

420 , 430, 440 EAST WEBER AVENUE

Stockton, California



PRIME DOWNTOWN

STOCKTON BLOCK

FOR SALE

Development Opportunity!

- Prime commercial real estate available on busy Weber Avenue
- Three adjacent properties in the heart of the business district, including the iconic Kendall Building
- Surrounded by City and County offices, Courthouse, RTD bus hub, and many new residential development projects

Sale Price:

\$777,000.00

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420 E. Weber Avenue

- ◆ APN #149-170-240
- ◆ 5,000 SF parcel
- ◆ Already cleared for parking or new development

430 E. Weber Avenue (Kendall Building)

- ◆ APN #149-170-300
- ◆ 5,000 SF parcel, 5-story building of +/-24,500 SF
- ◆ Structural and Brick Testing completed
- ◆ Schematic plans in place for 19 large residential units



440 E. Weber Avenue

- ◆ APN #149-170-110
- ◆ 5,000 SF parcel
- ◆ +/-9,750 SF building on two floors
- ◆ Can be redeveloped or removed for new construction



With the classic five-story Kendall Building as its centerpiece, these three prominent Weber Avenue properties combine into an incredible development opportunity on Stockton's main downtown corridor.

Parcels comprise a land area of 15,000 square feet, with 150 linear feet of street frontage. Properties can be developed with no height limit, as per City of Stockton Planning Department. Adjacent City parking lot.



Blk.
739

7.39

AVENUE 3

STREET

18

CALIFORNIA

Activity 4.4.4.20			
Year	Jan	Feb	Mar
2016	27		
2017	28		
2018	28		

STREET 10

NOTE: Assistant's Force Numbers Shown in Circles
Assistant's Block Numbers Shown in Ellipses

100-100



Downtown Stockton is currently the focus of massive redevelopment efforts, both private and public. The costly County Administration Building was built one block to the west. RTD bus hub, occupying an entire city block, is across the street. The Superior Court's new 300,000 SF courthouse opened in 2017. New residential projects, both subsidized and market-rate, have been recently completed, bringing 24/7 activity to the downtown. Grand View Village is currently under construction, which will add 75 new residential units to the downtown.

The CAL-40 residential project was completed in 2016, one block east of the Kendall properties. All forty apartments were filled within the first week.

The CalMain Loft apartments were completed in 2023 with 29 market-rate lofts. Demand is strong and lofts are filling quickly.



A Bit of History



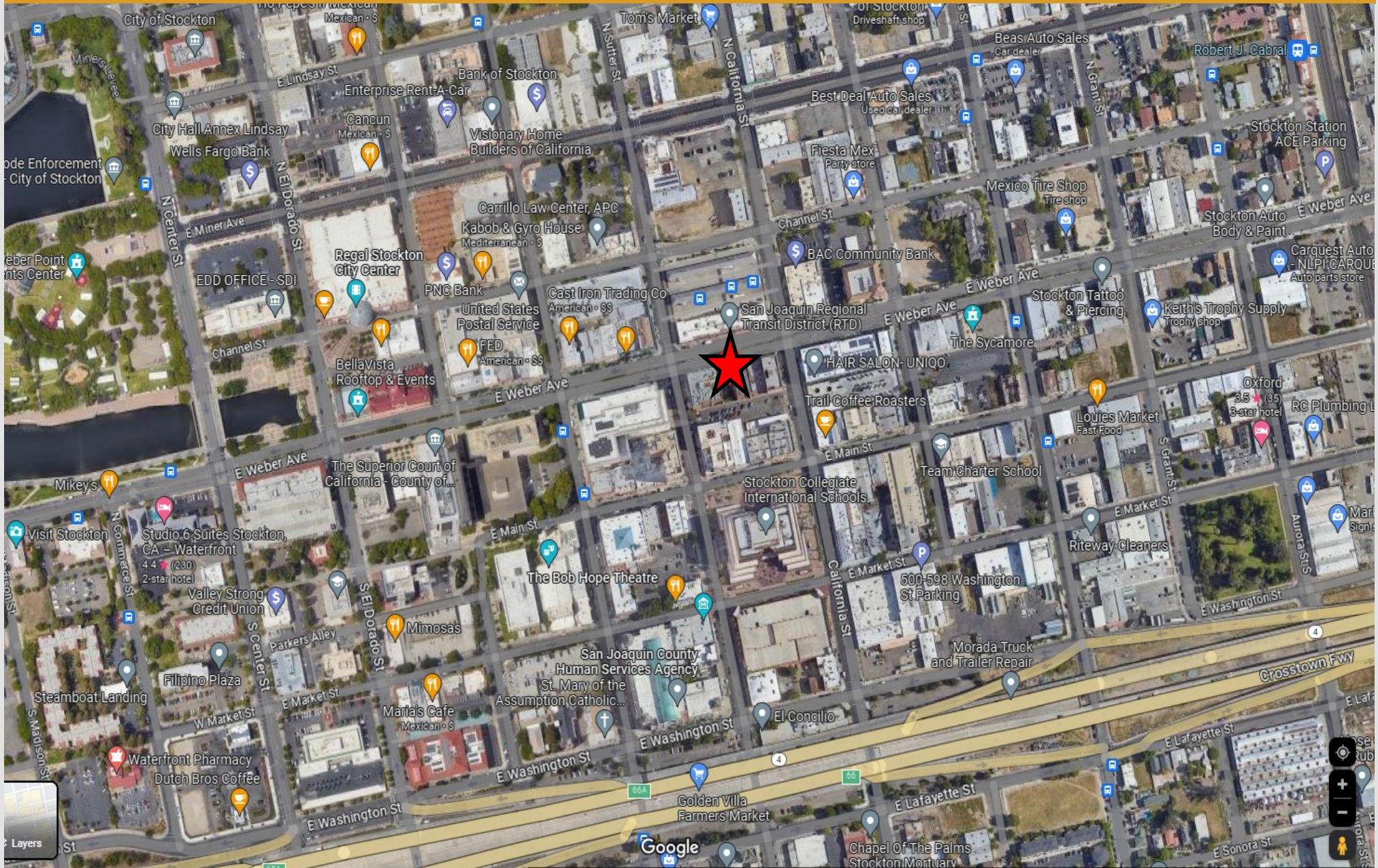
430 E. Weber - W. J. Horan Furniture occupied this building in 1925 and through 1940. Horan's advertisements in local papers of the time featured illustrations of their building. By 1945, Kendall's Stationery took over the building, and remained through the 1970s.



440 E. Weber appeared on the 1950 Sanborn map and is noted as a hotel and restaurant. The first listing for this address in City Directories was in 1917, when it was the Reid Hotel. The Reid changed to the Bailey Hotel in the late 1920s. By 1935, it was listed as the Hotel Modern, and by 1945 as Steve's Hotel. It was built as a mixed use building with commercial spaces on the ground floor and rooms on

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Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront. Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the charming Miracle Mile shopping center surround the university.



With a population of over 300,000, Stockton is the 13th largest city in California. Stockton is the county seat of San Joaquin County, with over 685,000 residents.



The Gold Rush turned Stockton into a supply and transportation hub, and began its transformation into a major industrial center. Its central location, deep water port, and regional airport provide easy access to the Bay Area and beyond.

STOCKTON, CALIFORNIA



Downtown Stockton is undergoing a tremendous revitalization and its successes include a baseball stadium, sports arena, waterfront hotel, marina and promenade, Bob Hope Theater, Janet Leigh Plaza/16-screen Cineplex and a new 300,000 SF courthouse. Many residential projects are underway, including Live+Work, work-force housing, and market-rate lofts.

High prices in San Francisco and the Bay Area have created a new migration of economic refugees relocating to Stockton for its affordable real estate and relaxed lifestyle.

Museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's charms.

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