

INDUSTRIAL BUILDING FOR LEASE

225 NORTH AMERICAN STREET

Stockton, CA 95202



PROPERTY SUMMARY

AVAILABLE SF:	±7,500 SF
LEASE RATE:	\$0.60 PSF MG
YEAR BUILT:	1910
BUILDING SIZE:	±7,500 SF
ZONING:	C-3
CROSS STREET:	E Miner Avenue and Channel Street
SUBMARKET:	NE Stockton Industrial Submarket

PROPERTY OVERVIEW

225 N American Street is a ±7,500 SF industrial warehouse building available for lease. Located on North American Street between East Miner Avenue and Channel Street, the property sits in the heart of the NE Stockton Industrial submarket. The building is conveniently located just a short distance to Downtown Stockton, including government buildings, restaurants, residential developments and all other amenities. Its location also benefits from easy access to freeways I-5 and Hwy-99 as well as public transit, including Robert J. Cabral Station and Greyhound Bus Station.

PROPERTY HIGHLIGHTS

- Highly Desirable Location Near Downtown Transit District, Government Buildings, and Amenities
- Easily Accessible to Hwy-99 and I-5
- Ceiling Height: 18'
- One 12' x 14' Roll Up Door
- Functional Office Build-Out

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Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	20,858	160,434	291,322
2018 Estimate	19,785	152,063	275,960
2010 Census	18,718	143,093	258,735
Growth 2018 - 2023	5.42%	5.50%	5.57%
Growth 2010 - 2018	5.70%	6.27%	6.66%
2018 Population by Hispanic Origin	12,526	90,514	139,359
2018 Population	19,785	152,063	275,960
White	13,291 67.18%	101,047 66.45%	170,242 61.69%
Black	2,603 13.16%	16,221 10.67%	31,575 11.44%
Am. Indian & Alaskan	716 3.62%	4,710 3.10%	7,044 2.55%
Asian	1,987 10.04%	21,348 14.04%	50,078 18.15%
Hawaiian & Pacific Island	238 1.20%	1,023 0.67%	2,199 0.80%
Other	949 4.80%	7,714 5.07%	14,821 5.37%
U.S. Armed Forces	0	15	68
Households			
2023 Projection	7,400	48,591	90,023
2018 Estimate	7,025	46,021	85,212
2010 Census	6,690	43,230	79,768
Growth 2018 - 2023	5.34%	5.58%	5.65%
Growth 2010 - 2018	5.01%	6.46%	6.82%
Owner Occupied	1,098 15.63%	20,395 44.32%	42,659 50.06%
Renter Occupied	5,927 84.37%	25,626 55.68%	42,553 49.94%
2018 Households by HH Income	7,025	46,021	85,211
Income: <\$25,000	4,134 58.85%	16,525 35.91%	25,532 29.96%
Income: \$25,000 - \$50,000	1,479 21.05%	12,487 27.13%	21,424 25.14%
Income: \$50,000 - \$75,000	709 10.09%	7,841 17.04%	15,678 18.40%
Income: \$75,000 - \$100,000	314 4.47%	4,022 8.74%	8,881 10.42%
Income: \$100,000 - \$125,000	204 2.90%	2,801 6.09%	6,032 7.08%
Income: \$125,000 - \$150,000	53 0.75%	1,035 2.25%	2,608 3.06%
Income: \$150,000 - \$200,000	66 0.94%	696 1.51%	2,225 2.61%
Income: \$200,000+	66 0.94%	614 1.33%	2,831 3.32%
2018 Avg Household Income	\$34,301	\$49,693	\$60,910
2018 Med Household Income	\$19,653	\$35,790	\$43,437



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2/21/2019

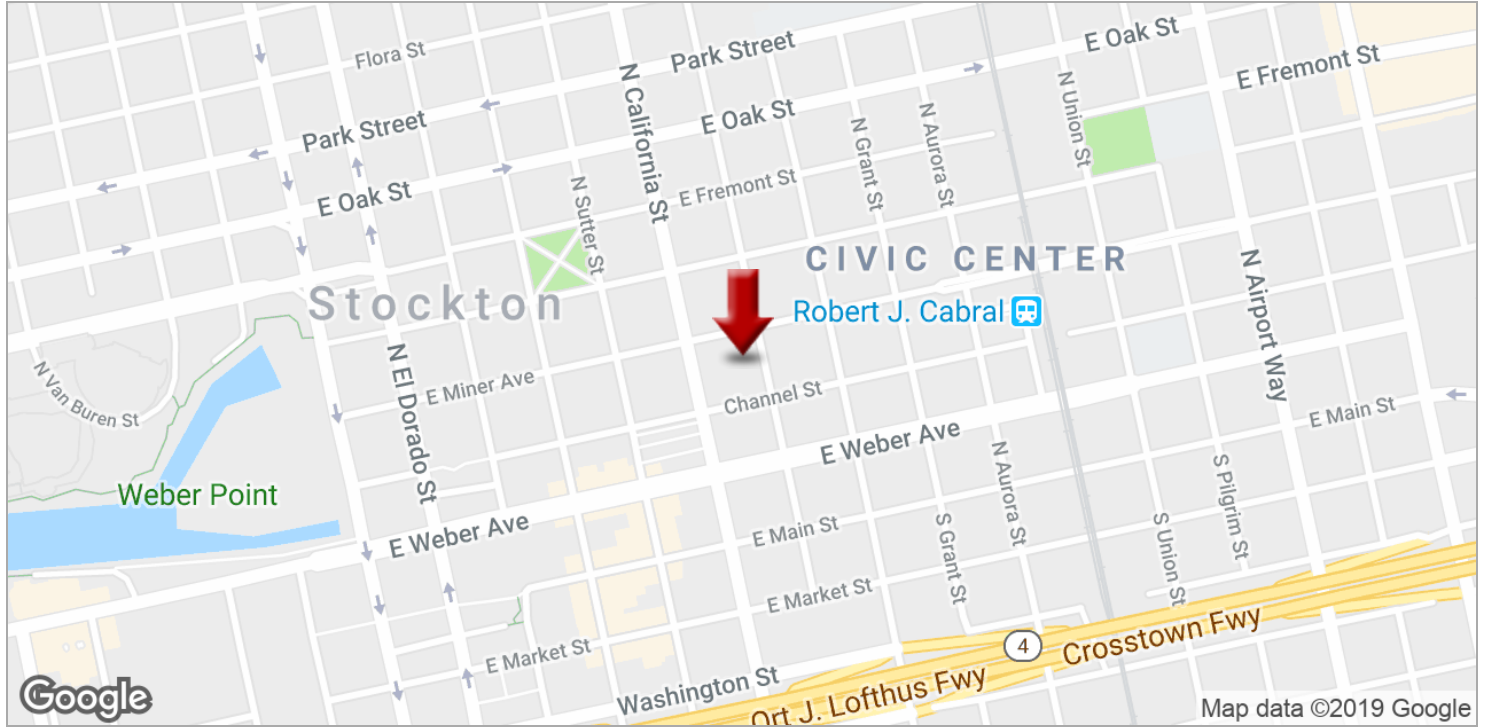
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