



Goodwill Building - 129 S. Grant Street
Office + Industrial Building for Sale
\$3,495,000



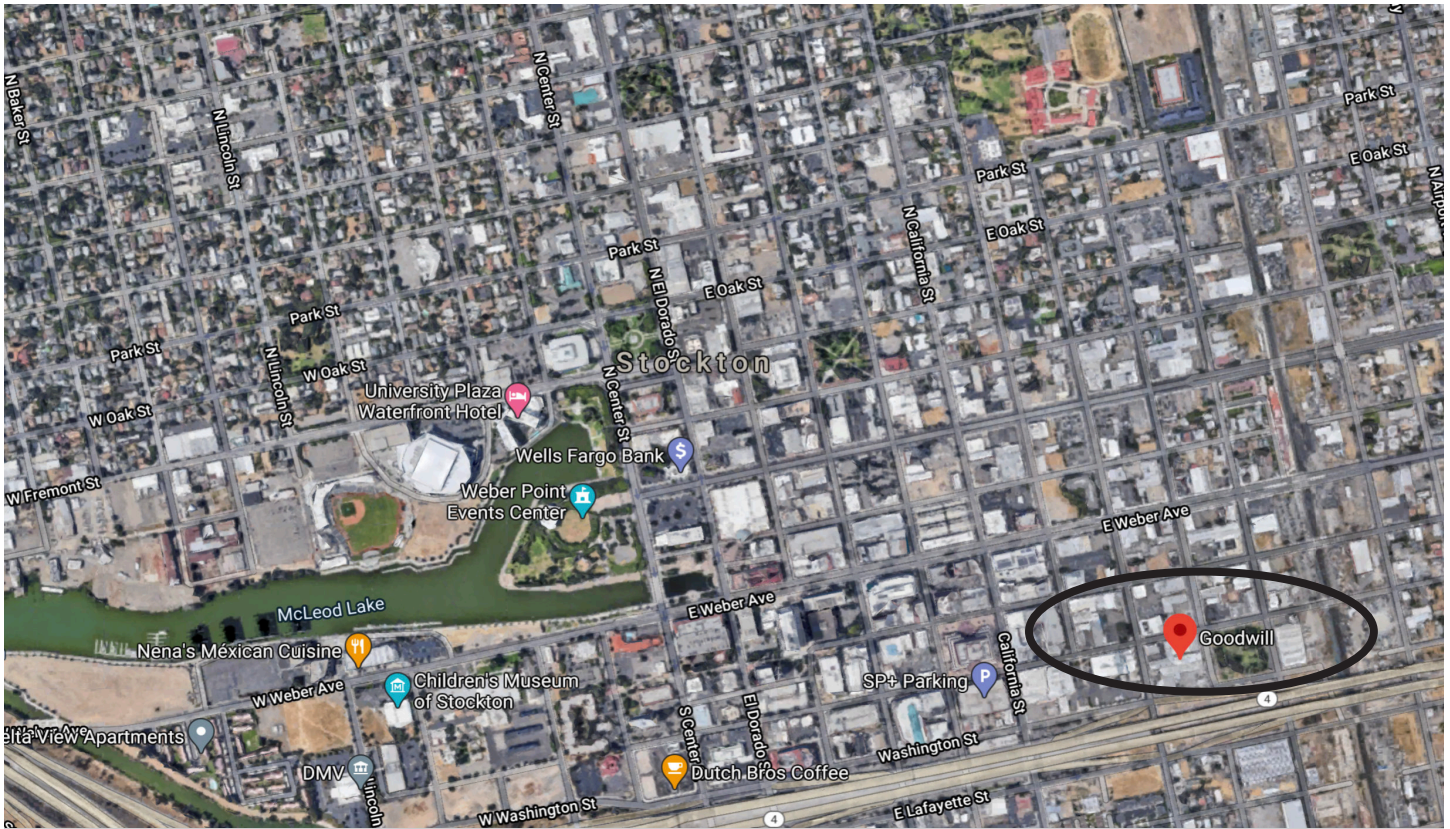
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All information contained herein is deemed reliable, but has not been verified in any way by Brokers. Brokers make no representation or warranty, express or implied, about the accuracy or completeness of any information provided. Buyer shall perform its own due diligence and verify all information before purchasing.



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129 S. Grant Street - Opportunity Zone

Freestanding brick building available for sale or lease in Stockton's new Opportunity Zone providing a multitude of tax benefits. Flexible combination of office, program, and warehouse space.

Property is located in the heart of Downtown Stockton, next to a charter school and park. The layout works well for all kinds of community programs. Multiple entrances allow for demising the space into individual units.

The property's location is also adjacent to the Crosstown Freeway with immediate access to I-5 and 99. Ideal for logistics uses!

- ±50,150 SF building
- Office Space: 12,933 SF
- Warehouse/Storage: 32,217 SF
- Covered Truck Dock Loading Area: 5,000 SF
- Fully fenced 1.81 acre property
- Zoning: CD (Commercial Downtown)
- Multiple elevated truck bays can accommodate trucks up to 53'
- Combination of Office, Program, and Warehouse
- Located in downtown Stockton's business district, walking distance to restaurants, entertainment



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Historic Downtown Stockton

Stockton can be proud of its expansive inventory of historic downtown buildings, its sparkling waterfront, and its designation as an all-American city. Since 1924 Stockton has been home to the University of the Pacific, located in the charming Miracle Mile shopping center surrounded by stable neighborhoods of Victorian and Craftsman homes.

With a population of over 300,000, Stockton is the 13th largest city in California. Stockton is the county seat of San Joaquin County, with over 685,000 residents.

The Gold Rush turned Stockton into a supply and transportation hub, and began its transformation into a major industrial center. Its central location, deep water port, and regional airport provide easy access to the Bay Area and beyond.

Downtown Stockton is undergoing a tremendous revitalization and its successes include a baseball stadium, sports arena, waterfront hotel, marina and promenade, Bob Hope Theater, Janet Leigh Plaza/18-screen Cineplex and a new 300,000 SF courthouse. High prices in San Francisco and the Bay Area are creating a new migration of economic refugees relocating to Stockton for its affordable real estate and relaxed lifestyle. New Live+Work lofts and market-rate apartments are finally under construction in the Downtown. Museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's appeal.



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