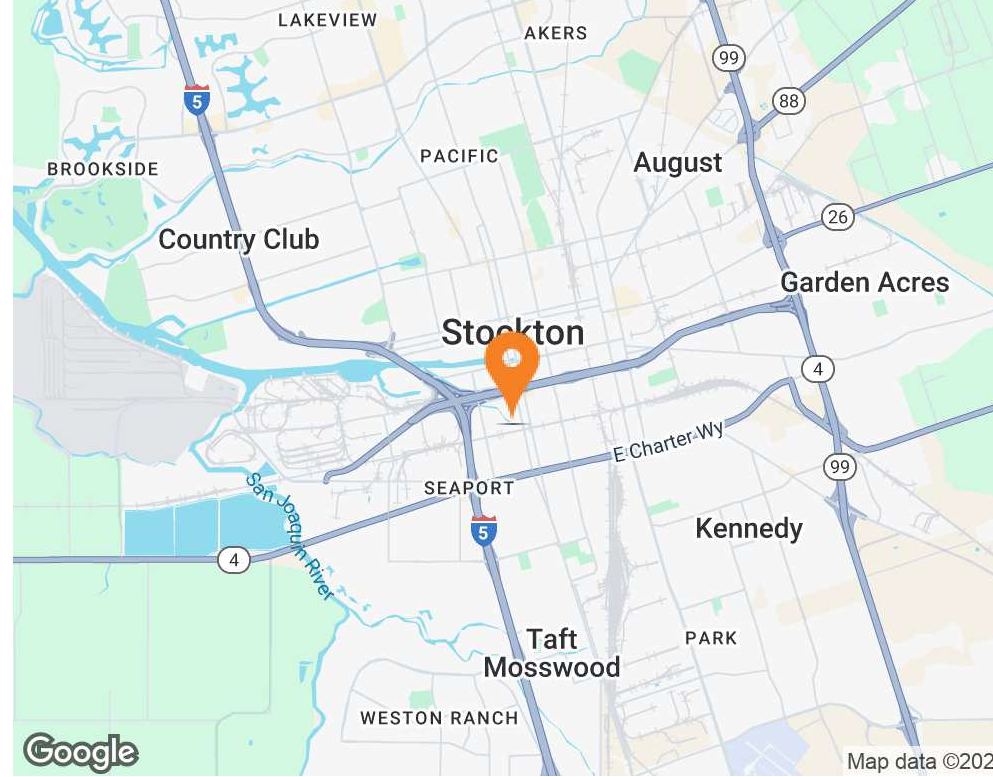
Gross Square Feet
± 13,440 SF

FINANCIAL

Listing Price	\$1,300,000
Price/SF	\$96.73
Seller-financing	Available to Qualified Buyers

PROPERTY

Property Type	Industrial Warehouse
Gross Square Feet	± 13,440 SF
- Warehouse Space	± 10,940 SF
- Office Space	± 2,500 SF
Lot Size	± 0.88 Acres
Zoning	IG (General Industrial), City of Stockton
Occupancy	Will Be Delivered Vacant



WAREHOUSE W/ EXCESS YARD SPACE | OWNER-USER

729 S Commerce St, Stockton, CA 95203

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale **729 S Commerce St in Stockton, CA**. This offering includes a freestanding industrial building totaling \pm 13,440 square feet, situated on \pm 0.88 acres of paved land. Key features of the property include \pm 2,500 square feet of office space, multiple grade-level doors, 1,200 amp power capacity, \pm 20' clear height, solar panels, and excess yard space for outdoor storage or parking. Conveniently located just four blocks from Highway 4, it offers easy access to Interstate 5 and Highway 99. **The property is being sold as-is and will be delivered vacant at the close of escrow.**

INVESTMENT HIGHLIGHTS

- A Freestanding Industrial Building Comprised of \pm 13,440 Square Feet, Situated on \pm 0.88 Acres of Paved Land.
- Features \pm 2,500 Square Feet of Office Space, Multiple Grade-level Doors, 1,200 Amp Power Capacity, \pm 20' Clear Height, Solar Panels, and Excess Yard Space for Outdoor Storage or Parking.
- Equipped With Solar Panels, Adding Long-term Energy Efficiency.
- Within One (1) Mile of Highway 4, Providing Easy Access to Highway 99 and Interstate 5.

SECTION 2

Property Information

PROPERTY DETAILS

FLOOR PLAN

HIGHLIGHTED AERIAL

REGIONAL & LOCAL MAP

Marcus & Millichap

PROPERTY DETAILS // Warehouse W/ Excess Yard Space | Owner-User

SITE DESCRIPTION

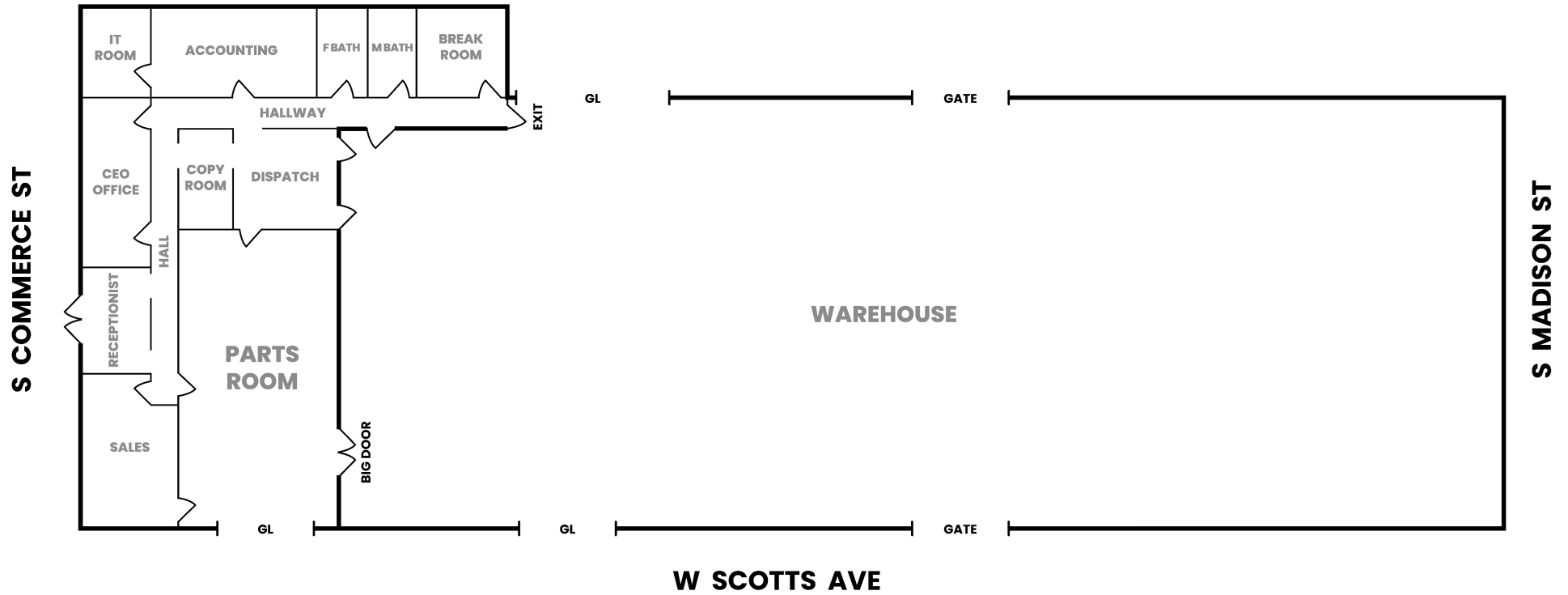
Property Address	729 S Commerce St, Stockton, CA, 95203
Assessor's Parcel Number	147-130-030
Zoning	IG (General Industrial), City of Stockton
Lot Size	± 0.88 Acres

BUILDING DESCRIPTION

Gross Square Feet	± 13,440 SF
- Warehouse Space	± 10,940 SF
- Office Space	± 2,500 SF
Construction Type	Metal
Clear Height	±20'
Grade Level Doors	Five (5)
Power	1,200 AMPS, 480/277, 3p, 4w
Fire Sprinklers	No
Insulation	Yes
Additional Comments	Equipped with solar panels.



Warehouse W/ Excess Yard Space | Owner-User // FLOOR PLAN





Adventist Health



DOWNTOWN STOCKTON



Prime Collision

McDonalds

S COMMERCE ST

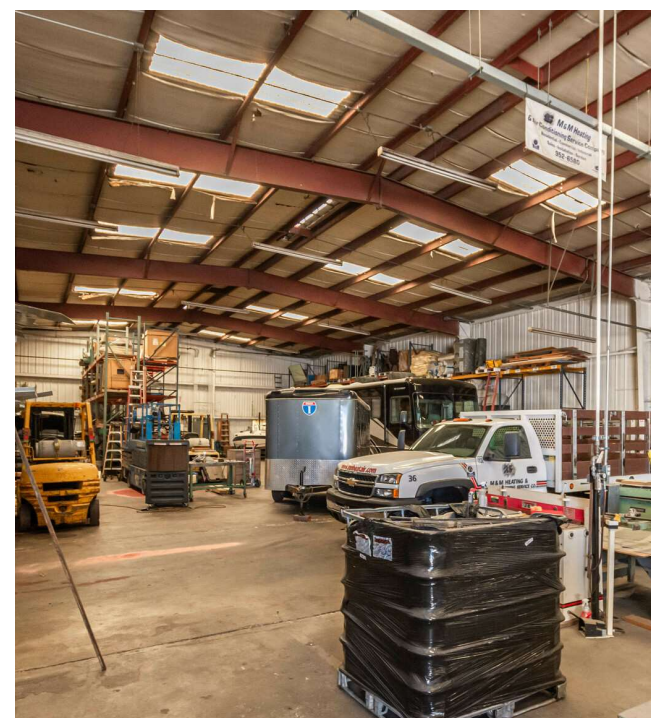
S CENTER ST

EMERGENCY FOOD BANK
Nutrition • Education • Health

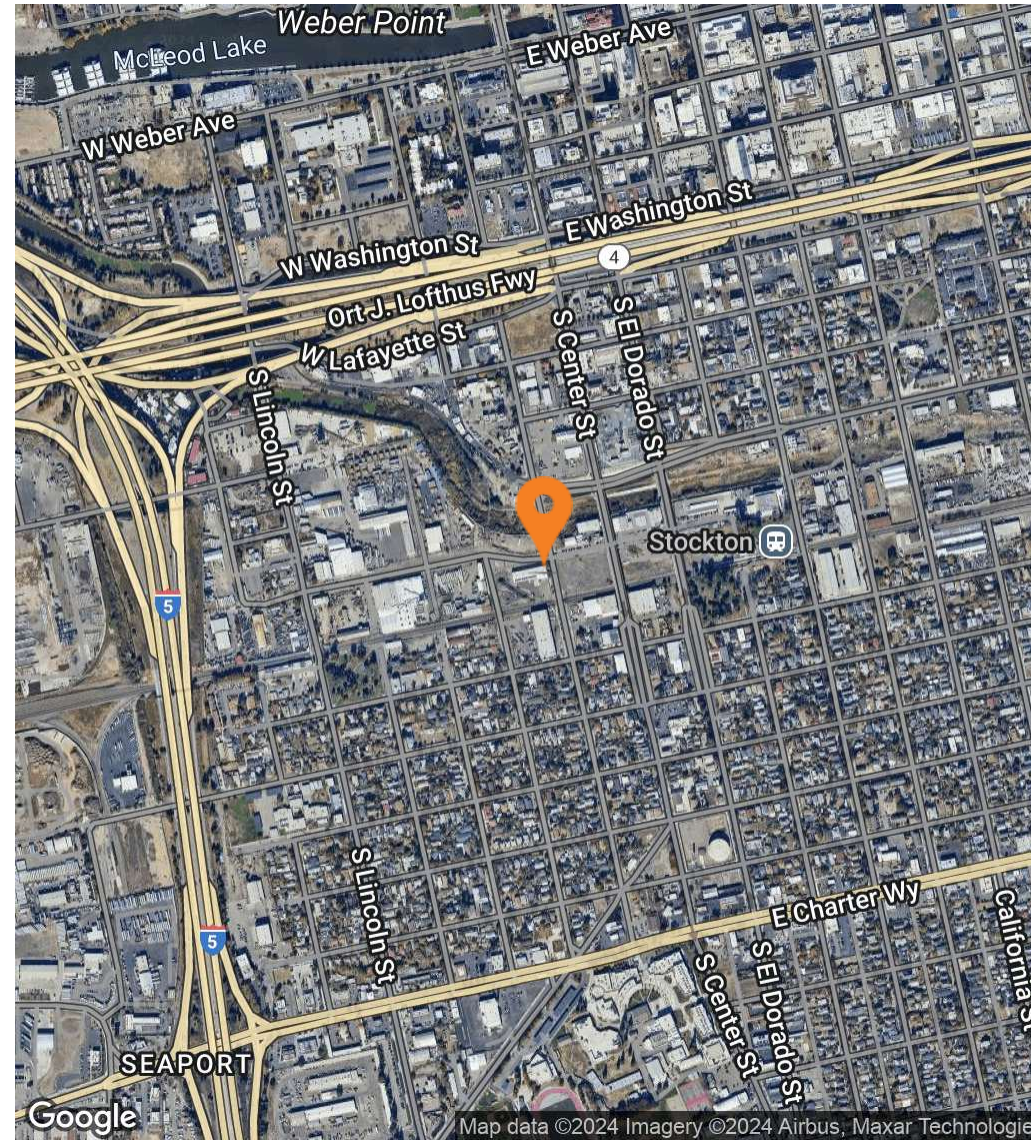
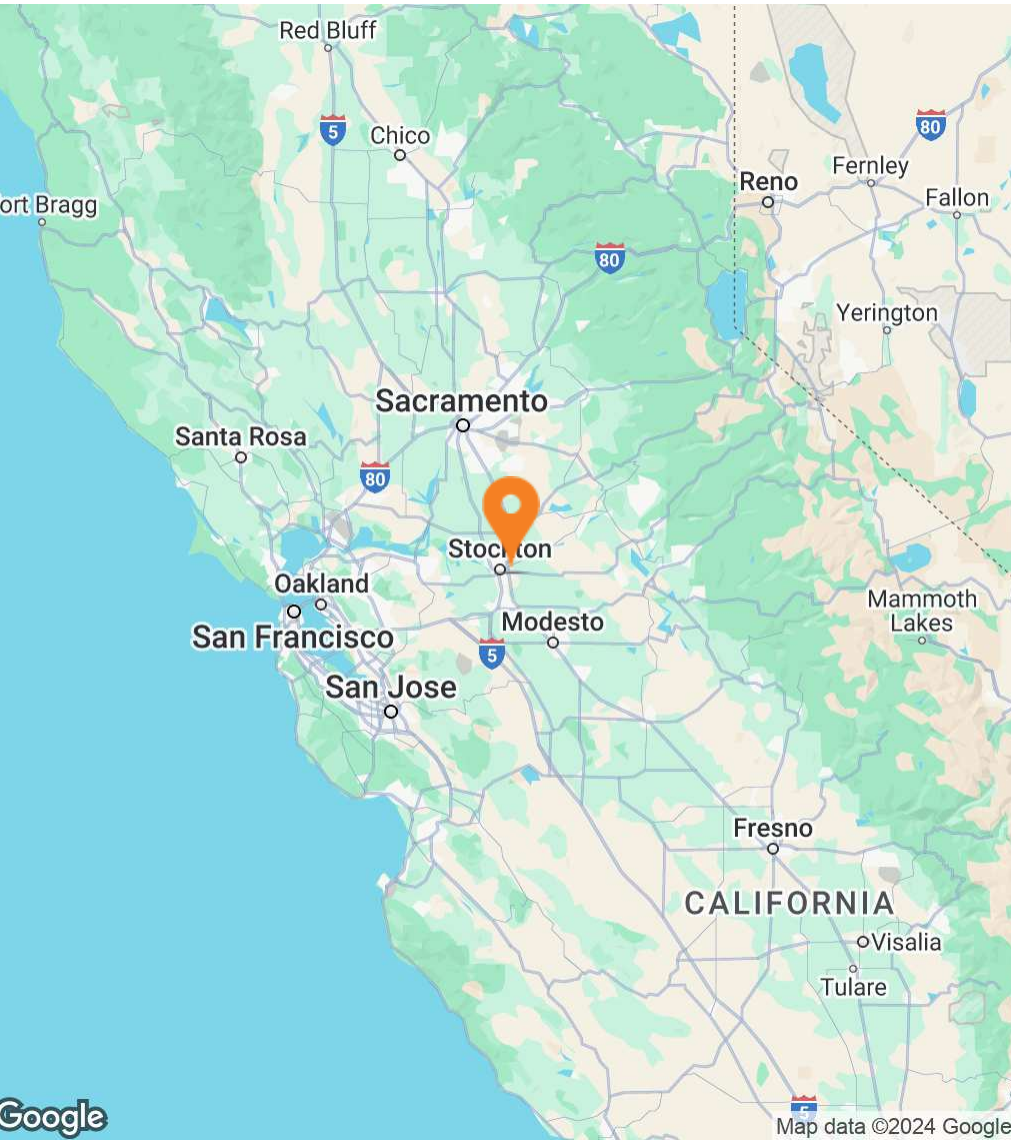
W SCOTTS AVE

W SCOTTS AVE

S COMMERCE ST



REGIONAL & LOCAL MAP // Warehouse W/ Excess Yard Space | Owner-User



SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

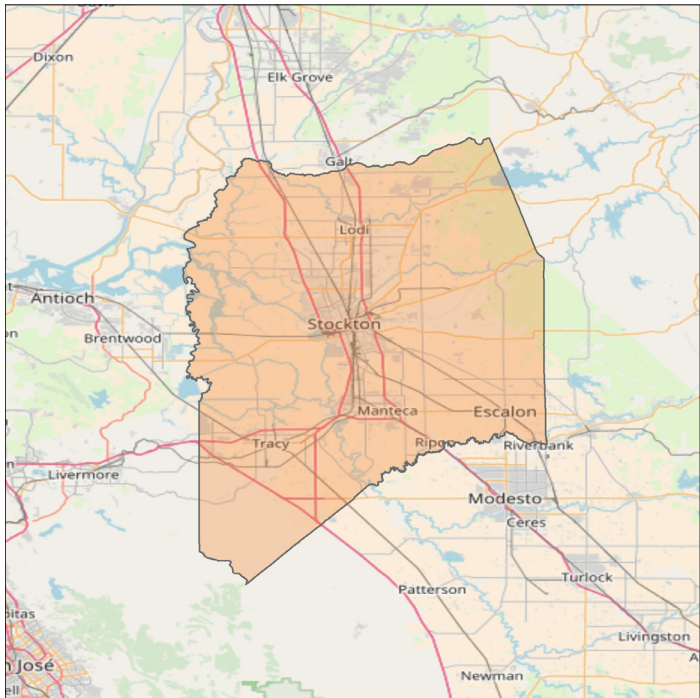
DISCLAIMER

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MARKET OVERVIEW // Warehouse W/ Excess Yard Space | Owner-User

STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2024, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

DEMOGRAPHICS



POPULATION

774K

Growth 2023-2028*
4.5%



HOUSEHOLDS

248K

Growth 2023-2028*
5.0%



MEDIAN AGE

34.9

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$79,800

U.S. Median
\$68,500

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POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	17,352	140,001	254,489
2023 Estimate			
Total Population	16,948	136,099	247,904
2020 Census			
Total Population	17,584	140,623	255,512
2010 Census			
Total Population	15,317	130,538	235,092
Daytime Population			
2023 Estimate	26,362	128,274	248,551
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,276	43,990	81,204
2023 Estimate			
Total Households	5,094	42,395	78,518
Average (Mean) Household Size	3.1	3.1	3.1
2020 Census			
Total Households	5,019	41,591	77,172
2010 Census			
Total Households	4,586	39,025	72,288

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.9%	3.1%	4.9%
\$150,000-\$199,999	2.2%	4.9%	5.4%
\$100,000-\$149,999	6.9%	14.4%	14.9%
\$75,000-\$99,999	8.7%	12.3%	13.4%
\$50,000-\$74,999	14.8%	16.9%	17.6%
\$35,000-\$49,999	12.8%	11.8%	11.7%
\$25,000-\$34,999	12.0%	10.4%	9.9%
\$15,000-\$24,999	14.8%	11.0%	9.5%
Under \$15,000	26.0%	15.2%	12.8%
Average Household Income	\$50,315	\$70,850	\$80,036
Median Household Income	\$32,760	\$52,097	\$58,458
Per Capita Income	\$16,792	\$22,711	\$25,982
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	16,948	136,099	247,904
Under 20	29.7%	31.6%	30.8%
20 to 34 Years	25.1%	23.2%	23.1%
35 to 39 Years	7.8%	7.2%	7.1%
40 to 49 Years	12.0%	11.9%	11.8%
50 to 64 Years	14.5%	15.2%	15.5%
Age 65+	11.0%	11.0%	11.7%
Median Age	32.2	31.9	32.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	10,664	82,987	153,058
Elementary (0-8)	32.7%	20.8%	17.1%
Some High School (9-11)	15.1%	13.5%	12.3%
High School Graduate (12)	28.7%	31.4%	30.0%
Some College (13-15)	12.7%	16.8%	19.0%
Associate Degree Only	4.3%	6.4%	7.5%
Bachelor's Degree Only	5.1%	7.4%	9.3%
Graduate Degree	1.5%	3.7%	4.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	37.0	34.0	33.0

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POPULATION

In 2023, the population in your selected geography is 247,904. The population has changed by 5.45 since 2010. It is estimated that the population in your area will be 254,489 five years from now, which represents a change of 2.7 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 32.5, compared with the U.S. average, which is 38.7. The population density in your area is 3,153 people per square mile.



HOUSEHOLDS

There are currently 78,518 households in your selected geography. The number of households has changed by 8.62 since 2010. It is estimated that the number of households in your area will be 81,204 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 3.1 people.



INCOME

In 2023, the median household income for your selected geography is \$58,458, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 45.56 since 2010. It is estimated that the median household income in your area will be \$66,905 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$25,982, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$80,036, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 97,443 people in your selected area were employed. The 2010 Census revealed that 46.3 percent of employees are in white-collar occupations in this geography, and 24.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$285,349 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 36,277.00 owner-occupied housing units and 36,011.00 renter-occupied housing units in your area.



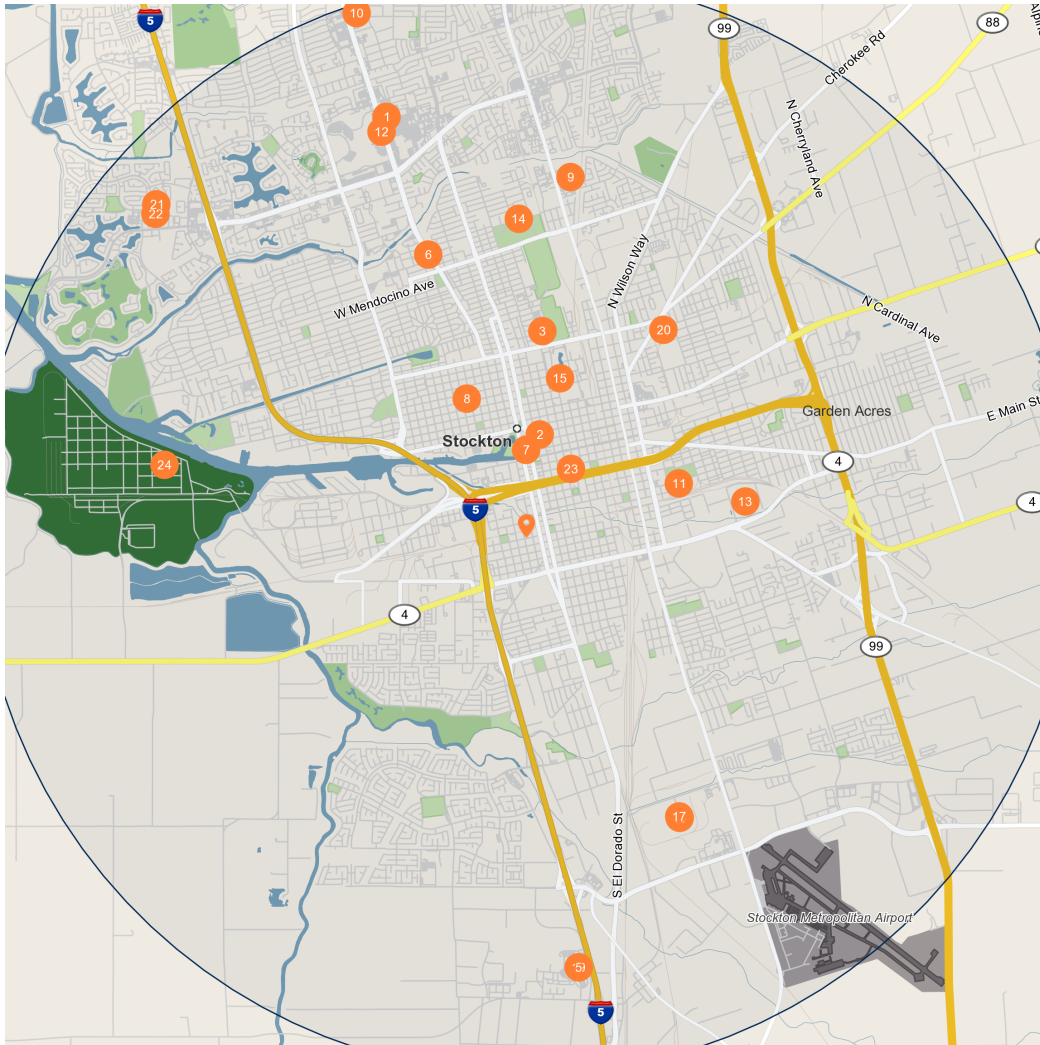
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 4.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.5 percent vs. 8.5 percent, respectively.

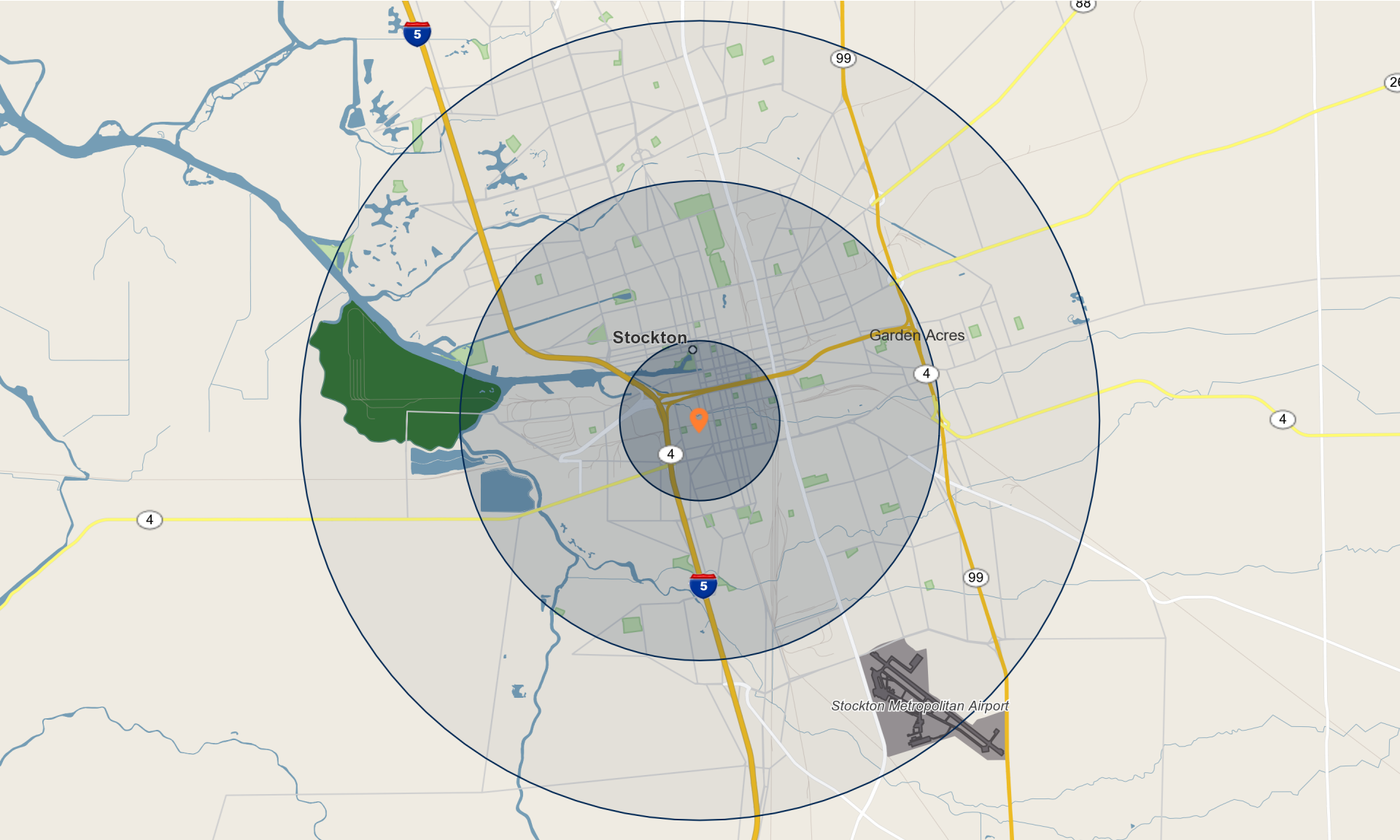
The area had more high-school graduates, 30.0 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.1 percent in the U.S.

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Major Employers		Employees
1	Allied Universal Topco LLC	5,002
2	Pacific Bell Telephone Company	4,444
3	St Josephs Med Ctr Stockton	2,366
4	Kaiser Foundation Hospitals-Kaiser Permanente	1,838
5	San Jquin Gen Hosp Fndtion A C-Healthcare Services	1,300
6	University of Pacific-MCGEORGE SCHOOL OF LAW	1,000
7	Juvenile Justice Division Cal	993
8	Dameron Hospital Association	987
9	Pacific Gas and Electric Co-PG&e	711
10	US Security Associates Inc	690
11	County of San Joaquin-San Joaquin County	660
12	San Jquin Dlta Cmnty Cllege Ds-SAN JOAQUIN DELTA COLLEGE	642
13	Diamond Foods LLC-Diamond of California	575
14	Califrnia State Univ Stnislus	571
15	Califrnia State Univ Stnislus	571
16	Permanente Medical Group Inc	522
17	Stockton Logistics LLC	500
18	Stockton Logistics LLC	500
19	San Joaquin General Hospital	500
20	Unilever United States Inc	489
21	Loandepot Inc	471
22	Acrtr Pacific LLC	450
23	Dow Jones Lmg Stockton Inc-Record The	445
24	Nautilus Intl Holdg Corp	433
25	Kaiser Foundation Hospitals-Kaiser Permanente	401

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OFFICES THROUGHOUT THE U.S. AND CANADA
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