FOR SALE

715 N HUNTER, STOCKTON CA

TURTON
COMMERCIAL REAL ESTATE









±38,700
SF BULDING

$2.25M
SALE PRICE

$59
PER SF

*Possible Owner-User or Investment Industrial Opportunity with Below Market Rents in a designated **Opportunity Zone** in Stockton, CA*

Property Overview

- All tenants currently on month-to-month leases
- Huge upside potential with drastically below market rents
- ±0.35 acre lot currently car sale lot with transferable license
- 90% warehouse, 10% office
- Easy access to I-5, Interstate 4, and HWY 99
- Roof recently resealed
- Heavy power available

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

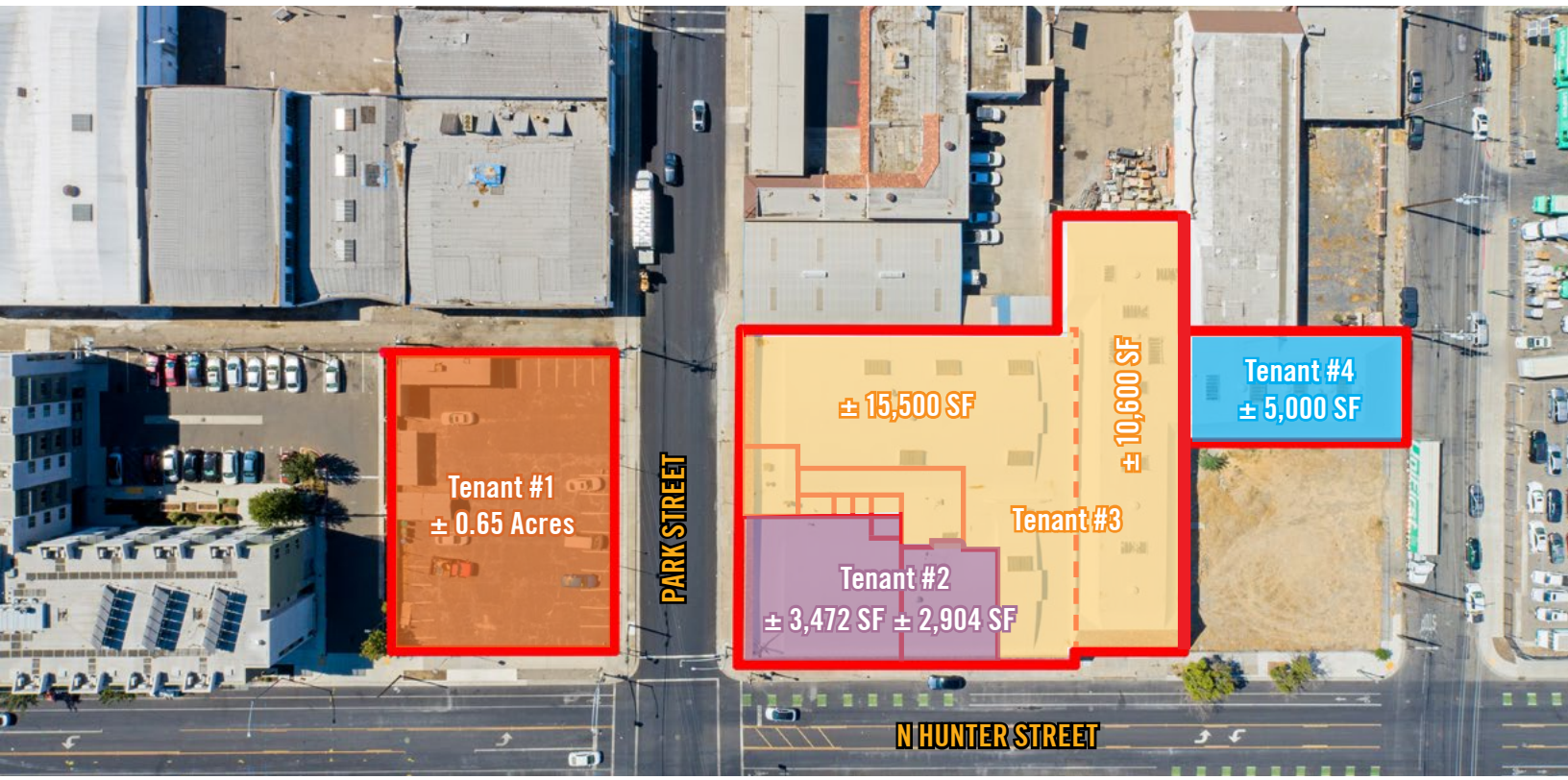
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Property Info:

Building Size:	±38,000 SF
Parcel Size:	±0.92 acres & ±0.35 acres
APN:	139-054-090 & 139-060-060
Office Size:	±4,000 SF
Grade Level Doors:	Nine (9)
Sprinklers:	No
Clear Height:	±16’
Column Spacing:	Majority clear span
Indicated Power:	600 amps
Auto Parking:	±0.35 acre paved lot
Skylights:	Yes
Construction Type:	Reinforced concrete
Zoning:	CD, Commercial, Downtown (City of Stockton)

Tenant Breakdown:

Tenant #1:	Month to month - ±0.65 Acres
Tenant #2:	Month to month - ± 6,376 SF
Tenant #3:	Month to month - ± 26,100 SF
Tenant #4:	Month to month - ± 5,000 SF

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715 NORTH HUNTER STREET — INVESTMENT SUMMARY

Stockton, California 95202 · 37,972 SF Building · 15,000 SF Car Lot / Yard

1. CURRENT RENT ROLL						
Unit / Tenant	**Sq. Ft.**	**Rent / Mo.**	**$/SF/Mo.**	**Lease**	**ProForma/Market $/SF/Mo**	**ProForma Market Rent/Mo.**
Unit A — Done Right Construction (David Holman)	19,000	$4,000	$0.21	Month to Month	$0.35	$6,650
Unit B — Done Right Construction (faces Hunter St.)	10,500	$1,500	$0.14	Month to Month	$0.35	$3,675
Unit C — Mike Duenas (Flora St.)	5,000	$800	$0.16	Month to Month	$0.65	$3,250
Unit D — Joe Billingslea (old showroom)	3,472	$650	$0.19	Month to Month	$0.65	$2,257
Car Lot / Yard — Helping Hands (100' x 150' + office)	15,000	$750	$0.05	Month to Month	$0.50	$7,500
TOTAL — Building Units + Car Lot	**52,972**	**$7,700**	**$0.15**		**$0.44**	**$23,332**
Building Square Feet (Units A–D, excludes car lot)	37,972			*Market Rent / Mo. — Building Units Only*		**$15,832**
				Proforma NNN Est		$0.14
2. INCOME & EXPENSES — CURRENT vs. PRO FORMA (POST-TI MARKET RENT)						
		Current (In-Place)	**Pro Forma (Market)**			
Market Rent — Building Units ($/SF/Mo.) ← drives rent roll			$0.44			
Gross Annual Rent		$92,400	$279,982			
Less: Vacancy & Credit Loss	5.0%	($4,620)	($13,999)			
Effective Gross Income		**$87,780**	**$265,983**			
Property Taxes (current bill / stepped-up basis)		$7,336	$25,875			
Insurance		$5,344	$12,000			
Management Fee (% of Effective Gross Income)	5.0%	$4,389	$13,299			
Repairs & Maintenance (% of Effective Gross Income)	5.0%	$4,389	$13,299			
Total Operating Expenses		**$21,458**	**$64,473**			
Tenant Reimbursement NNN Lease			**$58,026**			
NET OPERATING INCOME		**$66,322**	**$259,535**			
CAP RATE		**2.95%**	**11.53%**			

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STOCKTON
CALIFORNIA

TURTON
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321.6K RESIDENTS

152.2K EMPLOYEES

$85.9K MEDIAN HH INCOME

4.5M OUT-OF-MARKET VISITORS

Stockton is a diverse, centrally located Central Valley market with a strong mix of retail, dining, employment, education, entertainment, and regional connectivity

Location Overview

- Centrally located in California's Central Valley with convenient access to Sacramento, the Bay Area, and surrounding San Joaquin County communities
- Major employment base driven by healthcare, education, government, logistics, retail, and professional services
- Home to University of the Pacific and a strong student and faculty population
- Downtown waterfront, arena, ballpark, and entertainment destinations drive activity
- Established retail and dining districts including Downtown and the Miracle Mile

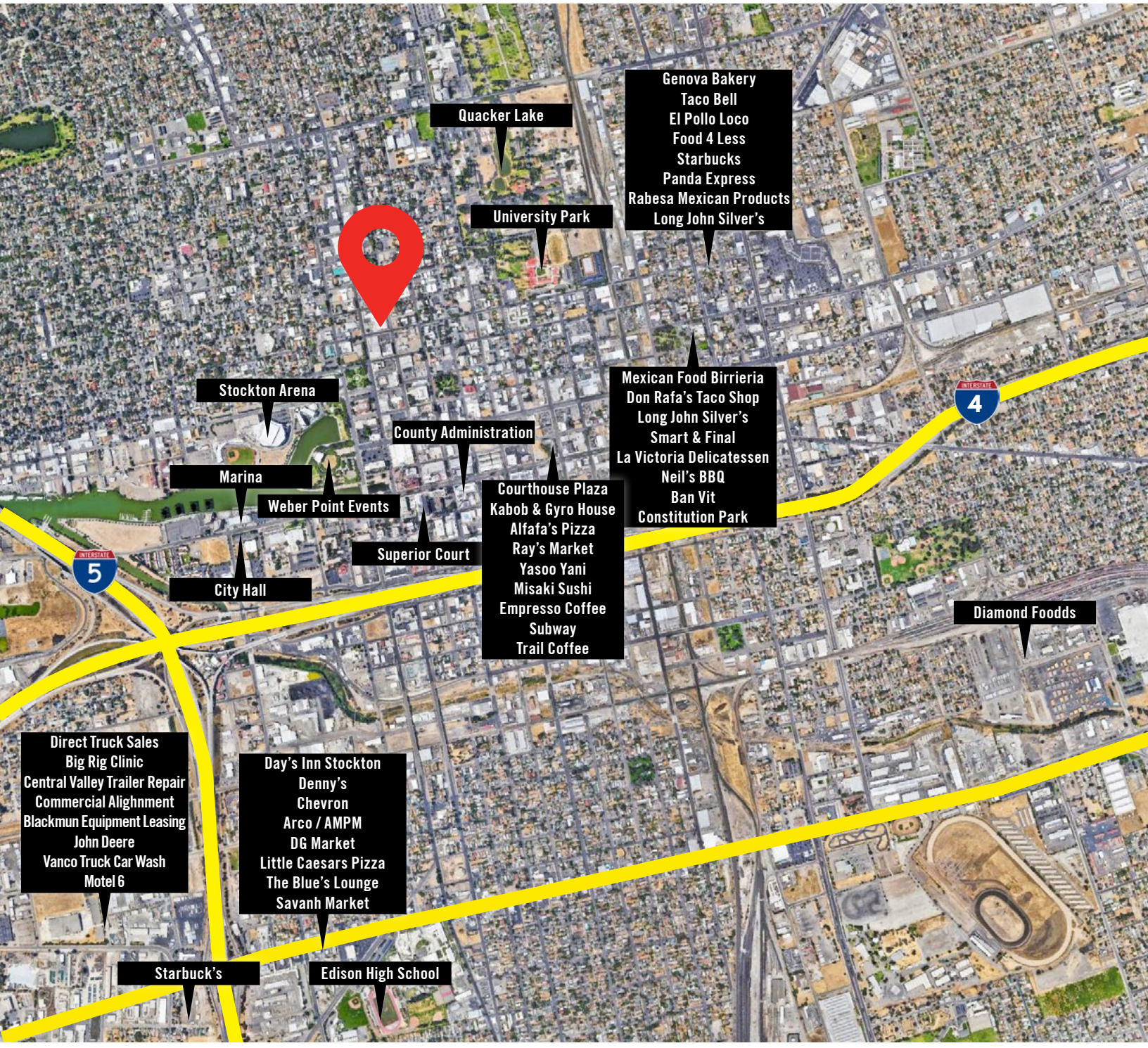
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THE LOCATION

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