



Hotel Terry - 533 E. Main St Mixed Use Opportunity for Sale

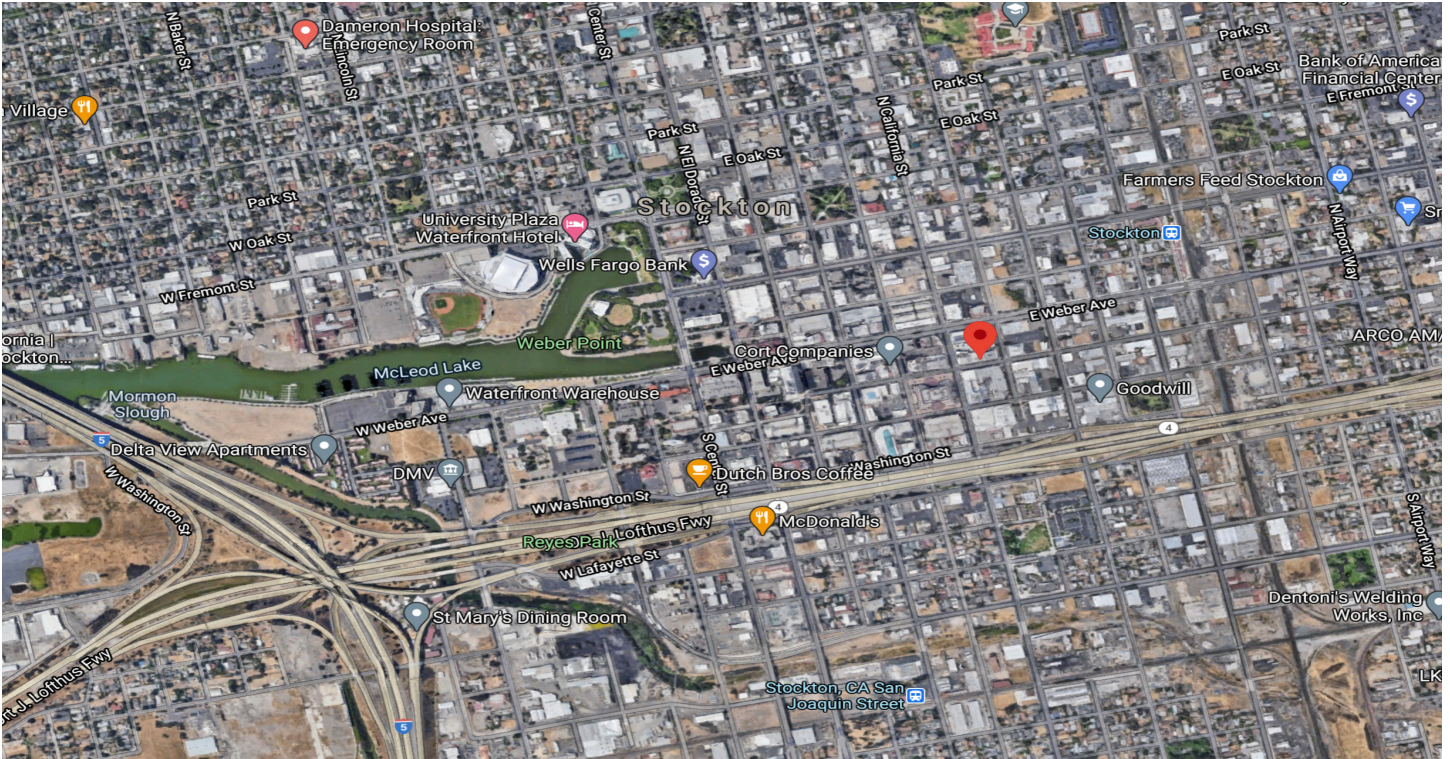


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Hotel Terry - Mixed Use Opportunity for Sale

Originally designed in 1912 by Stockton's most prolific architect, Glenn Allen, the building was known as the Hotel Rex. It acquired the name Hotel Terry in 1920, when it housed permanent and transient guests. The ground floor (7,000 SF) was occupied by Katten Brothers Dry Goods, and many other retailers over the years. The iconic blue tiles on the exterior were produced by Gladding McBean and Co., famous for their architectural terra cotta. The building is surrounded by residential conversion projects, with a 40-unit fully-occupied affordable housing project on its north side and a 30-unit market-rate loft apartment building currently under construction to the west on Main Street. The two upper floors (~10,000 SF each) offer a prime opportunity to convert to loft apartments; proven demand for downtown residential living. Located in Stockton's Opportunity Zone.

- Great opportunity to own a historic hotel designed by architect Glenn Allen building in downtown Stockton!
- Properties of this type are hard to find—not many are available any more.
- 24,420 SF building (APN #149-170-21).
- Located in the heart of Stockton's emerging downtown.
- CD zoning allows for most uses.
- Intense revitalization efforts are going on all around this property, bringing brew pubs, high-end salons, eateries, night spots, and 115 market rate loft apartments and Live+Work units to the area.



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