



The Stockton Record - 530 & 612 E. Market
Industrial + Office Space for Sale
\$7,500,000

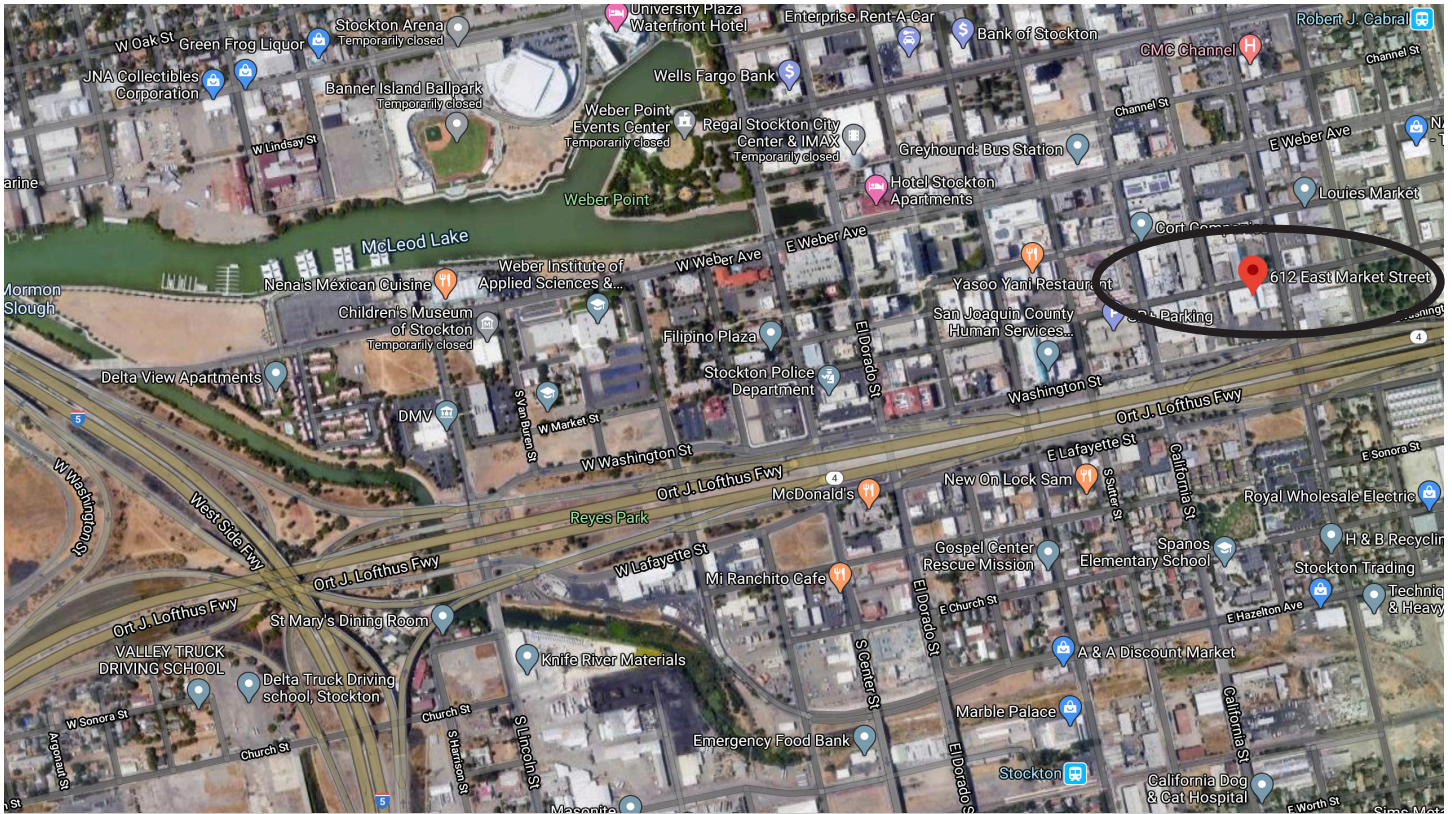


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All information contained herein is deemed reliable, but has not been verified in any way by Brokers. Brokers make no representation or warranty, express or implied, about the accuracy or completeness of any information provided. Buyer shall perform its own due diligence and verify all information before purchasing.



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Stockton Record - Industrial + Office Space for Sale

This property provides an excellent opportunity to own a gated complex of approximately 160,891 square feet of building space on 4.77 acres of land in the heart of downtown Stockton, adjacent to the Crosstown Freeway, connecting I-5 and 99.

The headquarters of The Record newspaper since 1911, the property is zoned CD (Commercial Downtown), which allows for a multitude of potential uses including distribution center, logistics, office complex, or charter school campus.

Complex is comprised of four different parcels, which can be used, leased, or sold separately.

530 E. Market St.

- Building size: +/- 120,546
- Property Type: Office/Mixed Use
- Property Class: C
- Floors: 3
- Loading Docks: 1

612 E. Market St.

- Building Size: +/- 40,345
- Property Type: Industrial
- Property Class: B
- Floors: 1 + Mezzanine
- Loading Docks: 5



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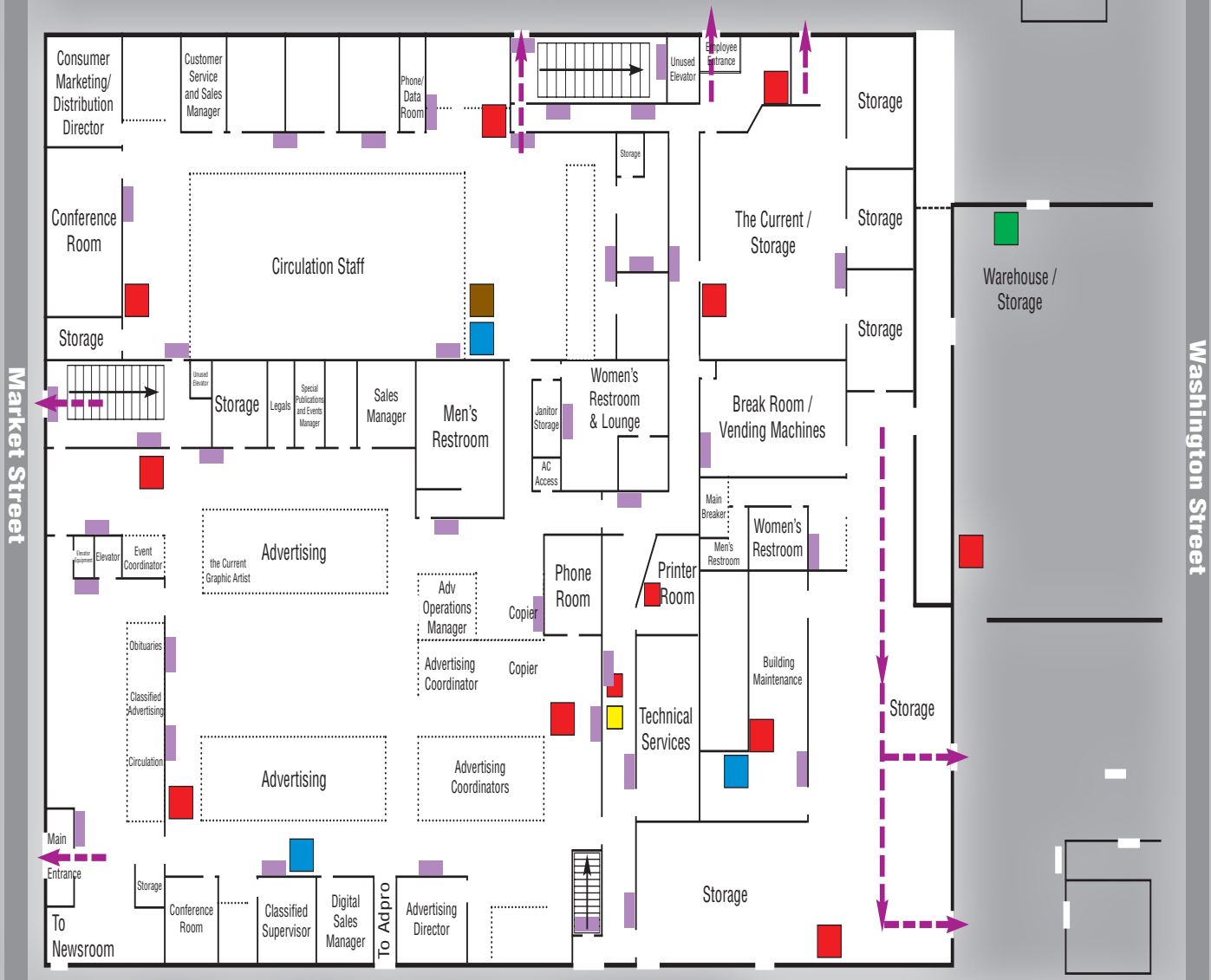
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530 E. Market Floor Plan

First Floor East

American Street

Guard Shack



- = Fire Extinguisher
- = Eye Wash Station
- = MSDS Manual
- = Emergency Lighting
- = First Aid Kit
- = A.E.D.
- ➔ = Exit

**Parking Lot R under the freeway,
 meet at the west end of the lot**



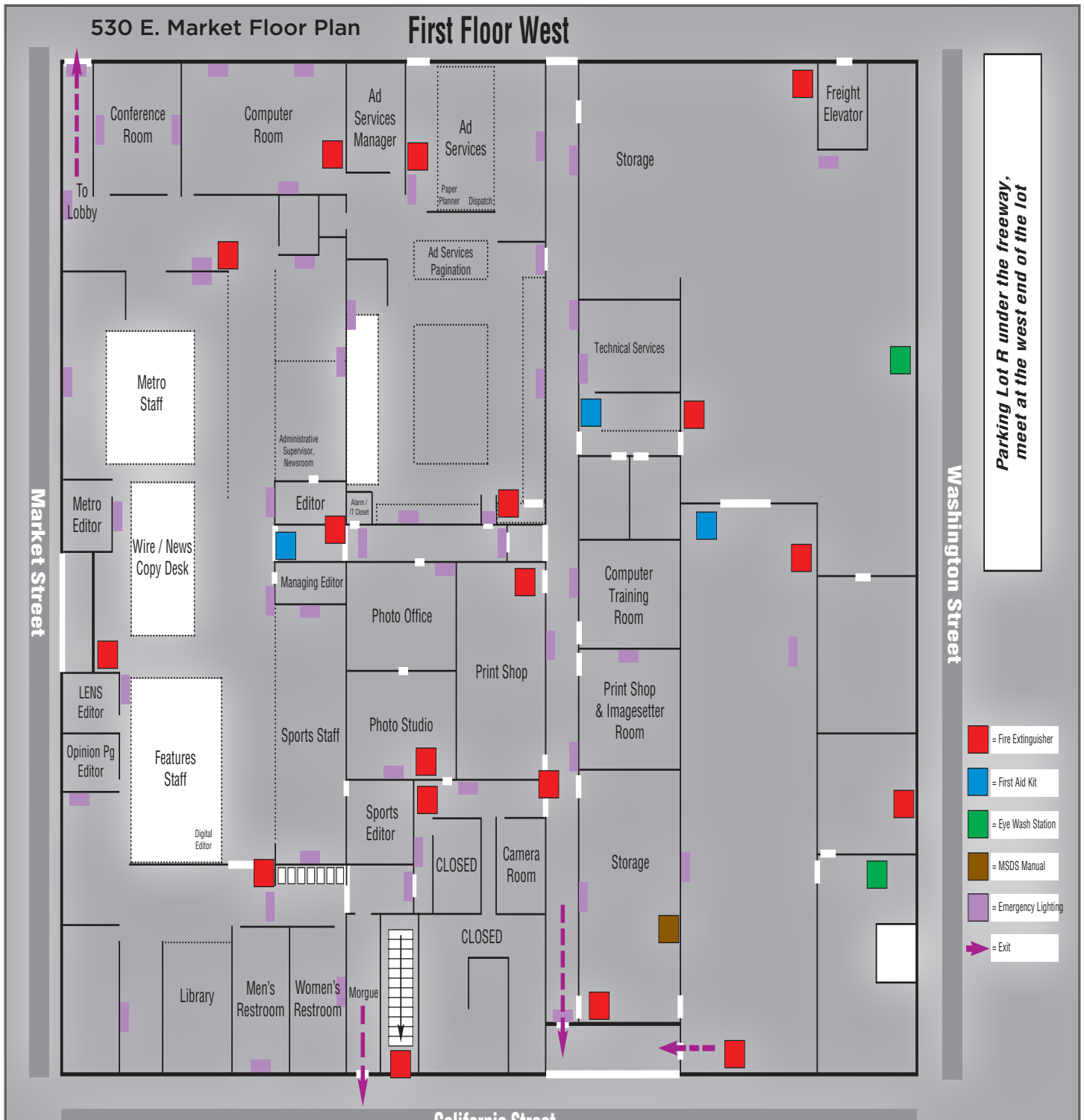
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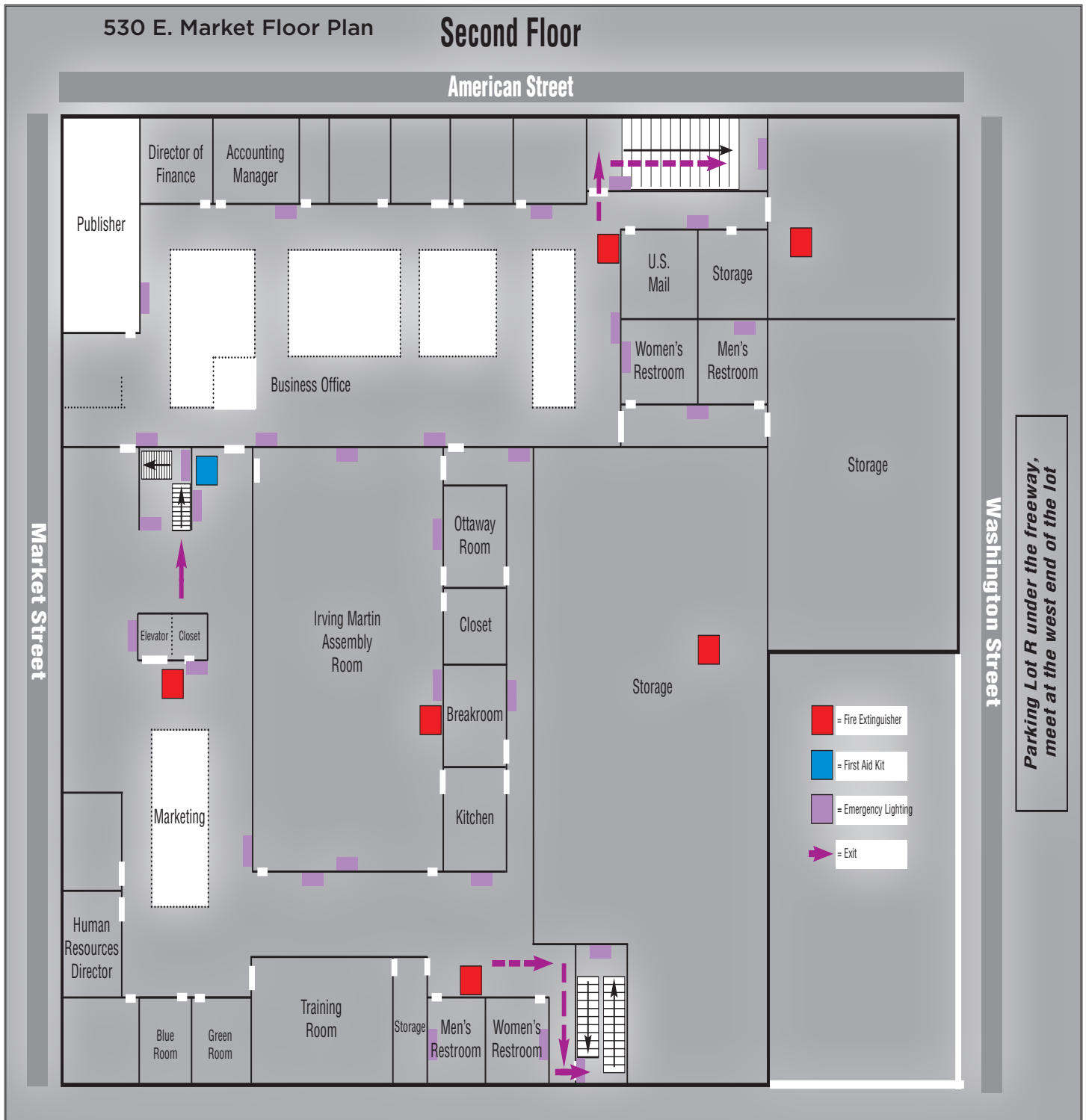


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Lot 1 - Site of 612 E. Market Street, B Property Class, 5 Loading Docks, +/- 91,911 Sq. Ft.

Lot 2 - Previously American Street, now the parking lot for both buildings, with a total of 80 spaces

Lot 3 - Site of 530 E. Market Street, C Property Class, 3 Floors, 1 Loading Dock, +/- 86,709 Sq. Ft.

Lot 4 - Small auxiliary lot behind 530 E. Market Street.



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Artist rendering showing new facade for 530 E. Market Street



The City offers a Façade Improvement Forgivable Loan to enhance the exterior of commercial, nonresidential properties (including nonprofit groups) located within Downtown, South Stockton, North Stockton, and Midtown.

Please visit the link below to learn more about this program.

[FACADE IMPROVEMENT PROGRAM](#)



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Historic Downtown Stockton

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.

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/18-screen Cineplex and a new 300,000 SF courthouse. 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. New Live+Work lofts and market-rate apartments are finally under construction in the Downtown. Museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's charms.



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