

## 500 EAST MAIN STREET

Stockton, California



## 500 East Main Street

- High-profile commercial building in the heart of Downtown Stockton's Business District
- Great location on a busy Main Street corner
- Floorplan is ideal for many uses, such as government programs, professional offices, attorneys, non-profits, church, community center
- Second Floor demised for office condominiums
- Many possibilities for this impressive building!

### Contact

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**FOR SALE \$1.85 million**

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### Building Statistics

- 30,000 Square Feet on three floors
- Plus full usable Basement of 10,000 square feet
- Excellent visibility and signage opportunities
- Heart of Downtown Business District
- Close to Government Offices, Bob Hope Theater, Cineplex
- Parking garage half block from Building



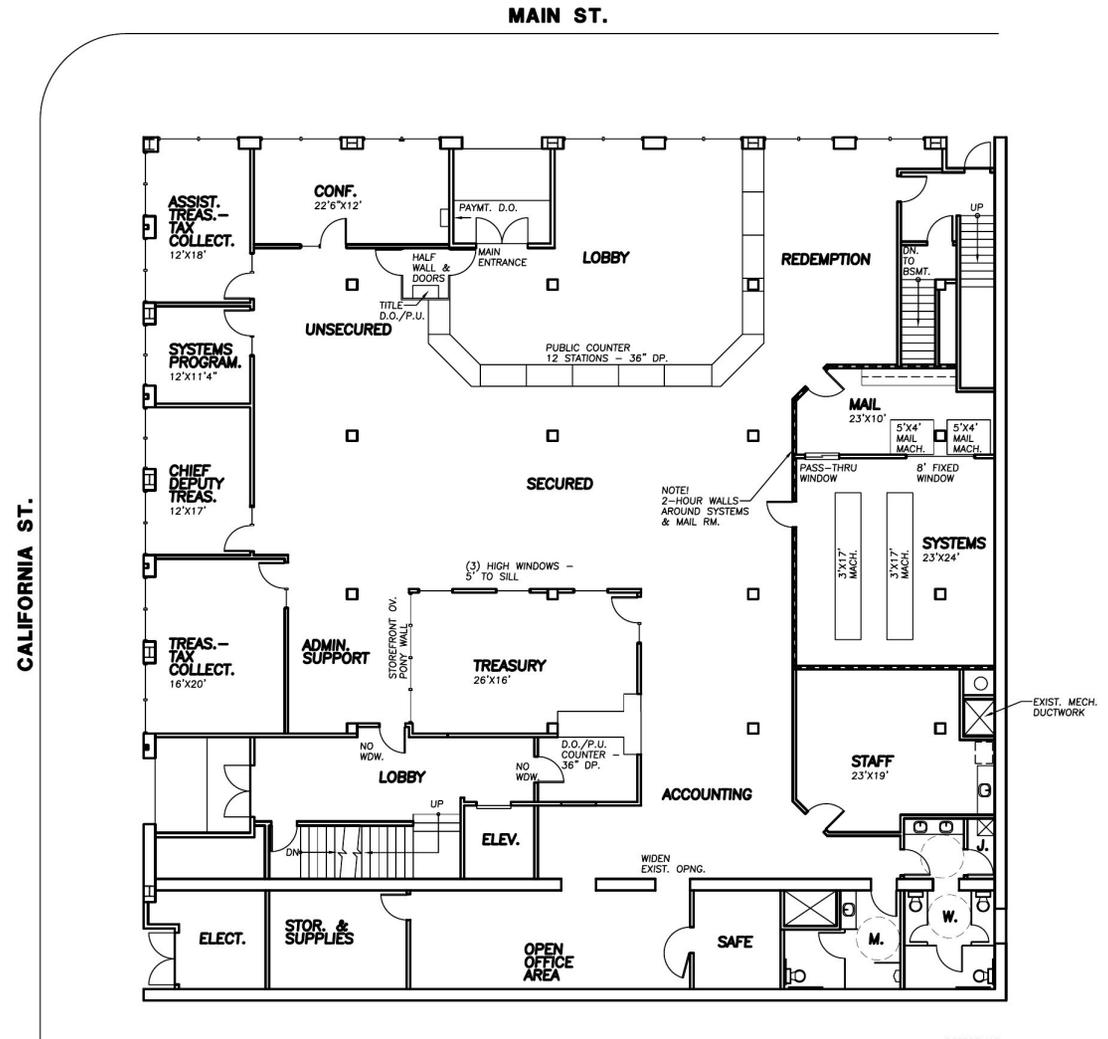
## GROUND FLOOR

The Ground Floor has been nicely demised for a single user, with small and large private offices, bullpen, staff support areas, break room, storage (including commercial walk-in safe), and a bank of restrooms.

Lots of windows provide natural lighting throughout the floor.

This floor could also be used as a community center or church, with a large 6,000 sf assembly area in the center of the floor.

Elevator access to the Lower Level and Second and Third Floors, with a separate entrance on California Street.



### FIRST FLOOR PLAN 'B'

San Joaquin County  
Treasurer - Tax Collect.  
500 E. Main St.  
Stockton, CA. 95202

SCALE: 1/8" = 1'-0"



## SECOND FLOOR: COMMERCIAL CONDOMINIUMS

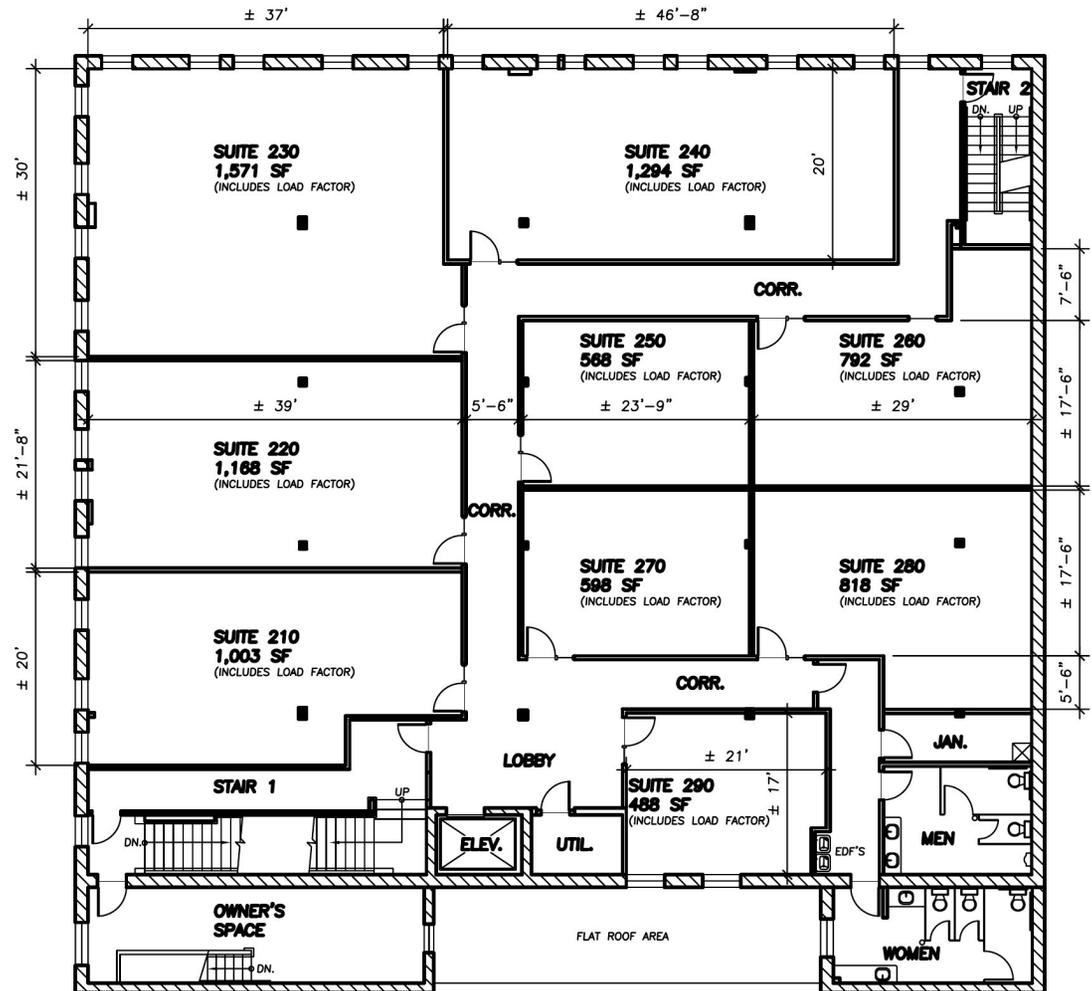
The Second Floor has been partially built-out with nine private offices, a lobby and two large restrooms. One model office is rent-ready.

The offices have been designed so that the floor can be condominiumized, for upside potential.

Great views down Main Street from the large picture windows.

## THIRD FLOOR: OPEN FLOOR PLAN

The Third Floor is a large open space of approximately 10,000 sf. High ceilings.



## PRELIMINARY SECOND FLOOR CONDO PLAN

500 E. MAIN ST.  
STOCKTON, CA 95202

REFERENCE  
NORTH



SCALE: 1" = 15'-0"

## A Bit of History

This building was originally built in 1882 as the Avon Theater and is one of Stockton's oldest downtown buildings. The Avon Theater, with its Classical Revival architecture had a seating capacity of 1,200 and reportedly excellent acoustics.

The seats were arranged in an amphitheater format and the theater occupied the second and third floors, while businesses were housed on the first floor.

It was eventually converted to a J.C. Penney store, and in 1950 it became the Mode O'Day Department Store.

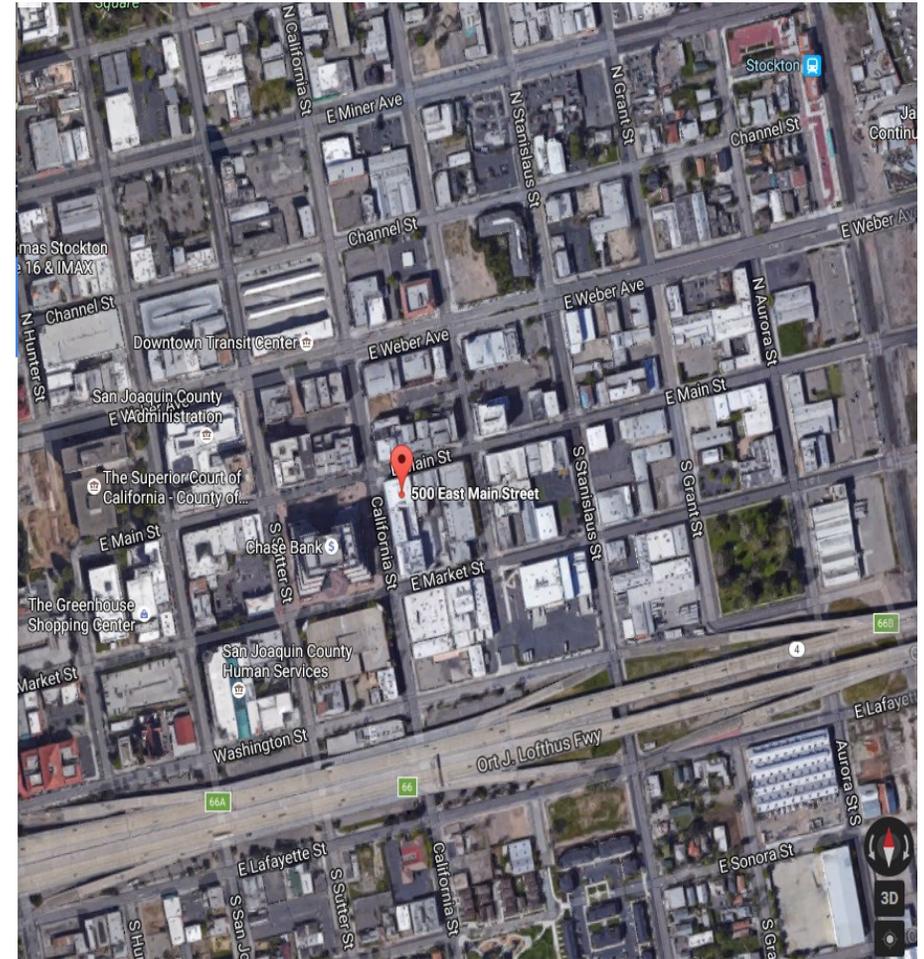
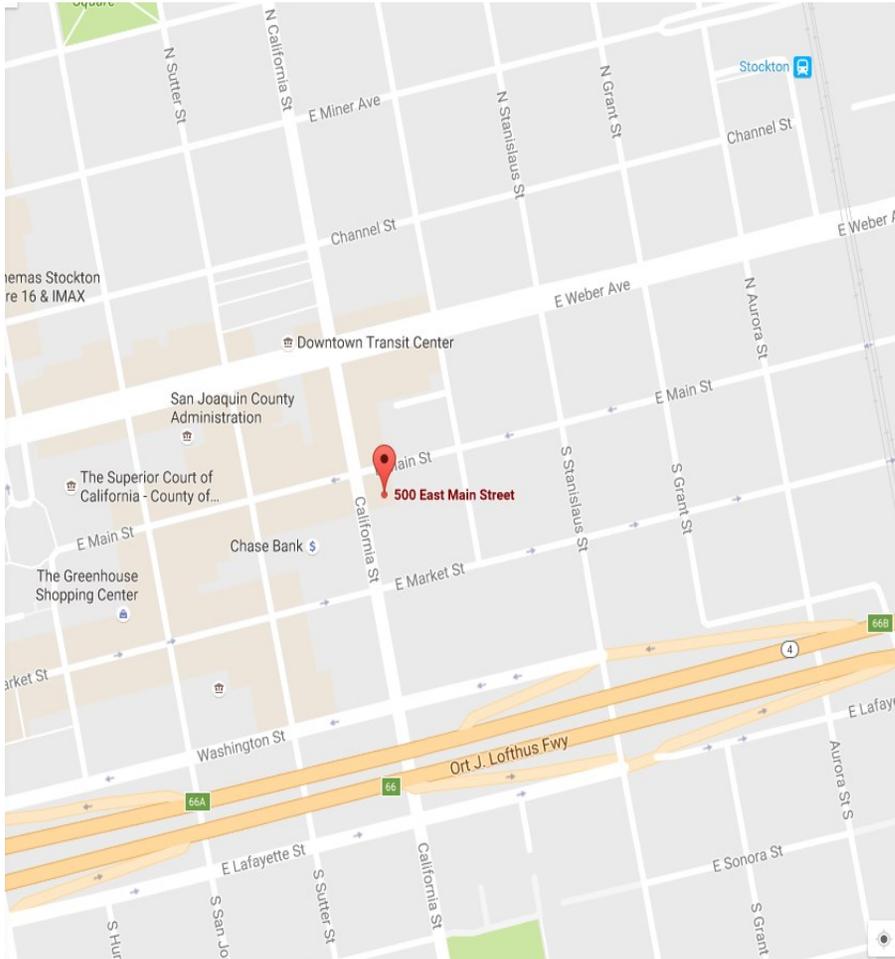
Renovated in 2007, it was home to the San Joaquin County Treasurer/Tax Collector for several years.



AVON THEATRE, c. 1885. The Avon Theatre opened to the public on August 15, 1882, with the play *Hazel Kirke*. The theatre was located on the southeast corner of Main and California Streets. Stage plays were popular in Stockton in the 19th and early 20th centuries. The Avon closed its doors by 1892, upstaged by the elegance of the new Yosemite Theatre.

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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 currently under construction.

High prices in San Francisco and the Bay Area are creating 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.