



**CUSHMAN &
WAKEFIELD**

FOR SALE

**826 N CALIFORNIA ST.
STOCKTON, CA**

±39,170 SF OFFICE BUILDING

SALE PRICE: CONTACT BROKER

Contact

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Cushman & Wakefield
3255 W. March Ln.
Suite 230
Stockton CA 95219

FOR SALE
826 N CALIFORNIA ST
Stockton, CA



7 PARCEL PROPERTY



Property Highlights

Address	826 N California St Stockton, CA 95202	APN's (7 Parcels)	139-175-180, 139-175-120, 139-175-110, 139-175-100, 139-176-190, 139-176-020, 139-176-180
Year Built	First Floor - 1960's 2nd & 3rd Floors - 1980's	Alarm System	Yes, Provider - Bay Alarm
Total Building SF	39,170 SF 1st Floor - 17,879 SF 2nd & 3rd Floors - 10,745 SF each	Camera System	Yes, Provider - Delta Wireless
Land Area	±1.47 acres	Fire Protection	Yes
Construction	1st Floor - Concrete Block 2nd & 3rd Floor - Steel framed concrete block with wood frame and stucco exterior	HVAC	Yes
Utility Providers	City of Stockton Sewer PG&E AT&T	Elevator	Yes
Gated Property	Wrought Iron fence with electronic gate operators	Electrical	3 Phase 122/108v - 2,000amp
		Roof	Built-up Composition
		Parking	2.62/1,000 103 marked spaces
		*Available lot next door	*±28 spaces for lease
		Parking Structure Under 2nd Floor	5,987 SF

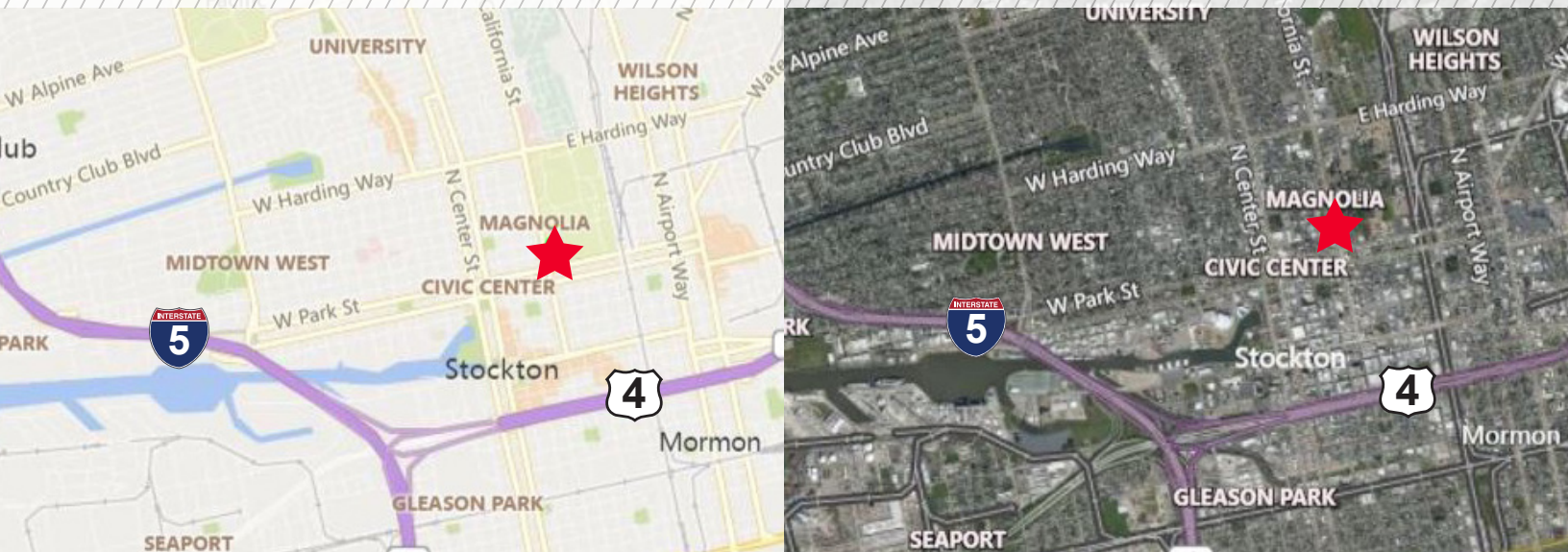
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Aerial / Location Map



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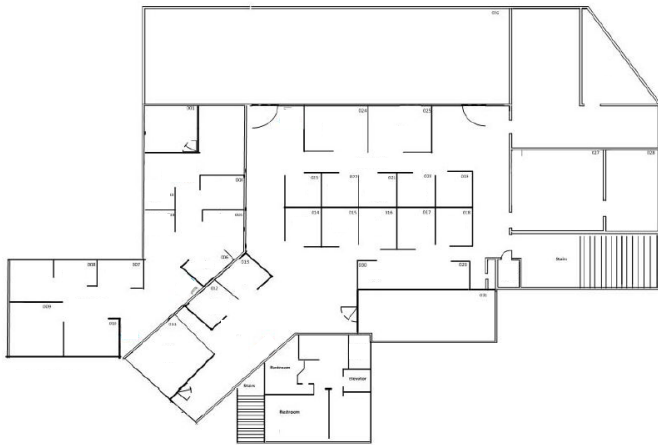
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FIRST FLOOR
±17,879 SF



SECOND FLOOR
±10,745 SF



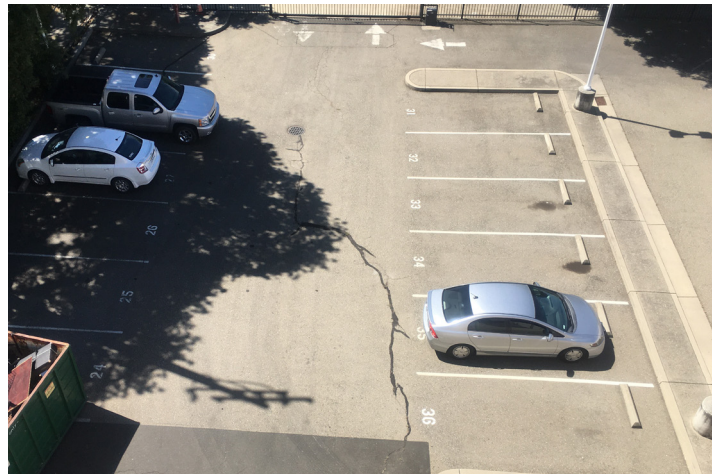
THIRD FLOOR
±10,745 SF

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