



Colliers

Exclusive Listings Summary

# Central Valley

## Retail Availabilities

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## RETAIL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016297629 - N



**1700-1744 Pacific Ave**  
**Stockton, CA 95204**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 22,237  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SCK-Stockton  
 APN: 127-050-370

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,500 Colliers  
 Strip Retail [Andy Hodgson](#) 209-475-5129  
 TBD [Adam Lucatello](#) 209-475-5118

**TBD PROPERTY DESCRIPTION**

The 1700 Block of Pacific Ave is a five (5) tenant, multi-story commercial building with frontage along Stockton's main commercial corridor. The property enjoys street front as well as gated, secured parking in the rear. Anchored by seasoned local tenants, some who have been at the site for over 15 years, the site offers stable cash flow with a value-add opportunity available through tenant repositioning and market rent increases.

The Property consists of 22,237 rentable square feet, divided into five (5) spaces ranging from 2,500 SF to 6,900 SF. Tenant lease terms range from month to month to multi year term. Built in 1946, the building includes a subterranean basement level, common for buildings built in that era. The basement square footage is not included in the rentable square footage.

2



1016297893 - N



**4410 E Waterloo Road**  
**Stockton, CA 95215**

Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 1,568  
 Lot Size: 0.74 Acre  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SCK-Stockton  
 APN: 101-021-570

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,568 Colliers  
 Retail [Andy Hodgson](#) 209-475-5129

**TBD PROPERTY DESCRIPTION**

TBD ±1,568 SF QSR restaurant space with drive-thru along Waterloo Road



## RETAIL - FOR SALE

### PROPERTY INFORMATION

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**Stockton, CA 95204**

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 Property SF: 22,237  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SCK-Stockton  
 APN: 127-050-370



1016288674 - N



### AVAILABLE INFORMATION

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

22,237  
 Retail  
 \$2,500,000  
 \$112.43

### CONTACT / COMMENTS

#### BROKERAGE:

22,237 Colliers  
 Retail Adam Lucatello 209-475-5118  
 \$2,500,000 Andy Hodgson 209-475-5129  
 \$112.43

#### PROPERTY DESCRIPTION

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#### SALE NOTES

Value add Multi Tenant Retail Strip Center – Significant Rental Upside

Irreplaceable Location – located along Stockton's premier commercial and entertainment district, the Miracle Mile

Stable cash flow from long tenured tenants

Private parking lots included in sale - a rarity in the Miracle Mile Shopping District.

Flexible Zoning allowing for a wide variety of repositioning and/or redevelopment possibilities.

Delivered free and clear of existing debt

Priced Far Below Replacement Cost