

515 E. MAIN STREET

Stockton, California



515 E. Main Street

For Sale: \$395,000

This nice two-story building is well-located on a busy block in the midst of redevelopment.

There is a successful charter school across the street, and a new coffee roastery opening up next door,

The property is 5,000 SF on two floors, and has been renovated on the interior.

Rear door leads to City parking lot.

Great way to become part of Stockton's emerging Downtown!

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Building Statistics

- Two large 2,500 SF floors ready for multiple uses
- High ceilings, open floorplan
- One restroom on the ground floor, two on the upper floor
- Lots of opportunity for loft-style residential, office or retail
- Good location on Main Street in heart of Stockton's Business District
- Façade grants available for exterior upgrades
- Easy access to I-5 and 99



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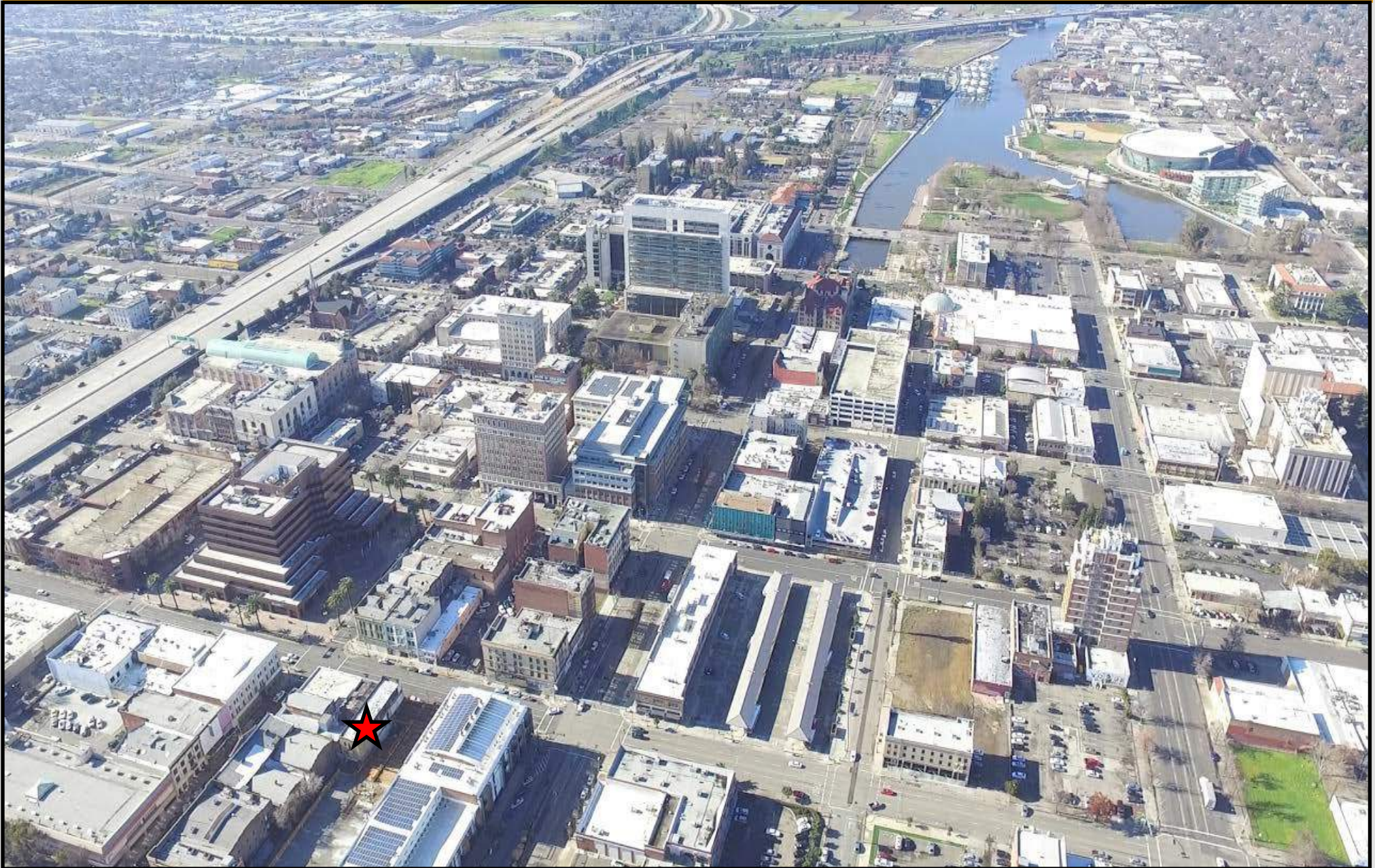
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Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront. Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the 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 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.

STOCKTON, CALIFORNIA



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/16-screen Cineplex and a new 300,000 SF courthouse currently under construction.

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.

Museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's charms.