

Landmark Retail Center With Upswing Potential
Located in the Center of Stockton's Main Retail Trade Corridor
Approx. 42,935 SF | For Sale \$6,000,000 9.98% Pro Forma CAP Rate
Marengo Center, Stockton CA 95207



Offering Memorandum

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EXECUTIVE SUMMARY

6002-6138 Pacific Avenue,
600-608 Porter Avenue,
505 W Swain Road, Stockton, CA 95207



2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

294,573

Population

96,795

Households

\$82,531

Average
Household
Income



PMZ Commercial is pleased to produce the enclosed investment opportunity for the Marengo Center, a single story 42,935 SF retail strip center located in Stockton, CA. The center consists of 17 spaces and is currently 99% occupied (ownership is occupying a small 374 SF suite free of rent). The site consists of 4 buildings, (1) approx. 10,985 SF multi-tenant retail strip, (1) 21,170 SF multi-tenant retail strip, with a 13,170 SF medium anchor space occupied by a thrift store, (1) 7,200 SF shop/warehouse building in the rear that is occupied by a car audio store and barber supply store, and (1) 3,580 SF vacant shop/warehouse building in the rear formerly occupied by the Vac & Sew Shop, and a small warehouse used by Red Wing Shoes. The center is located on a high traffic commercial corridor, with over 50,000 ADT.

Marengo Center enjoys a tenant mix that is ideal for a retail strip, including restaurant/bar, professional services, hair and beauty salons, a cell phone retailer, thrift store, and a car audio services business in the rear warehouse. Most suites range in size between 1,000 SF and 2,700 SF, however there are also suites as small as 375 SF, and as large as the medium anchor 13,170 SF space. Most suites also have their own restrooms, aside from the two 375 SF suites, one of which is occupied by ownership, who share one restroom. All tenants have leases expiring in 2024 or 2025 (one lease expires in 2027), are paying well below market rent, and have no current options to extend their leases, making this an ideal value add opportunity for an investor.



PROPERTY DETAILS

6002-6138 Pacific Avenue,
600-608 Porter Avenue,
505 W Swain Road, Stockton, CA 95207



LOCATION:

6002-6138 Pacific Avenue; 600-608 Porter Avenue;
505 W Swain Road, Stockton, CA 95207

APNS:

081-371-02	081-371-05	081-371-06	081-371-08
081-371-09	081-371-11	081-371-12	

BUILDING SIZE AND YEAR BUILT:

6002-6036 Pacific Avenue	(1951-1956) =10,985 approx. total SF
6112-6138 Pacific Avenue	(1951-1953) =21,170 approx. total SF
600-608 Porter Avenue	(1960) =7,200 approx. total SF
505 W Swain Rd	(1979) =3,580 approx. total SF

TOTAL BUILDING SIZE: 42,935 SF

TOTAL SF LOT SIZE: 125,874 approx. total SF (2.89 AC)

ZONING: CG General Commercial

HIGHLIGHTS:

- Located on one of Stockton's busiest corridors, with over 50,000 vehicles per day
- 99% occupied
- Good tenant mix that is ideal for retail strip centers
- Newer roofing on every building except 505 W Swain Road, these also come with guarantees until 2030 or 2035
- Most rents are below market with leases that are soon to expire, giving the property upswing potential
- Most suites are an ideal size for a local retail user

PROFIT AND LOSS

Marengo Center	Income & Expenses 2024	Current Rent Roll & 2024 Expenses*	YEAR 2026 Pro Forma Income**
Rental Income	\$425,176	\$436,272	\$626,308
Late fees	\$1,200		
Unnapplied lease payments	\$4		
Recovery Prop Taxes (currently recoverable) - 2026 Adjusted Tax base 1.12%	\$64,384	\$67,200	\$67,200
Recovery Insurance (currently recoverable)	\$45,458	\$45,458	\$45,458
Projected Recovery excess (currently recoverable)		\$4,019	\$4,019
Pro Forma Recovery Operating Expenses			\$161,538
Pro Forma Recovery Property Management			\$31,315
Recovery Operating Expenses Subtotal	\$109,843	\$116,677	\$309,531
Vacancy factor (5%)			(\$31,315)
Total Income	\$536,223	\$552,949	\$904,523
Expenses			
Advertising	\$319	\$319	\$319
Cleaning and Janitorial	\$24,106	\$24,106	\$24,106
Commissions	\$31,866	\$31,866	\$31,866
HVAC	\$1,763	\$1,763	\$1,763
Maintenance	\$7,757	\$7,757	\$7,757
Merchant Platform Fees	\$6,164	\$6,164	\$6,164
Merchant return payment fees	\$8	\$8	\$8
Other expenses	\$6,295	\$6,295	\$6,295
Electrical	\$3,772	\$3,772	\$3,772
Other Repairs	\$41,221	\$41,221	\$41,221
Roof	\$850	\$850	\$850
Utilities	\$678	\$678	\$678
Electricity	\$5,726	\$5,726	\$5,726
Storm Drain	\$11,945	\$11,945	\$11,945
Water	\$2,186	\$2,186	\$2,186
Trash/Garbage	\$16,883	\$16,883	\$16,883
Sub-Total Operating Expenses	\$161,538	\$161,538	\$161,538
Property Taxes - 2026 adjusted for new tax base @ 1.12%	\$64,384	\$67,200	\$67,200
Insurance	\$45,458	\$45,458	\$45,458
Sub-Total Property Taxes and Insurance	\$109,843	\$112,658	\$112,658
Property Management (2026 adjusted at 5% of GRI)	\$27,600	\$27,600	\$31,315
Total Property Management Expense	\$27,600	\$27,600	\$31,315
TOTAL EXPENSES	\$298,981	\$301,796	\$305,512
Net Operating Income (NOI)	\$237,242	\$251,153	\$599,011
CAP Rate	3.95%	4.19%	9.98%
Value	\$6,000,000	\$6,000,000	\$6,000,000
SF	42,935	42,935	42,935
\$/SF	\$139.75	\$139.75	\$139.75



AERIAL





6002-6036 Pacific Ave



6124-6138 Pacific Ave



6002-6036 Pacific Ave



6112 Pacific Ave



6112 Pacific Ave



6002-6036 Pacific Ave



600-608 Porter Ave



600 Porter Ave



505 W Swain Rd



505 W Swain Rd
Red Wing Shoe storage



6002-6036 Pacific Ave



6112 Pacific Ave



6124-6138 Pacific Ave



Rear Parking and
Drive Aisle - Porter Ave



6002-6036 Pacific Ave
Parking lot



Rear Parking Lot



6124-6138 Pacific Ave
Parking Lot



Rear Parking
W Swain Rd

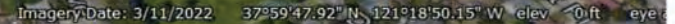


DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,564	182,402	294,573
Growth 2023 - 2028	3.08%	3.37%	3.61%
Growth 2010 - 2023	7.51%	9.56%	11.32%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,540	62,203	96,795
Growth 2023 - 2028	3.24%	3.41%	3.62%
Growth 2010 - 2023	8.43%	9.67%	11.18%
Average HH Income	\$72,109	\$81,389	\$82,531

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Pacific Ave	Porter Ave	2022	40,370	.11
Pacific Ave	Porter Ave	2018	36,362	.11
W Swain Rd	Dante St	2022	9,785	.12
Pacific Ave	W Longview Ave	2022	44,942	.23
Pacific Ave	W Longview Ave	2018	45,573	.23
W Swain Rd	Alturas Ave	2022	12,818	.31
W Benjamin Holt Dr	Lincoln Center	2022	14,896	.40
W Robinhood Dr	N Pacific AveFron Rd	2022	12,915	.40
W Robinhood Dr	Claremont Ave	2022	9,283	.48
Pacific Ave	W Robinhood Dr	2022	32,507	.49





REGIONAL AERIAL VIEW



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