

FOR SALE

Value-Add Owner-User Opportunity

+/- 7,440 SF C-G Zoned

Commercial Property | +/- 0.87 Acres



PDF  
THE PAUL D FRANK Team



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

4515 & 4529 E Main Street  
Stockton, CA 95215



## PROPERTY OVERVIEW

PDF powered by eXp Commercial is pleased to present this rare owner-user opportunity located just off Highway 99 on E Main Street in Stockton, CA.

Situated on approximately 0.87 acres and zoned General Commercial (C-G), the property consists of two parcels and features multiple existing tenants, including a martial arts studio, auto repair shop, and an auto dismantler—making it ideal for an owner-user seeking additional income.

The site includes a large, open yard area that provides valuable outdoor space for storage, parking, or other operational needs—adding further flexibility for an owner-user.

Materials are already onsite for a potential expansion that could nearly double the current building footprint, subject to required approvals and permits.

The property benefits from its location within a densely populated residential corridor and is less than half a mile from the new Ligurian Village development.

## PROPERTY HIGHLIGHTS

- +/- 7,440 SF Owner-User Opportunity
- +/- 0.87 Acre Parcel
- Offered at \$1,200,000
- Back and Side Yard Space Included in Sale
- Zoning: C-G (San Joaquin County)
- APNs: 159-082-11 & 159-082-12
- Traffic Count: +/- 10,000 Cars/Day
- Possible Uses Include:
  - Auto Repair (Light/Heavy)
  - Auto Sales
  - Vehicle Storage Yard or Parking

## DEMOGRAPHIC SNAPSHOT

AREA DEMOGRAPHICS			
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population 2025 Estimate</b>	15,552	75,970	178,439
<b>Household Income 2025 Average</b>	\$62,493	\$62,676	\$69,084
<b>Household Income 2025 Median</b>	\$48,848	\$49,609	\$52,296





# SURROUNDING AREA MAP



## LOCATION OVERVIEW

### Stockton, California

Stockton's retail market continues to demonstrate resilience and steady momentum. Retail availability currently stands at 5.5%, offering room for strategic expansion while remaining competitive with national trends. Notably, power centers and strip centers maintain near-full occupancy, reflecting strong tenant demand in well-located retail corridors.

Leasing activity has been led by discount retailers, fitness brands, and grocery operators—categories that continue to anchor long-term demand. These tenant types were responsible for nearly all leases over 14,000 SF in 2024, underscoring the market's appeal to essential and high-traffic users.

Rents in Stockton have grown by 1.8% year-over-year—slightly ahead of the national average—driven primarily by neighborhood centers, which saw increases of 2.3%. With an average rental rate of \$22.00/SF, Stockton remains a cost-effective alternative for retailers, especially compared to nearby commuter-influenced submarkets like Tracy and Manteca, which command premium rates.

New development is active and focused—approximately 90% of current construction is taking place in Manteca/Lathrop, with most projects under 12,000 SF and tailored for national tenants like Dutch Bros and Chick-fil-A. This build-to-suit activity highlights continued retailer confidence in the region.

Overall, Stockton's retail fundamentals remain strong, supported by consistent demand, rising rents, and favorable positioning for both local and regional tenants.

*(Source: CoStar Market Analytics - Stockton, CA Retail)*





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