

# FOR SALE

## 545 CHANNEL STREET

STOCKTON, CALIFORNIA

±5,000 SF  
FULLY LEASED - INCOME PRODUCING  
NEW ROOF (2020) 20 YEAR WARRANTY



SALE PRICE: \$650,000 | ANNUAL NOI: ±\$48,857.00 | WELL MAINTAINED

*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**ARTNERS  
COMMERCIAL

Lorie Liddicoat  
209.915.9913  
Lic. 01952818  
lorie@partnerscommercialre.com

Suzanne Grande  
209.483.8999  
Lic. 01080467  
Suzanne@partnersreinc.com

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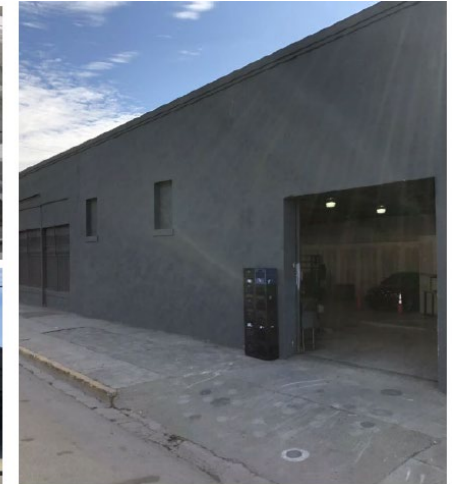
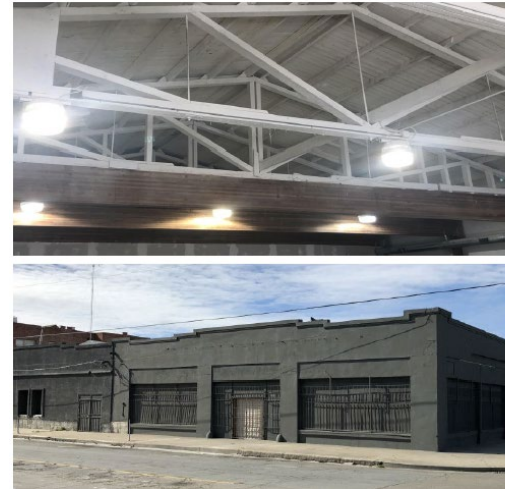
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NEW ROOF (2020) 20 YEAR WARRANTY

### PROPERTY FEATURES:

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

- Business & Professional Uses
- Fabric, Food & Furniture Manufacturing
- Printing & Publishing
- Specialized Education & Training
- Retail Sales

- New Roof (2020) w/ 20 year warranty
- Grade Level Door (Previously converted easy to convert back)
- Exposed Beam Ceilings
- ADA Restrooms
- Office / Breakroom
- All improvements have been approved and permitted by the City of Stockton
- Street Parking Available



### ABOUT THE TENANT:

Fiesta Mex (<https://www.fiestamex-partysupply.com/>) is a locally owned Mexican wholesale Party store with a retail store component. On top of wholesale Mexican party supplies, Fiesta Mex has worked with the City of Stockton to become a fresh produce retailer within the Downtown Stockton neighborhood and is one of the only fresh produce retailers located in Downtown Stockton. Lease Expires July 2027 w/ \* 3% annual increases. Contact listing agent for more information.



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VISIONARY HOMES  
HUNTER STREET  
HOUSING PROJECT

LINDSAY STREET

MINOR STREET

REGAL

HUNTER STREET

CHANNEL STREET

SAN JOAQUIN  
RTD

WEBER STREET

SAN JOAQUIN STREET

GREATER  
SILICON  
VALLEY

MAIN STREET

AMERICAN STREET

IS



EL DORADO STREET

MARKET STREET

SUTTER STREET

CALIFORNIA STREET

CROSSTOWN FREEWAY / HIGHWAY 4



± 1/2 mile

±1.5 miles



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