

**FOR SALE - SELLER FINANCING AVAILABLE**

**SALE PRICE: \$900,000.00**

# **308-320 N. CALIFORNIA STREET**

**STOCKTON, CALIFORNIA**

**± 9,988 SF | ±0.23 AC LOT | ZONED: CD COMMERCIAL DOWNTOWN ( City of Stockton)**



*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.*

**FOR MORE INFORMATION  
CONTACT:**

**P**  **RTNERS**  
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## PROPERTY FEATURES:

**Building Size:** ±9,988 SF

**Acres:** ±0.23 AC Lot

**New Exterior Facade Upgrade Completed in May 2023**

**Parking:** Street Parking and Parking lots available throughout downtown Stockton. (Currently a vacant lot is for sale directly across the street which can be utilized if improved for parking)

**Zoning:** CD Commercial Downtown (City of Stockton)

**Reception Area**

**Large Break room w/ Sink**

**Restrooms:** Four Restrooms w/ Multiple Stalls

**Offices:** Twenty-One (21) Offices

**Conference /Classroom space:** Two (2) large classrooms & conference spaces

The building has potential for many different use types and can be demised to accommodate multi-tenant use and collaborative work spaces.

**Contact listing agents to tour.**

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### ABOUT THE CITY OF STOCKTON:



POPULATION: 318,759

MEDIAN HOUSEHOLD INCOME: \$60,214.00

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an [airport](#) offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

In the mid-2000's Stockton underwent a tremendous economic expansion and continues to aggressively revitalize its downtown. Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel. A 16-screen downtown City Centre Cinemas was completed in December 2003. The Bob Hope (Fox) California Theatre, listed on the National List of Historic Landmarks recently completed a total renovation and hosts live performances regularly. The arena hosts many sports and entertainment events year-round including family and cultural events and concerts. Adjacent to the Stockton Arena is the Stockton Ballpark, home of the [Stockton Ports](#) Single A Baseball Team (Oakland A's affiliate).

Stockton offers an excellent quality of life for its residents. The City has a number of beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. With over 100,000 trees, Stockton has been recognized by *Sunset Magazine* as the "Best Tree City" in the western United States. In 1999, 2004, 2015, 2017, and 2018, Stockton was designated an All-America City by the National Civic League.

(Article taken from – Visit Stockton – Learn About Stockton, California <https://www.visitstockton.org/about-us/> )

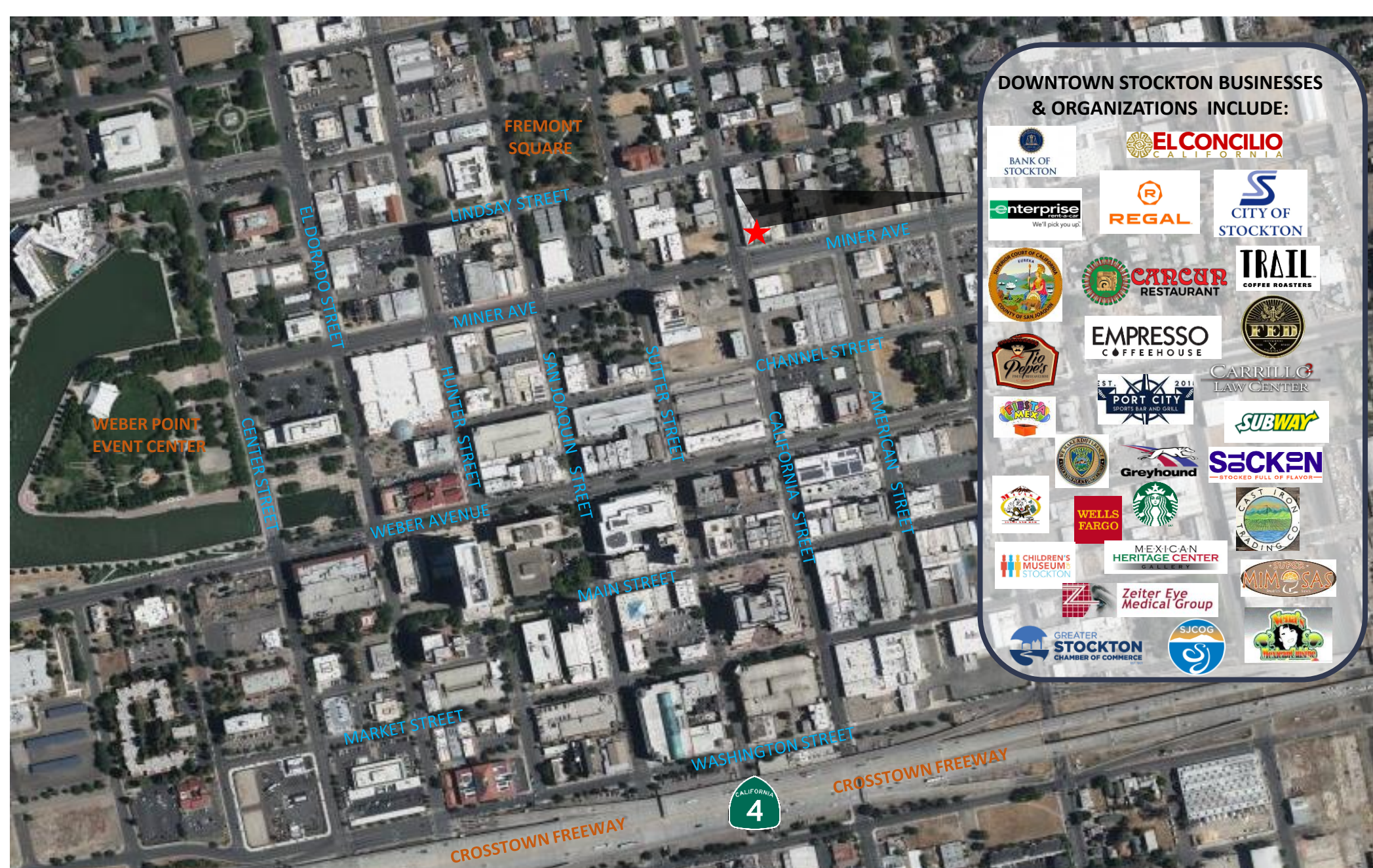
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**DOWNTOWN STOCKTON BUSINESSES  
& ORGANIZATIONS INCLUDE:**



**FOR MORE INFORMATION  
CONTACT:**

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