

FOR SALE



Price: \$925,000

Property Features

- 3,371 SF One-Story Bank Space
- Parcel Size: 0.553 Acres (±24,108 SF)
- Walk-Up ATM
- One Drive Thru Teller Lane Under 560 SF Canopy
- Highly Visible Corner Location
- Good On-Site Parking
- Year Built: 1978
- Land Use: Commercial (office)

SECOND GENERATION BANK SPACE

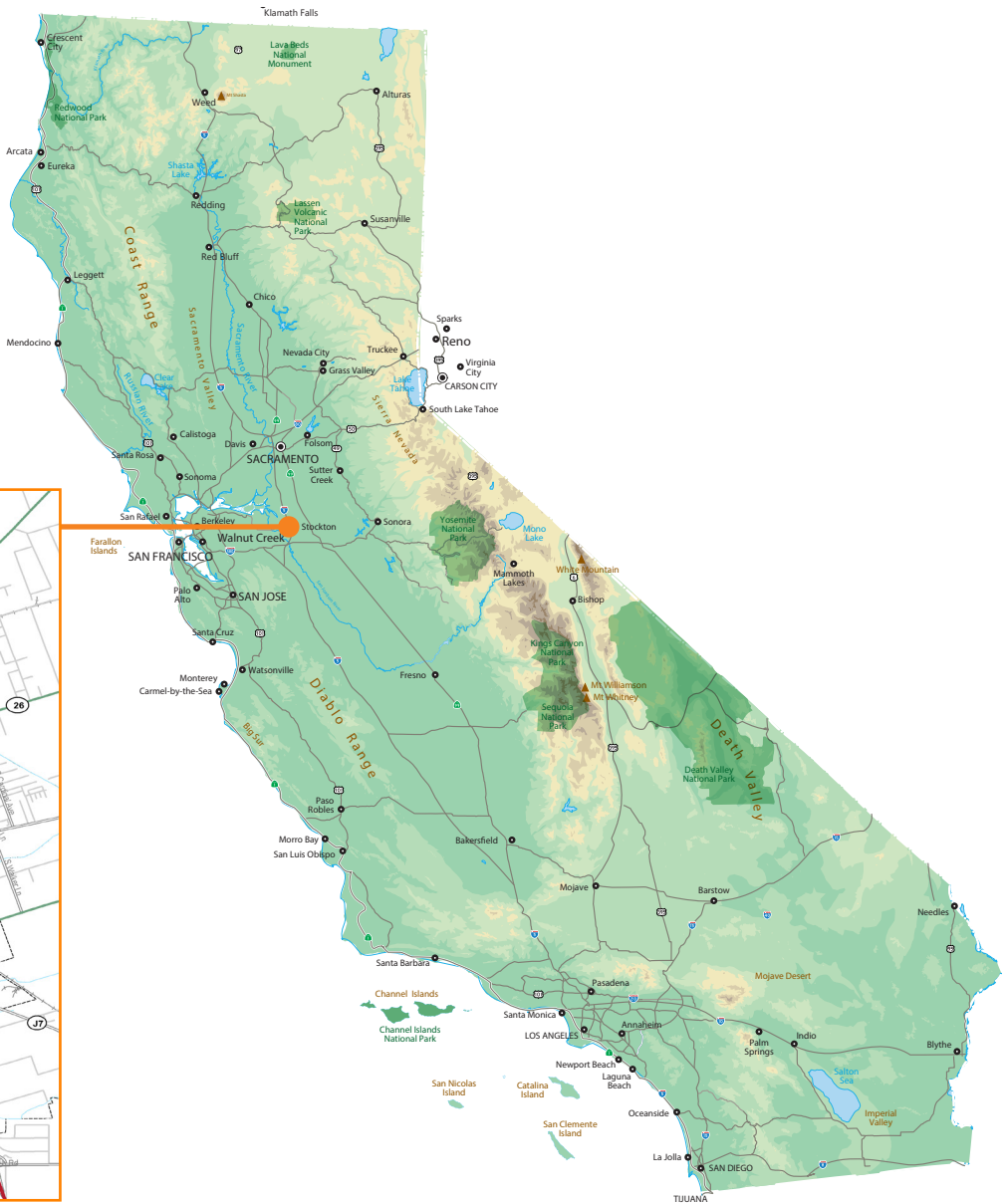
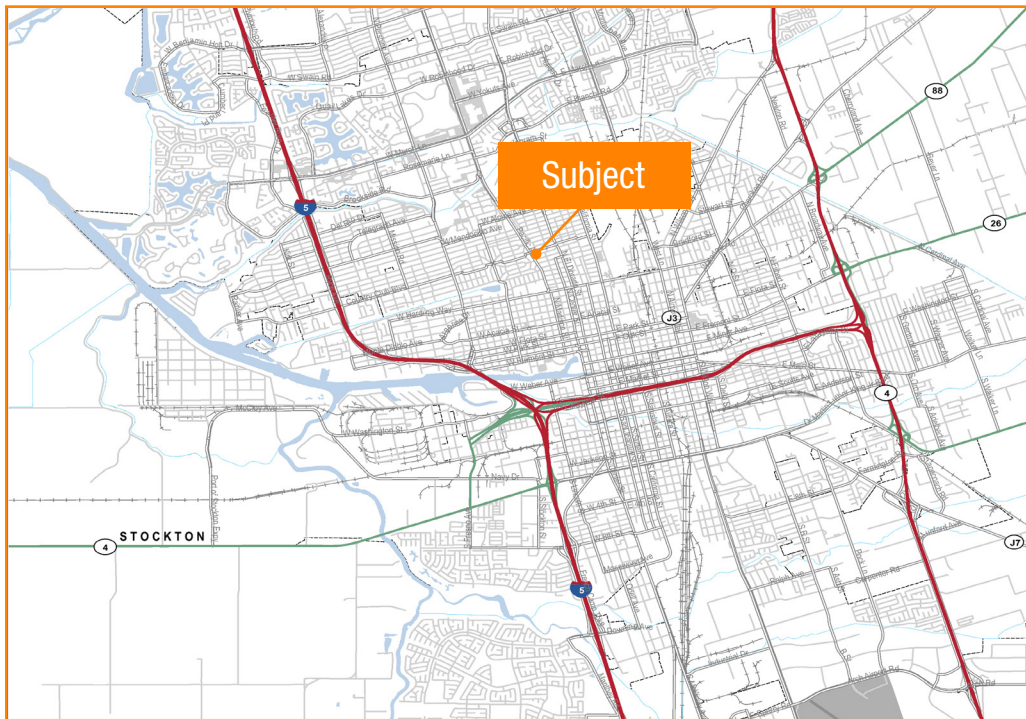
2562 PACIFIC AVENUE | STOCKTON, CA 95204

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Stockton, CA

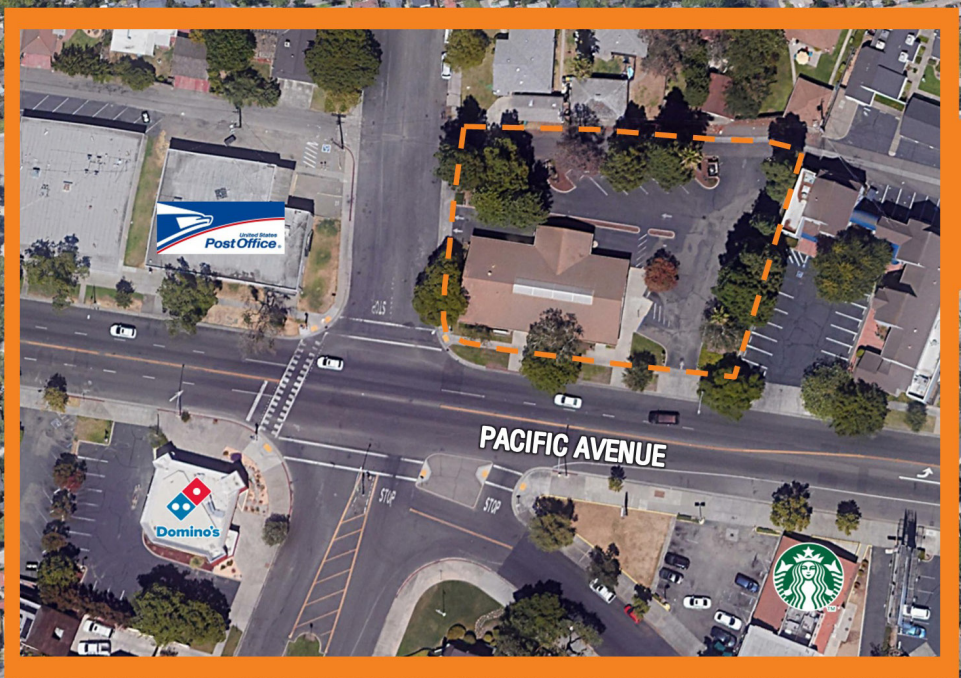
The city was built during the California Gold Rush. Now Stockton's seaport serves as a deep channel waterway which connects the San Francisco Bay to Sacramento. With it being centrally located, relative to San Francisco and Sacramento, and the proximity to the state and interstate freeway system, it has prompted companies to base their regional operations within the city. Stockton is a culturally rich area that also hosts many museums, galleries, festivals and sporting events. This property is located in what is referred to as "The Miracle Mile" a local favorite neighborhood featuring, shopping, dining, entertainment and arts in a pedestrian-friendly district.





CLEVELAND
ELEMENTARY SCHOOL

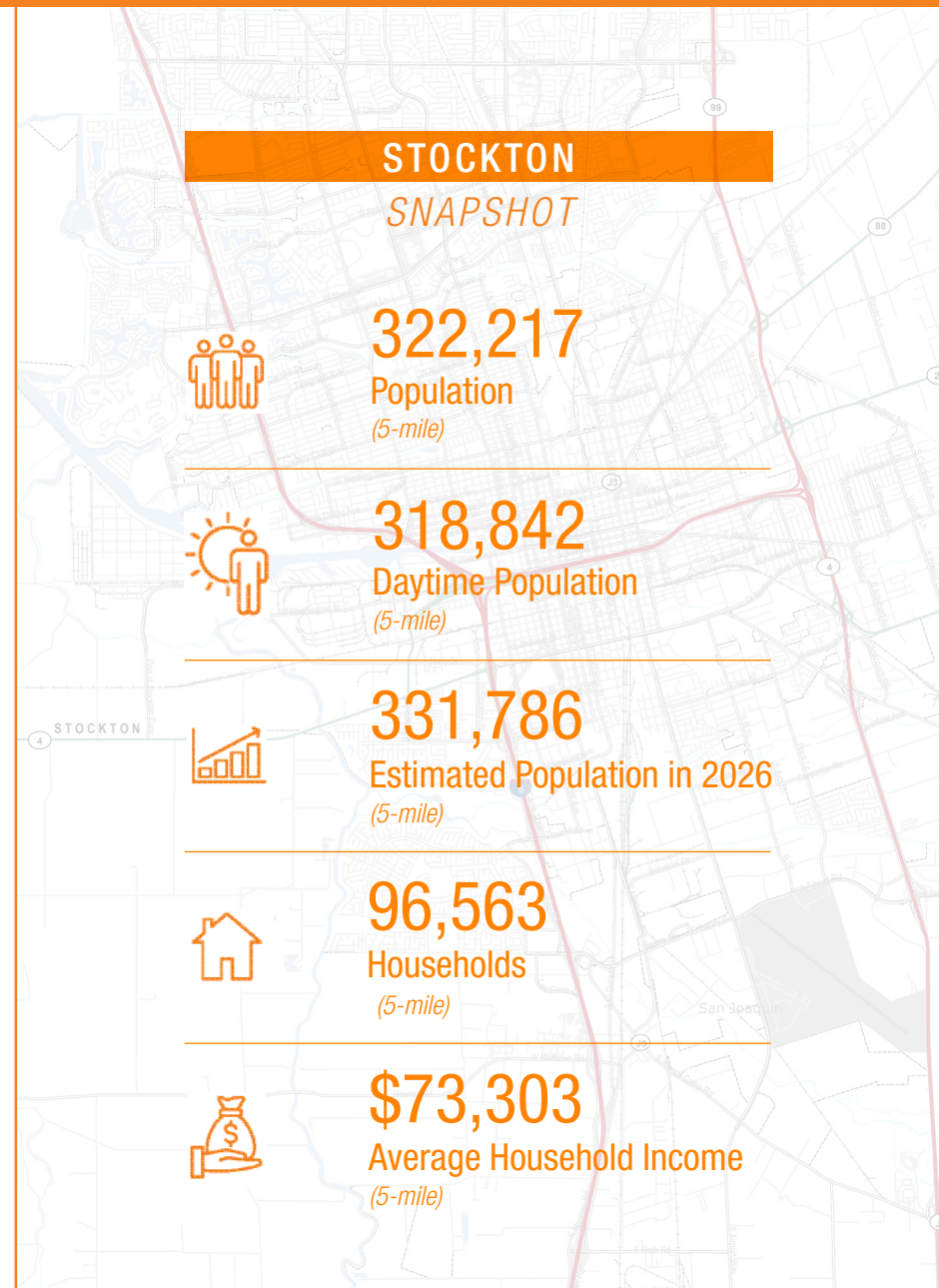
Save Mart



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Population	1-Mile	3-Mile	5-Mile
2021 Total Population	21,190	156,769	322,217
Estimated 2026 Total Population	21,837	161,517	331,786
2021 Total Daytime Population	28,775	183,757	318,842
Households			
2021 Households	7,435	49,815	96,563
2021 Average Household Size	2.5	3.0	3.3
Race			
% 2021 White Alone	50.21%	39.32%	36.69%
% 2021 African American Alone	8.10%	10.16%	10.81%
% 2021 Asian Alone	12.68%	16.30%	19.06%
% 2021 Some Other Race Alone	19.38%	26.01%	25.91%
% 2021 Two or More Races	7.13%	6.22%	5.67%
Income			
2021 Household Income: Average	\$77,496	\$66,847	\$73,303
% 2021 Household Income: \$60,000 to \$74,999	9.59%	10.18%	10.59%
% 2021 Household Income: \$75,000 to \$99,999	11.31%	10.21%	11.48%
% 2021 Household Income: \$100,000 to \$124,999	7.57%	6.70%	8.04%
% 2021 Household Income: \$125,000 to \$149,999	6.40%	4.00%	4.72%
% 2021 Household Income: \$150,000 to \$199,999	5.45%	3.77%	4.70%
% 2021 Household Income: \$200,000 or more	5.37%	3.89%	4.45%





Parking Field



Drive Aisle



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