

RETAIL FOR SALE

112 E MARKET ST

Stockton, CA 95202



PROPERTY DESCRIPTION

Excellent opportunity for an owner-user to purchase an asset in the heart of Downtown Stockton. The property spans 5,594 sq ft and comprises of two separate units, allowing for flexibility in layout and usage. It's close to the Crosstown Freeway (SR 4), offering excellent connectivity to the community and ease of access for customers and deliveries. Downtown Stockton is experiencing transformation and growth, making this an opportune time for owner-users to invest in retail spaces that can benefit from increased foot traffic, visibility, and economic development.

OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	2
Building Size:	5,594 SF
APN #:	149-040-030

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,433	42,887	81,006
Total Population	22,034	141,885	264,220
Average HH Income	\$51,971	\$75,897	\$86,810

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

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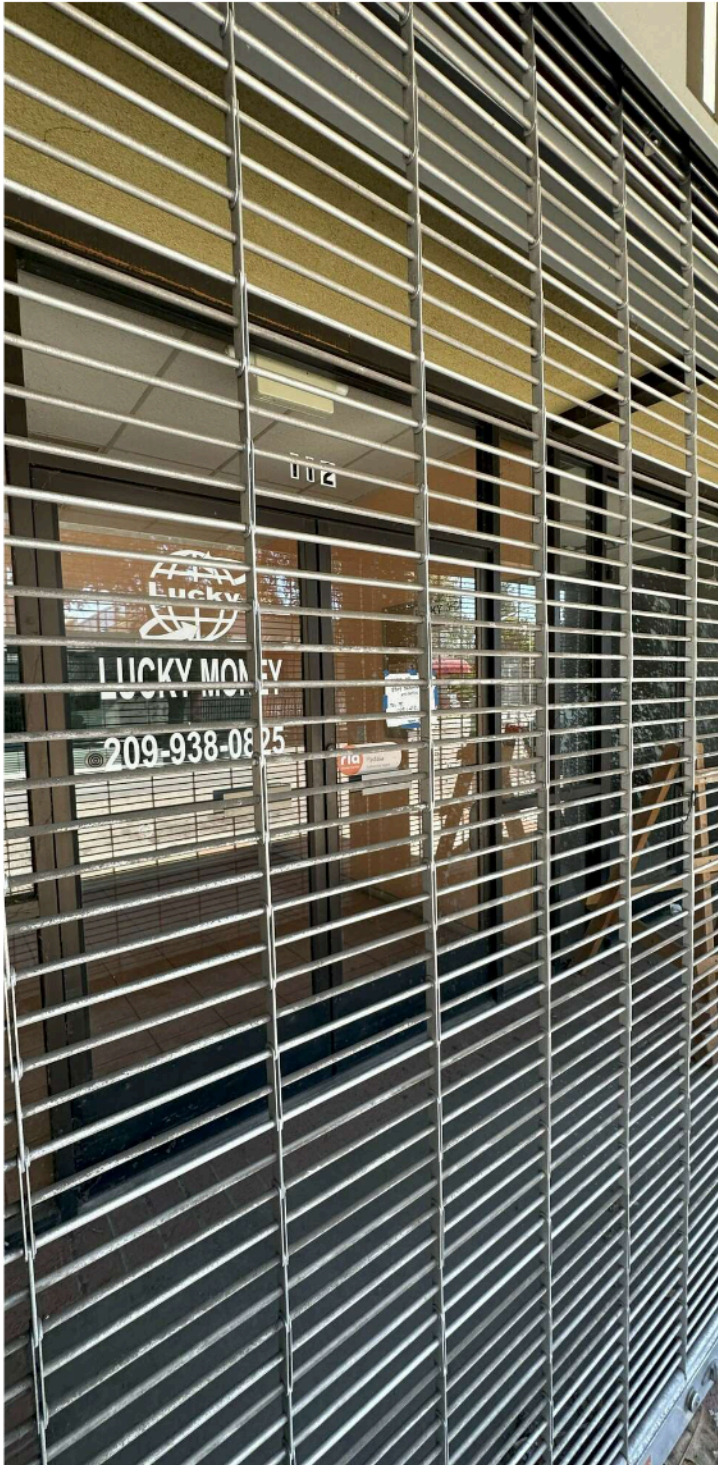
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3133 W. March Lane
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PROPERTY HIGHLIGHTS

- Downtown Commercial Zoning for versatile use
- Security Gating for added protection
- Rooftop Solar for energy efficiency
- Well-maintained building with established presence
- Close Proximity to Highway 99 and Interstate 5 via Highway 4 (Crosstown Freeway)
- Convenient location near various restaurants, professional businesses, hotels, retail, and financial institutions

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Sale Price

\$399,000

PROPERTY INFORMATION

Property Type	Retail
Zoning	Downtown Commercial
Lot Size	9,147 SF
APN #	149-040-030
Lot Frontage	46 ft
Corner Property	No
Power	Yes

LOCATION INFORMATION

Street Address	112 E Market St
City, State, Zip	Stockton, CA 95202
County	San Joaquin

BUILDING INFORMATION

Building Size	5,594 SF
Ceiling Height	10 ft
Number of Floors	1
Units	2
Year Built	1960

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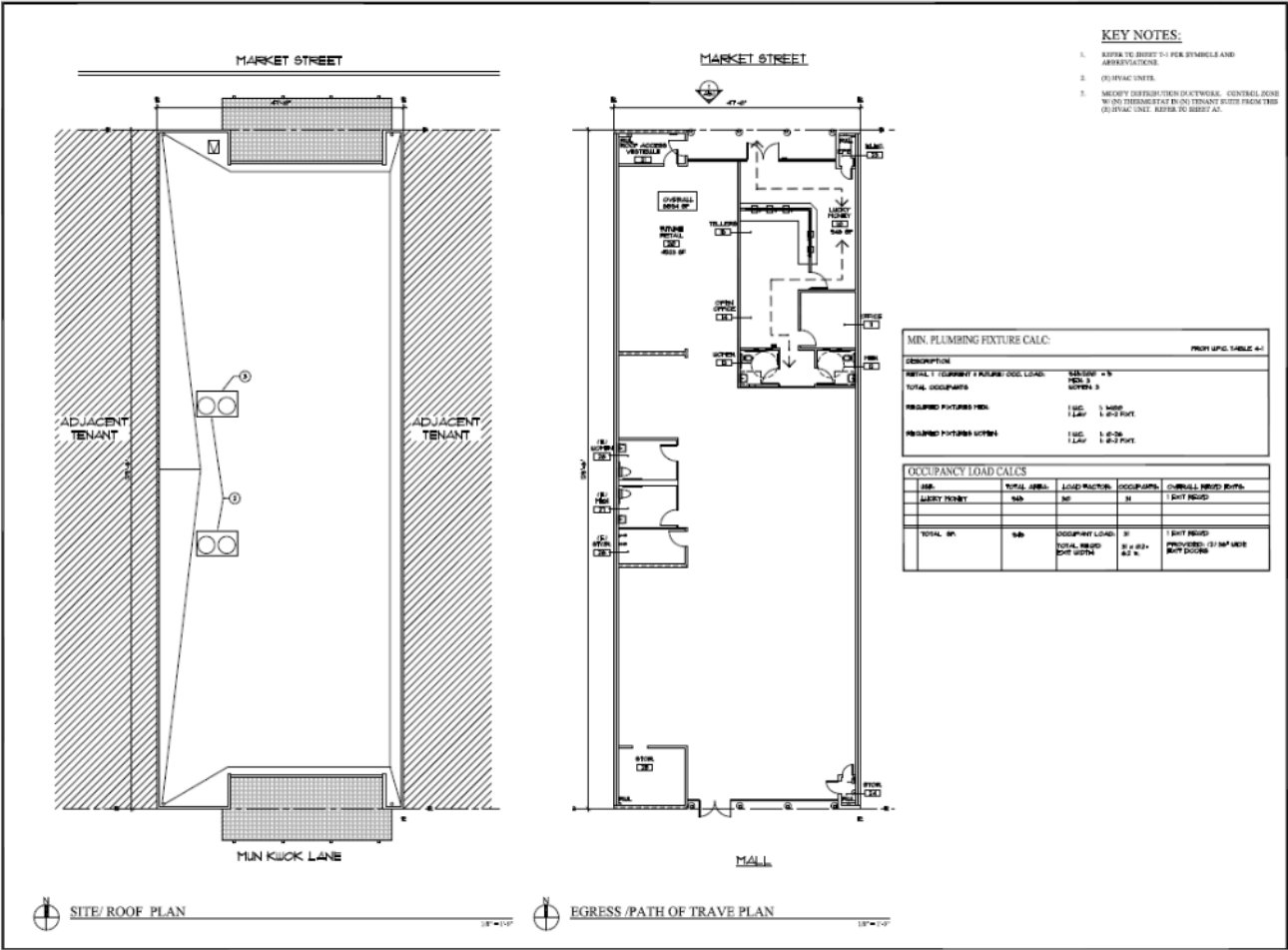
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LUCKY MONEY
112 E. MARKET ST.
STOCKTON, CA

APPROVED: _____ DATE: _____

ISSUE RECORD

DATE	BY
10/11/11	---
10/11/11	---

CAD FILE: _____
PROJECT # _____
APPROVED BY: _____
SCALE: 1/8" = 1'-0"

LOUIS H. FELTHOUSE ARCHITECT INC.
1443 MISSION STREET
SUITE 510
SAN FRANCISCO, CA 94103
PHONE: (415) 862-0665
FAX: (415) 394-0755

SITE / ROOF PLAN / EGRESS PLAN

A-1

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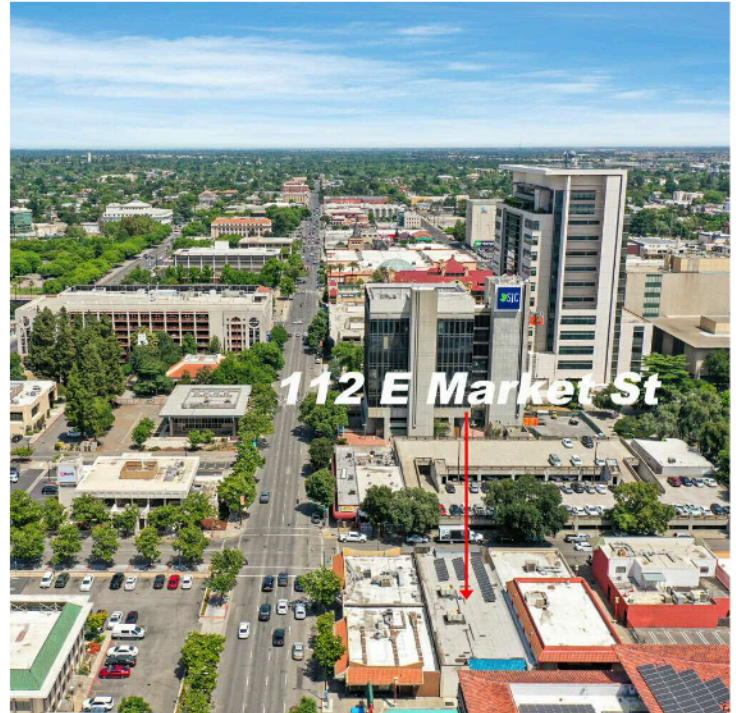
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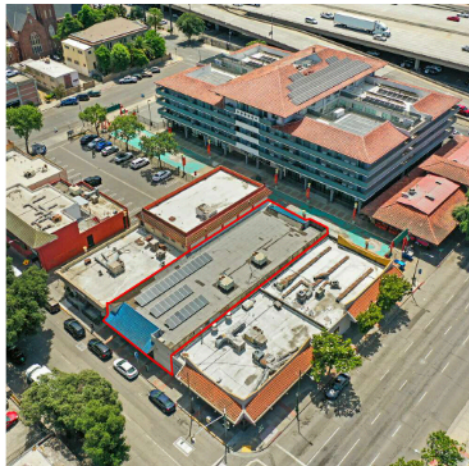
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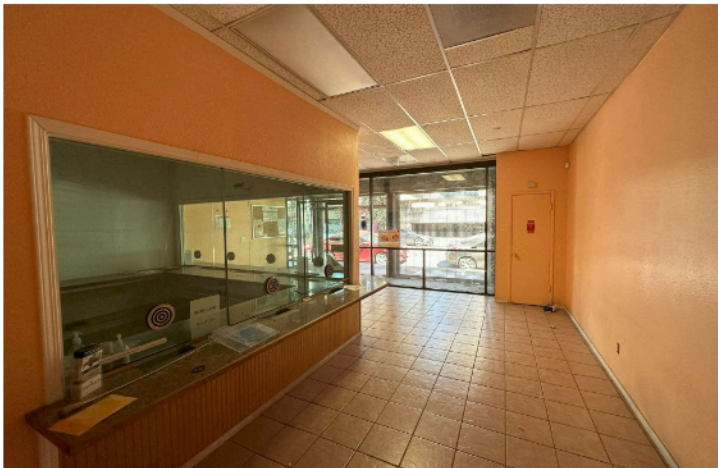
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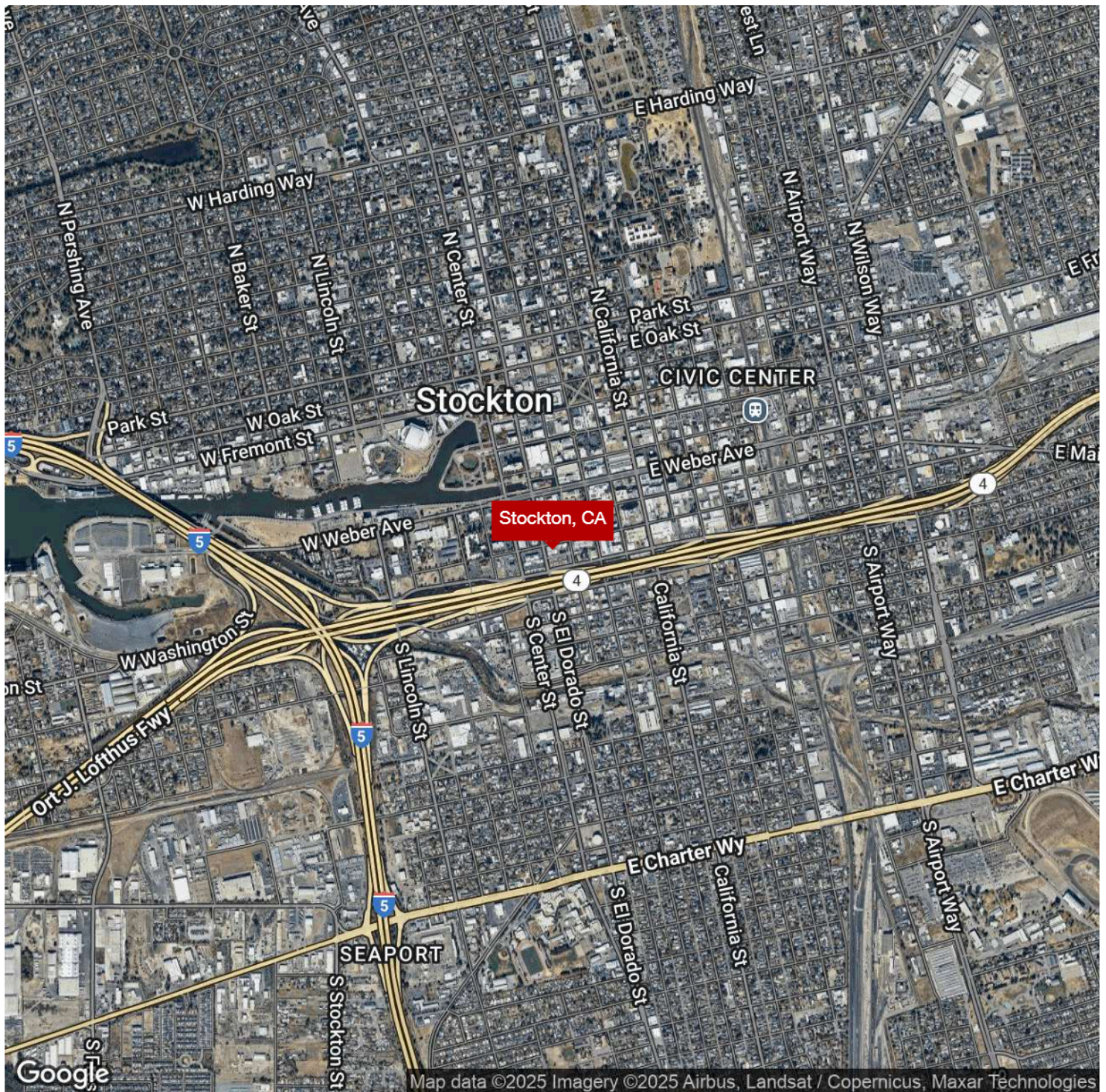
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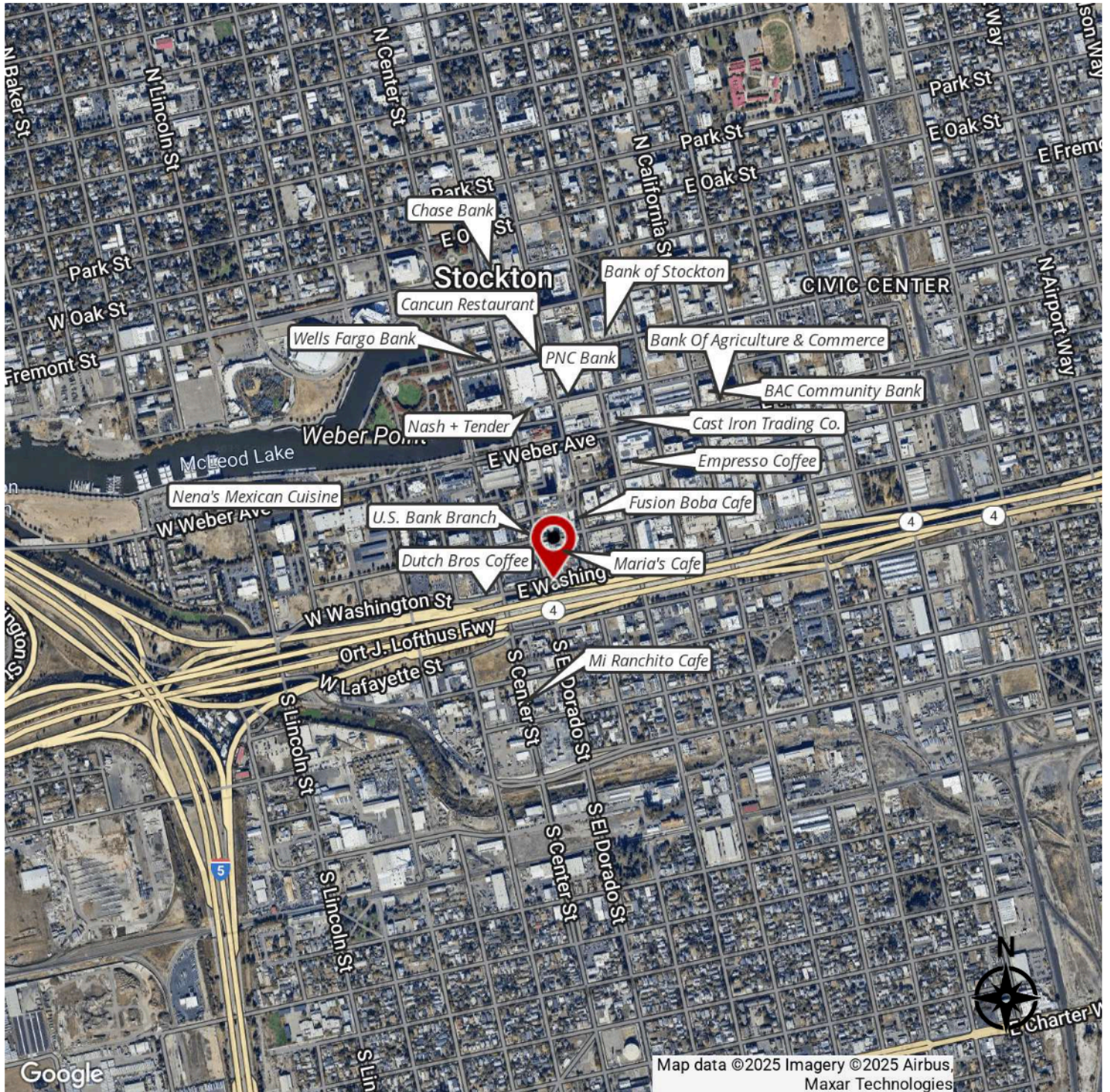
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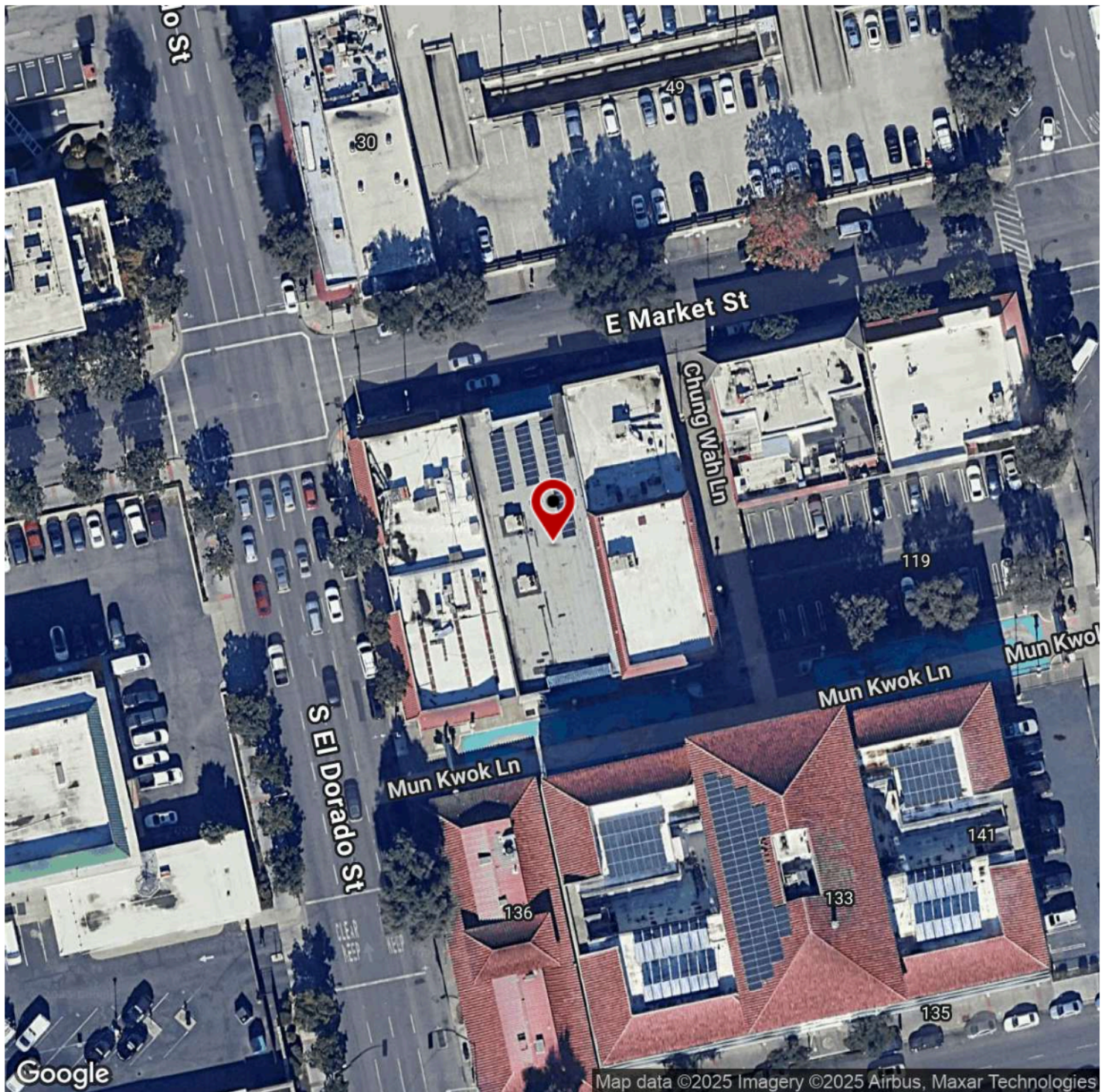
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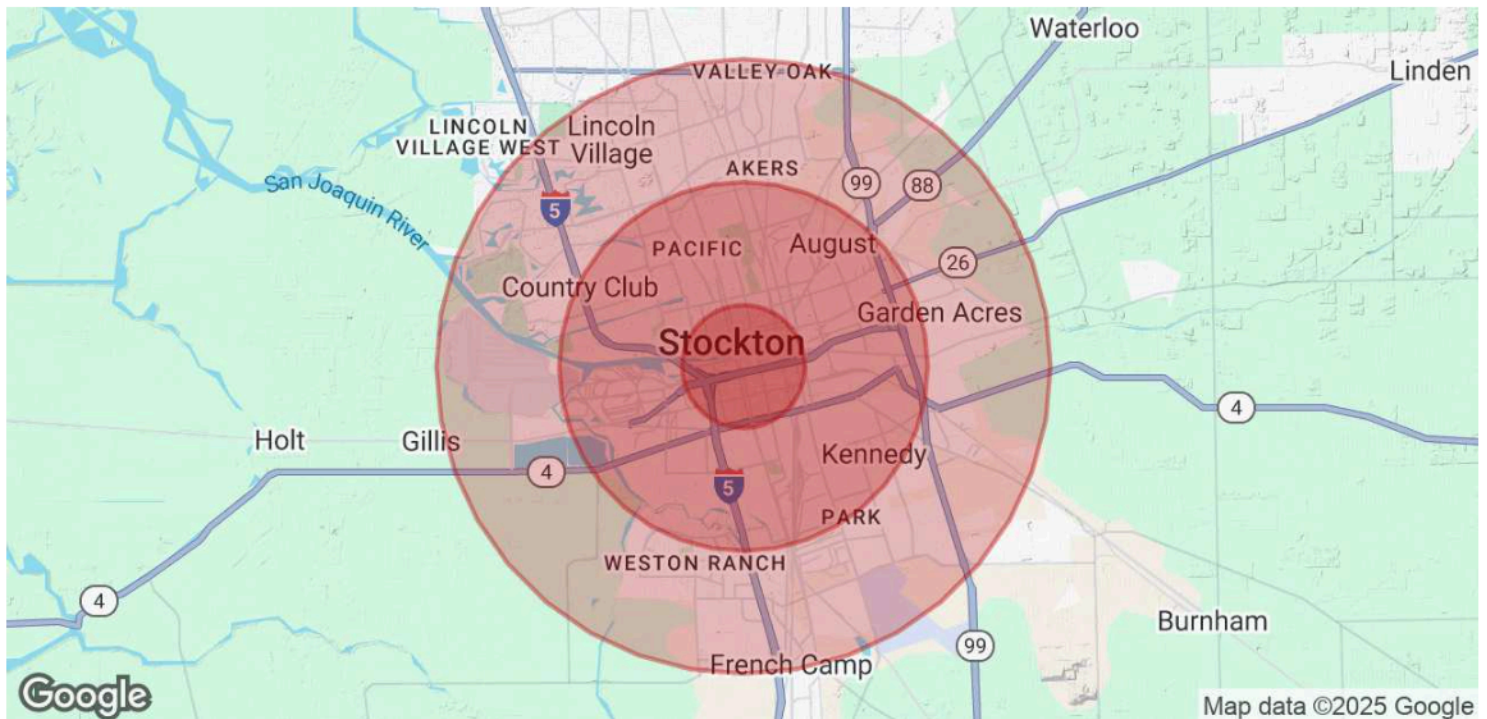
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,034	141,885	264,220
Average Age	36	36	36
Average Age (Male)	36	35	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,433	42,887	81,006
# of Persons per HH	3	3.3	3.3
Average HH Income	\$51,971	\$75,897	\$86,810
Average House Value	\$409,901	\$395,522	\$436,160

Demographics data derived from AlphaMap

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