

**Value Add Office Park on Well Known Stockton Corridor
Heavily Trafficked Area With Over 23,000 ADT
5665 N Pershing Ave, Stockton CA 95207**



Sale Price: \$1,025,000 (\$89.43/SF) | 5.93% CAP

Size: 11,461 SF | Lot Size: 0.79 AC (34,412 SF)

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EXECUTIVE SUMMARY

5665 N Pershing Ave
Stockton, CA 95207



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

303,262

Population

97,213

Households

\$88,575

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	5665 N Pershing Ave, Stockton CA 95207
NUMBER OF FLOORS	1
BUILDING SIZE	11,461 SF
LOT SIZE	0.79AC (34,412 SF)
ZONING	CO Commercial Office
YEAR BUILT	1977

HIGHLIGHTS

- Consists of 3 office buildings
- 83% occupied
- Short term leases
- Smaller office suites are always in high demand
- Landlord does not currently receive reimbursements for utilities and CAMs, giving this property huge upswing potential
- Situated along N Pershing Ave, with 23,633 ADT

Aerial



PROFIT AND LOSS

5665 N Pershing Dr. Stockton, CA. 95207	Current Rent Roll & 2024 Expenses	Current Rent Roll PLUS PROJECTED Vacant Units at Pro forma rates \$1.55/SF + \$0.48/SF Recovery)	YEAR 2028 Pro Forma Income (ALL PROJECTED \$1.55/SF +\$0.49/SF Recovery) 100% OCCUPIED
Rental Income	\$142,260	\$142,260	\$215,515
Vacant unit Income	\$0	\$47,411	\$0
Projected Recovery (CAMs/HOAs and Utilities) - (PROJECTED) - \$0.48 - \$0.49/SF	\$0	\$14,682	\$67,669
Vacancy factor (5%)	\$0	(\$7,113)	(\$10,776)
Total Income	\$142,260	\$197,241	\$272,408
Expenses			
Property Taxes (adjusted @list price 1.12%)	\$11,480	\$11,480	\$11,480
Insurance (ESTIMATED)	\$6,000	\$6,000	\$6,000
	\$17,480	\$17,480	\$17,480
Recoverable CAMs/HOAs/Utilities			
Electric	\$37,459	\$37,459	\$37,459
Water (3 meters)	\$4,616	\$4,616	\$4,616
Landscaping	\$600	\$600	\$600
Bathroom janitorial	\$3,600	\$3,600	\$3,600
Garbage	\$3,714	\$3,714	\$3,714
Power washing	\$1,000	\$1,000	\$1,000
HOA fee	\$904	\$904	\$904
Repairs (ESTIMATED)	\$5,000	\$5,000	\$5,000
Property Management Fee (5%)	\$7,113	\$9,484	\$10,776
Total Recoverable Expenses	\$64,006	\$66,377	\$67,669
TOTAL EXPENSES	\$81,486	\$83,857	\$85,149
Net Operating Income (NOI)	\$60,774	\$113,384	\$187,259
CAP Rate	5.93%	11.06%	18.27%
Value	\$1,025,000	\$1,025,000	\$1,025,000
SF	11,461	11,461	11,461
\$/SF	\$89.43	\$89.43	\$89.43

MORTGAGE SCENARIO

MORTGAGE SCENARIO	Actual Income
Purchase Price	\$1,025,000
Down payment percentage	42.0%
Down payment amount	\$430,500
Loan Amount	\$594,500
Interest Rate	6.500%
Amortization period (years)	25
Debt Service (Annual Mortgage)	\$48,169
Net Operating Income (NOI)	\$60,774
Debt Service Coverage Ratio (DSCR)	1.26
Net Cash Flow (pretax)	\$12,604
Cap Rate	5.93%
Cash on Cash Return	2.93%

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,164	189,314	303,262
Growth 2024-2029	5.30%	5.46%	5.50%
Growth 2020-2024	2.65%	3.55%	3.76%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.40%	5.54%	5.59%
Growth 2020-2024	3.25%	4.12%	4.41%
2024 Average HH Income	\$89,927	\$89,090	\$88,575

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Swain Rd	N Pershing Ave	2023	9,396	0.19
Quail Lakes Dr	Long Barn Way	2025	14,760	0.23
N Pershing	W Swain Rd	2024	23,611	0.27
N Pershing	Marco Polo Dr	2025	24,788	0.41
Douglas Rd	N Harrisburg Pl	2025	2,092	0.42
Quail Lakes Dr	Long Barn Way	2023	14,822	0.23
W Swain Rd	N Pershing Ave	2023	9,396	0.19

AERIAL



DISCLAIMER

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