

# FOR SALE

**+/- 19,000 SQ. FT. PARCEL,  
SOON TO BE RE-ZONED HDR!**

**816 E. CHURCH ST.  
STOCKTON, CA 95203**

**SALES  
PRICE ~~\$869,000~~**

**JUST  
REDUCED!  
\$698,000**

CLOSE ACCESS TO GREAT SCHOOLS



FARMERS MARKET WITHIN WALKING DISTANCE



NEIGHBORHOOD REVITALIZATION



## PROPERTY HIGHLIGHTS

Location, location, location!

Just south of the crosstown freeway with direct access to I-5, Hwy 99, Hwy 4 and more making commuting a breeze.

Nearby Gleason Park Redevelopment Project has already redeveloped Gleason Park, Alex G. Spanos Elementary School, two new affordable housing projects, and the potential for new retail development adjacent to Lafayette Avenue.

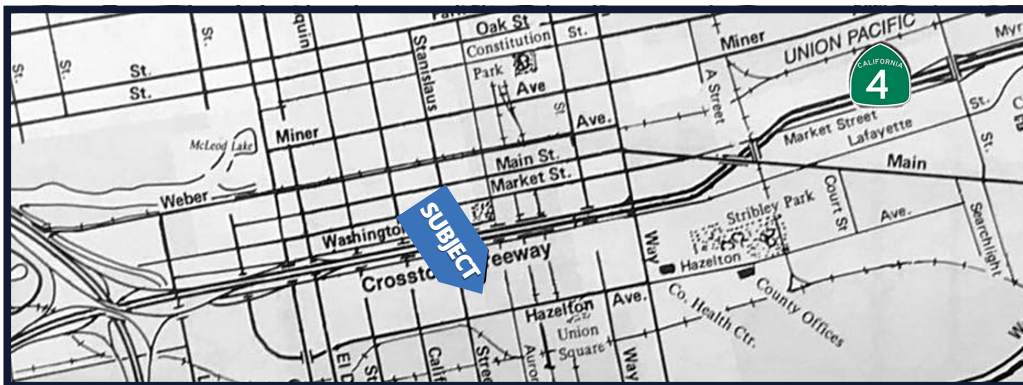
Sacramento is 50 miles to the north and San Francisco is 80 miles to the west.

There are 5 parks within 12.7 miles, including Children's Museum of Stockton, Calaveras River Bike Path, and Boreal Mountain Resort.

University of the Pacific is only 3.6 mi  
San Joaquin Delta College is only 5.4 mi

Within walking distance to the waterfront Weber Point Events Center, a star downtown attraction - year round for festivals, concerts, and community celebrations.

SHOPPING, DINING AND ENTERTAINMENT ALL WITHIN WALKING DISTANCE



## EXCLUSIVE AGENT:

**TIMOTHY R. PRYOR, SIOR**, PRESIDENT  
DRE LICENSE 00596142

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INDUSTRIAL PROPERTIES GLOBAL LOGISTICS PRACTICE

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INDUSTRIAL PROPERTIES **SIOR**®



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