

802 E. WEBER AVENUE

Stockton, California



OFFICE/WAREHOUSE FOR SALE

5,000 SF freestanding multi-use building with attached 5,000 gated parking lot.

Ideal for many uses...retail, office or warehouse, take your pick!

Great location on busy Weber Avenue, in the heart of downtown Stockton's emerging Maker's Market.

Front portion sits on Weber Avenue and is built out for retail or office use. Warehouse area in the back has large roll-up door for vehicle access. High ceilings, cement floor.

Small portion of the building currently rented to a barber shop for \$500/mo.

\$400,000

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SUMMARY

Great opportunity to own a piece of downtown Stockton!

Properties of this type are hard to find—not many are available any more.

Property consists of two parcels:

5,000 SF building (APN #149-190-010)

5,000 SF gated parking lot (APN #149-190-020)

Interior is built out for retail/office (+/-2,000 SF) and open space (+/-3,000 SF) with a large commercial roll-up door for vehicle access. Two restrooms.

Perfect for artisans, craftsmen, and makers of all kinds.

CD zoning allows for most uses.

Purchase Price:	\$400,000
Building Size:	5,000 SF
Parking Lot:	5,000 SF
Zoning:	CD (Commercial Downtown)
Commission:	5% (2.5% Listing, 2.5% Selling)



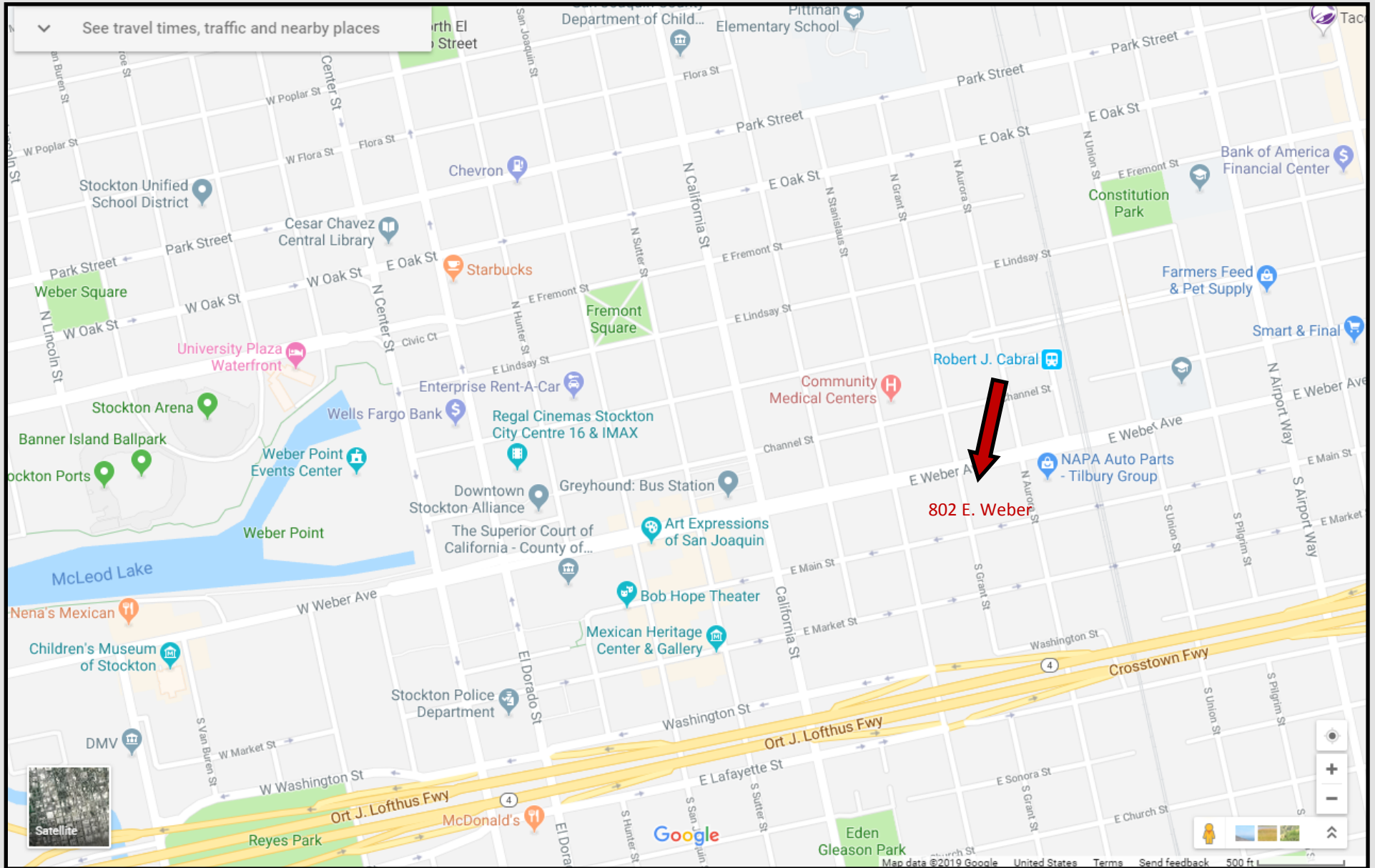
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STOCKTON, CALIFORNIA



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.

Downtown Stockton is undergoing a tremendous public and private sector revitalization. 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 which opened in 2017.

High prices in San Francisco and the Bay Area are creating a new migration of economic and creative refugees relocating to Stockton for its affordable real estate, historic architecture, and relaxed lifestyle.

New Live+Work lofts and market-rate residential are under construction in the downtown core.

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

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.

