

FOR SALE - ASKING PRICE \$1,195,000

±10,600 SF COMMERCIAL RETAIL OFFICE BUILDING
±27,450 SF LAND PARCEL (ORIGINAL MAP CONSISTS OF 5 PARCELS)
ZONING DESIGNATION IS GENERAL COMMERCIAL
APN #139-030-080

**1236 N. EL DORADO ST.
STOCKTON, CA 95202**



FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING/PROPERTY HIGHLIGHTS

- Built as 3 Separately Metered Suites/Units around 1992 with brick, wood framing and metal siding combination. 2 large grade level roll up doors on the back side of the building
- Has multiple demising suite options inside each Unit. Currently 2 Spaces are Occupied & 2 Spaces are Vacant
- Water Service - Cal Water
Sewer & Storm - City of Stockton
Electric & Gas - PGE
- Fenced & Concrete Paved Parking Lot.
Parking Spaces: ±44 Spaces including HC Parking, plus excellent street parking on 2 sides of the building
- Excellent Corner Location on El Dorado Street & Vine Street in Mid Town Stockton. Close to Harding Way, Dameron Hospital, St. Joseph's Hospital, University Park, UC Merced Stockton Campus, Stockton Arena, Banner Ball Park, Marinas and more...
- Building Electric - 3 phase, 120/240 volt, 800 amps
Currently 3 Electric Meters & 3 Gas Meters, but additional meters are possible Suite A has ±400 amps, Suite B is ±100 amps & Suite C is ±200 amps
- Excellent Owner/User and/or Investor Property
Excellent Contractor, Office & Retail Spaces & Uses
Well Built Newer Building in Mid Town Stockton

For Sale Asking Price \$1,195,000
Lease Asking Price: Contact Broker



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AVAILABLE SUITES

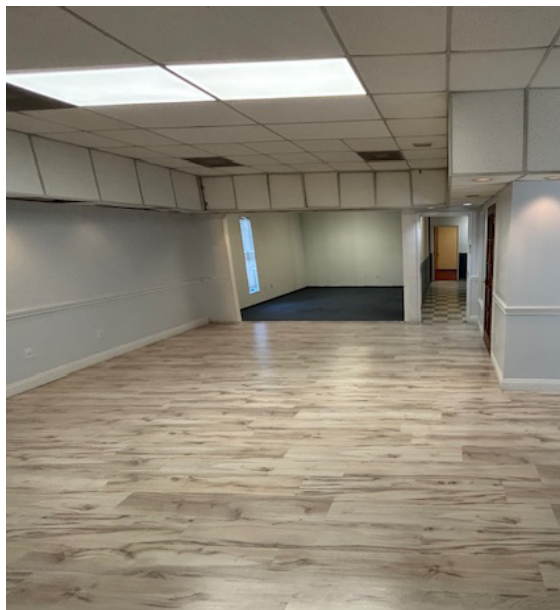
Suite A

Total ±6,500 SF (±65' x ±100')

Approx. 400 amps

Approx. 50% is high clear height light industrial space with one large grade level roll up door, offices, restrooms & large mezzanine storage area. The remaining 50% is drop ceiling office spaces with multiple restrooms, breakroom, showroom and other retail/office space amenities.

Currently half is occupied by a construction company, but available with 30 days' notice. The other half is vacant with multiple offices, showroom spaces and restrooms.



Suite B

Total ±1,400 SF (±50' x ±28')

Approx. 100 amps

Currently vacant and available to lease. Additional demising for more tenant spaces is possible.



Suite C

Total ±2,700 SF (±50' x ±54')

Approx. 200 amps

Currently have good tenant with spa & massage services in half of the space with the other half currently vacant and available to lease. Additional demising for more tenant spaces is possible.



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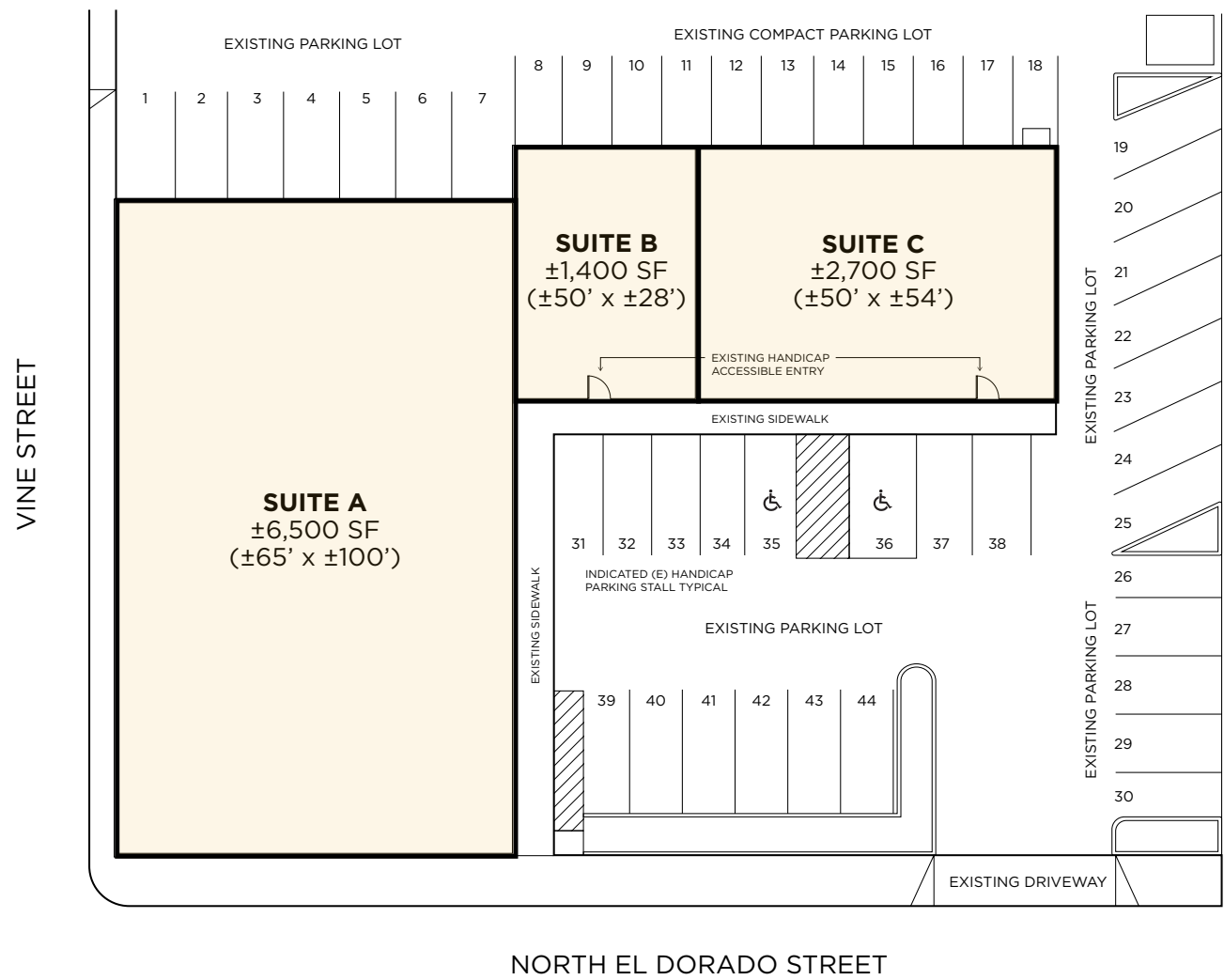
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SITE PLAN



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