

19 N. CALIFORNIA STREET

Stockton, California



19 N. CALIFORNIA FOR SALE

Incredible opportunity to buy a free-standing brick building in downtown Stockton, currently being operated as a popular bar/restaurant!

Great location on California Street between Main and Weber Avenue, in the heart of downtown Stockton's emerging night life scene.

Inventory, liquor license, and goodwill included in purchase.

NEW PRICE! \$595,000

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SUMMARY

Great opportunity to own a fully-renovated property in the heart of downtown Stockton, now being operated as a popular bar/restaurant.

Building is approximately 3,666 SF and is fully built out with a bar, dining room, two restrooms and commercial kitchen, plus a large usable basement.

California Type 47 On-Sale General Liquor License (and inventory) included in sale.

Over 115 new residential lofts are now under construction in the downtown within a few blocks., bringing new clientele to downtown's night spots.

Purchase Price:	\$595,000
Building Size:	+/-3,666 SF
Lot Size:	+/-3,666 SF
Zoning:	CD (Commercial Downtown)
Commission:	5% (2.5% Listing, 2.5% Selling)



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The past couple of years have seen a resurgence in downtown Stockton's night life. Downtown is increasingly becoming a draw for nighttime entertainment with brew pubs, boutique eateries, Bob Hope/Fox theater, and the 16-Plex Cinema.

Stockton is the County seat for San Joaquin County, and the downtown is filled with over 28,000 people within a 1-mile radius during the weekdays.

New loft apartments and Live+Work lofts are now under construction, which will bring the much-needed residential users.



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A BIT OF HISTORY



19 N. California Street was home to the Pioneer Tamale Factory in the 1920's.

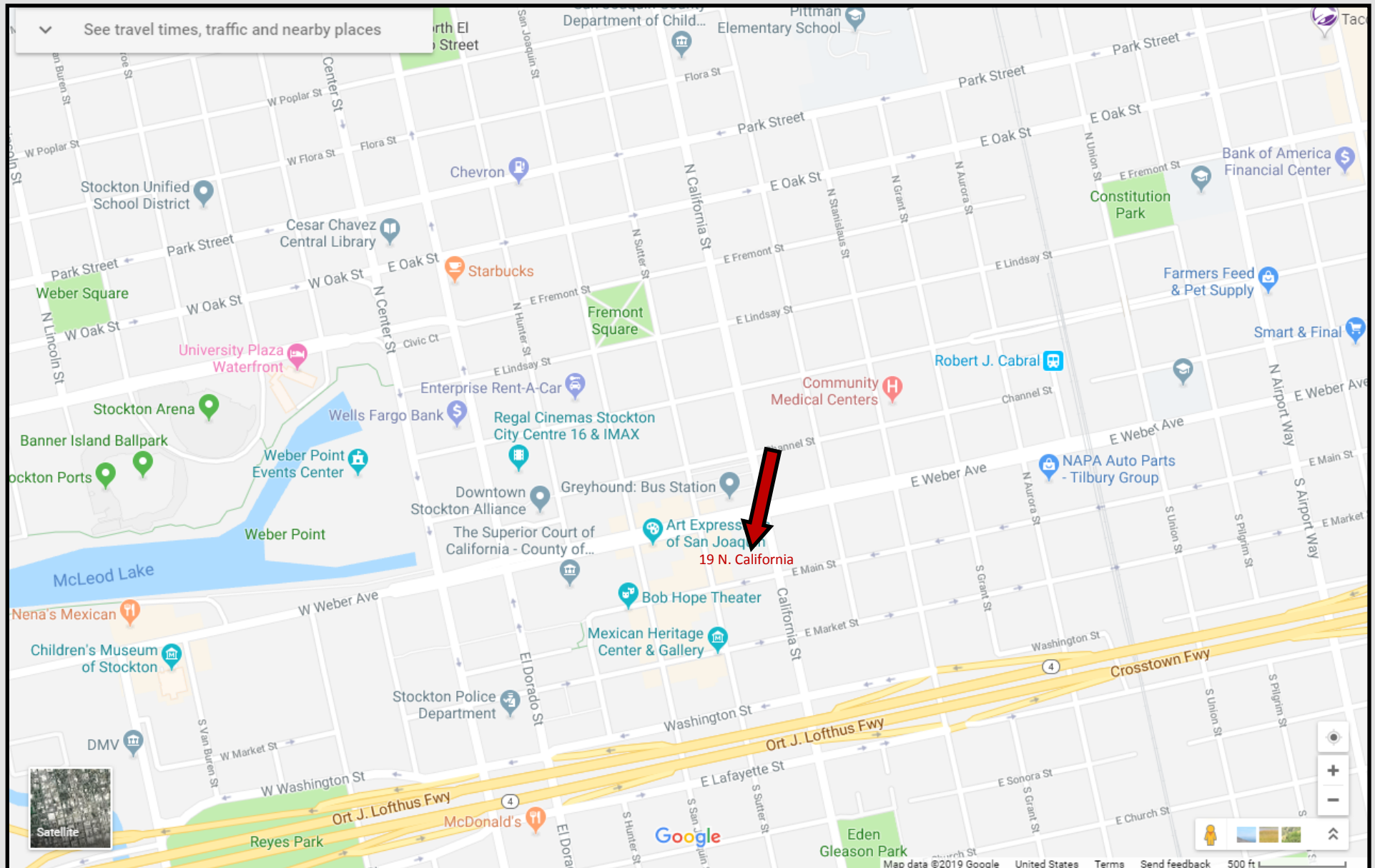
Bing Crosby discovered their tamales while filming "High Time" in Stockton in 1960 and often ate at The Pioneer. After the movie wrapped, Crosby would often send for shipments of their famous tamales.

The property was known for its paintings of early California done by Italian artist Angelo Lanzini.



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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 life-style.

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.

