



10,000 SF EACH FLOOR | 2,000 SF MEZZANINE | 10,000 SF BASEMENT
WITH A TOTAL OF 32,000 SF!

FOR SALE

34 *S California Street*
STOCKTON CA

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FOR SALE

34 S California Street | Stockton, California

Unique opportunity to own a commercial/
mixed use building.

Be a part of the revitalizing efforts in
Downtown Stockton. Full Residential/
Commercial Improvement Plans on file.
OPPORTUNITY AWAITS!

Contact brokers for tour access and
property information.

PROPERTY HIGHLIGHTS

Sale Price:	\$1,750,000
APN:	149-150-210
Parcel Size:	0.23 Acres (10,000 SF)
Building Size:	±20,000 SF
Zoning:	Commercial/Misc. commercial



PROPERTY INFORMATION

Project Address: 34 California Street

Project Jurisdiction: City of Stockton

Project Description

Upgrade existing R-2 units on the second floor to CBC 11A; to include but limited to new fire sprinklers (to bring building from TYPE III-B to TYPE III-A); new electrical, plumbing and mechanical upgrades; reinforcing of roof structure; installation of 1 additional stairway/fire corridor; the addition of a laundry area at the existing mezzanine.

Areas

- Existing Commercial SF: 20,000 SF (to be demolished)
- 128 SF
- Proposed Residential SF: 20,000SF

PROPERTY

Summary

FOR SALE

34 S California Street | Stockton, California

PROPERTY INFORMATION

Note:	<ul style="list-style-type: none">• First Floor square footage for floor in the building will not change• New fire sprinklers will be added to all floors	
CODE ANALYSIS	EXISTING	NEW

Occupancy Classification:

Basement	S-1	S-1
First Floor	B	B
Mezzanine	B	B
Second Floor	R-2	R-2
Risk Category	II	II
Construction Type	III-B	III-A
Allowable Area	24,000 SF	
Allowable Stories	37'	
Building Height	65'	
Zoning:	City of Stockton	

FIRE PROTECTION		
Fire Sprinklers:	No	Yes, Automatic
Fire Alarm	No	Yes, Automatic
Occupancy Separation	No	Yes, 1 Hour
Seismic Joints Provided For building	No	No
Seismic Joints Susp Sealing	N/A	N/A
Fire Dept. Radio Coverage	No	No
Standard Pipe & Hose	Yes	Yes

AREAS

Building Area	<ul style="list-style-type: none">• Basement: ±10,000 SF• First Floor: ±10,000 SF• Mezzanine Floor: ±2,071 SF• Second Floor: ±10,000 SF	<ul style="list-style-type: none">• Total S1 Area: ±10,000 SF• Total B Area: ±10,000 SF• R-2: ±10,000 SF
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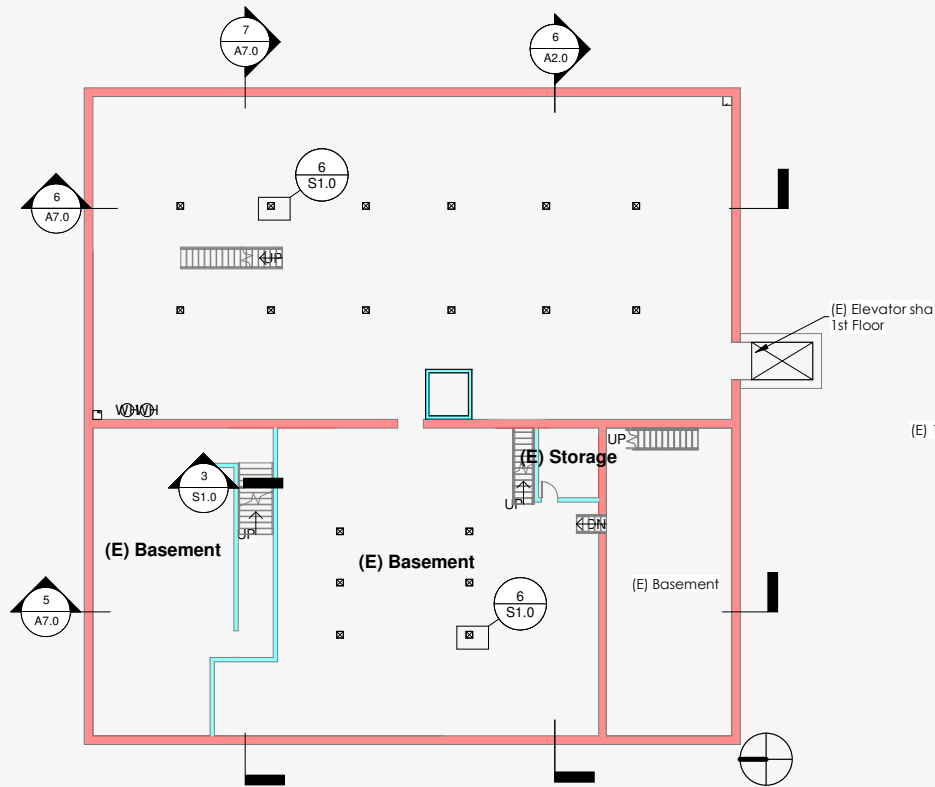


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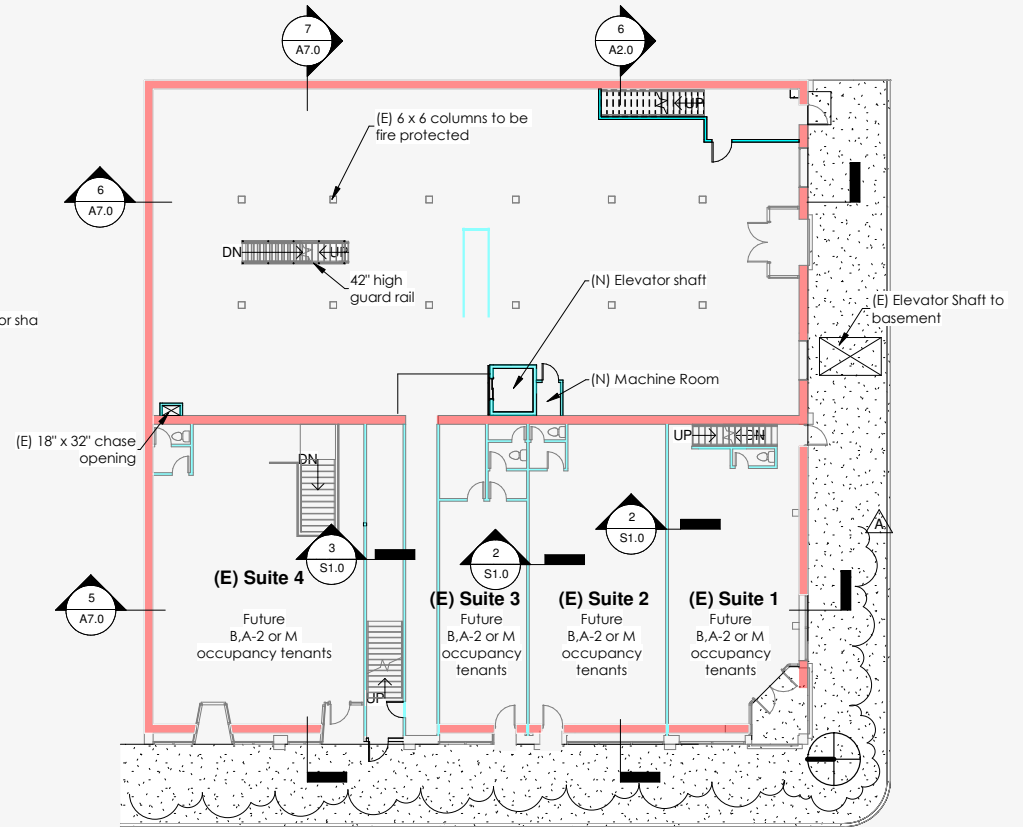
Summary

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Basement

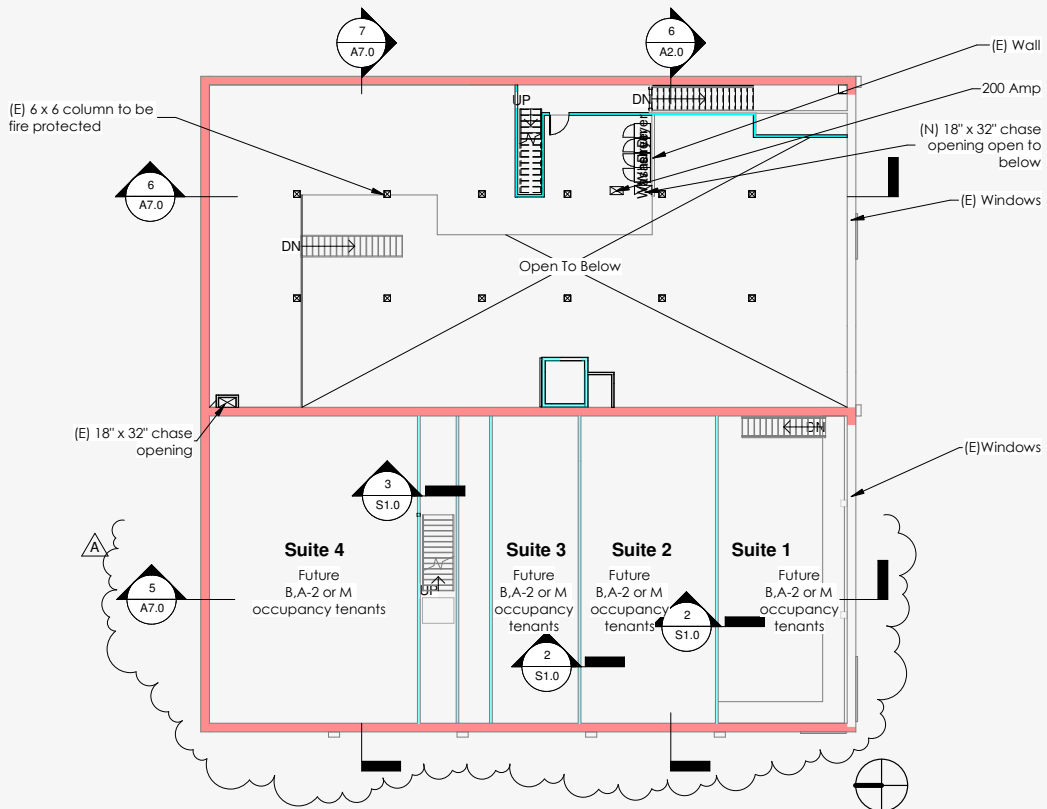


First Floor

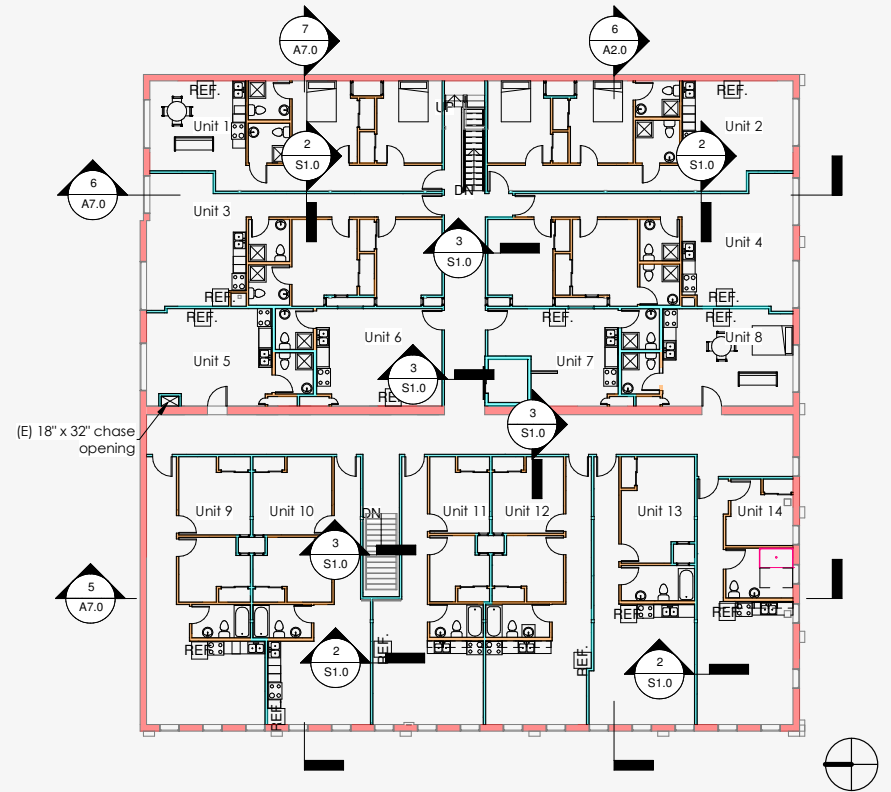
PROPERTY

Proposed Floor Plan

Basement & First Floor



New Mezzanine Floor



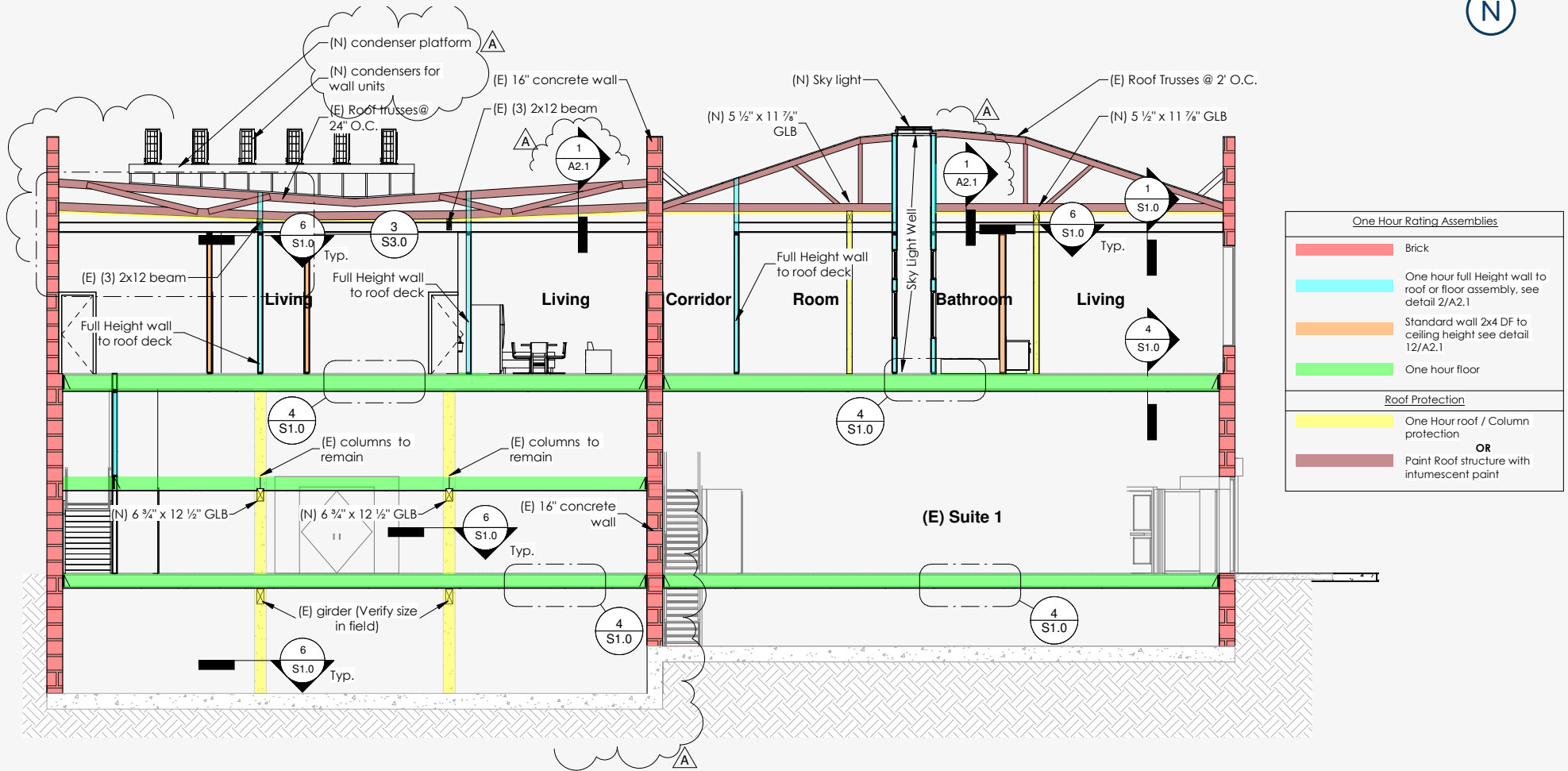
Second Floor

Proposed Floor Plan

Area Mezzanine Floor Plan New & Second Floor

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34 S California Street | Stockton, California



Type III A Section

PROPERTY

Proposed Floor Plan Type IIIA Section

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34 S California Street | Stockton, California

CUSHMAN &
WAKEFIELD



EXTERIOR

Images

FOR SALE

34 S California Street | Stockton, California



34 S CALIFONRIA ST.



CIVIC CENTER

E MARKET ST.



STOCKTON POLIC DEPARTMENT

STOCKTON COLLEGIATE INTERNATIONAL SCHOOL

PARKING GARAGE

TEAM CHARTER SCHOOL

SAN JOAQUIN COUNTY INFORMATION

CHILDREN'S MUSEUM STOCKTON

STOCKTON ARENA

STOCKTON MEMORIAL CIVIC AUDITORIUM



PROPERTY

Aerial View

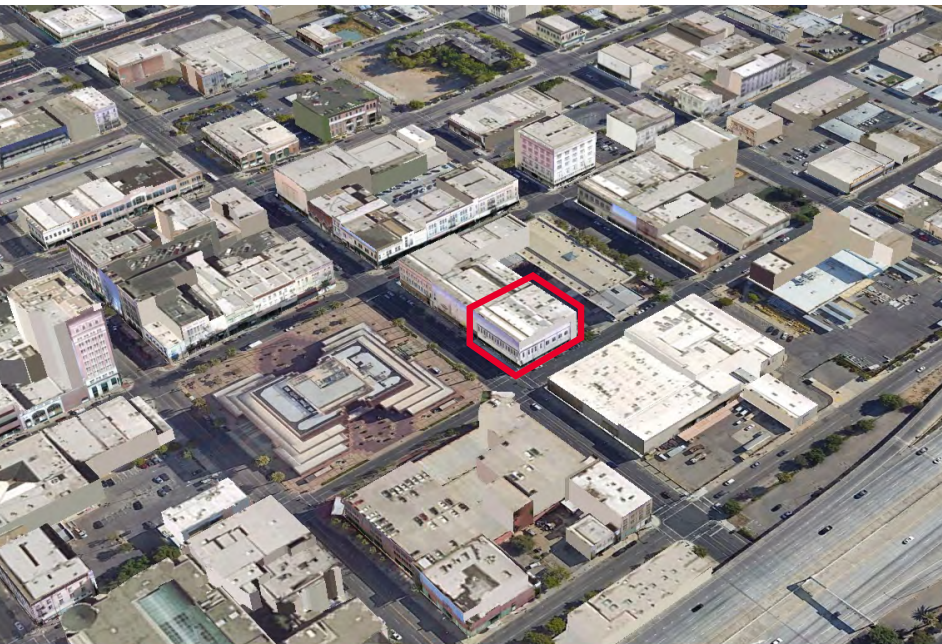
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MARKET VIEW

Site Location



34 S California Street

STOCKTON, CA

Exclusively Listed By:

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