

**FOR SALE OR LEASE | ±107,300 SF**

**TOWER**  
INVESTMENTS

- 3 Floor Office/Warehouse/Mixed Use Space
- Fenced Yard w/Secured Entrance + Exit
- Commercial Downtown (CD) Zoning Offers Flexible Zoning Uses
- Excellent Freeway Visibility & Access

**530 EAST MARKET STREET**  
STOCKTON, CA

**VIDEO**

**STEVE DUNN**  
Senior Director  
+1 209 425 3973  
steve.dunn@cushwake.com  
Lic # 01410812

[View Site Specific COVID-19 Prevention Plan](#)

©2021 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**CUSHMAN &  
WAKEFIELD**

# FOR SALE OR LEASE

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA



## Contact Broker for Pricing Information

Property Features		
APN:	149-130-180, 149-130-130, 149-130-190	
Parcel Size:	±2.66 Acres	
Total Building Size:	±107,300 SF	
Existing Office/ Warehouse Space:	Office:	±73,000 SF
	Warehouse:	±17,000 SF
	Storage:	±17,000 SF (Basement/3rd Floor)
Auto Parking:	On-site & Additional Parking Nearby	
Zoning:	Commercial Downtown (CD)	

Property Highlights	
<ul style="list-style-type: none"><li>±107,300 Total SF office + warehouse space</li><li>First floor existing office space can be converted to light industrial space or a combination of both</li><li>Flexible use of space for potential self storage, warehouse, light industrial, office, or mixed use property</li><li>Freight and passenger elevators</li><li>Grade level roll up doors in the rear of the building</li><li>Heavy power</li><li>On-site and additional garage/street parking available nearby</li><li>Gated + secured facility</li><li>Convenient Downtown Stockton location with direct access to CA Hwy 4</li><li>Close proximity to the CA Hwy 99, I-5, Port of Stockton, Stockton Metro Airport, and nearby intermodal rail facilities</li></ul>	



Building Specs		
	Area Size (SF)	Notes
Basement:	±9,100 SF	Located in the rear of the building
1st Floor (A):	±63,000 SF	Combination of office/warehouse
2nd Floor (B):	±22,500 SF	Office
3rd Floor (C):	±7,900 SF	Unfinished space
Warehouse (D):	±4,700 SF	Can be removed
Total:	<b>±107,300 SF</b>	



**FOR  
SALE OR LEASE**

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA

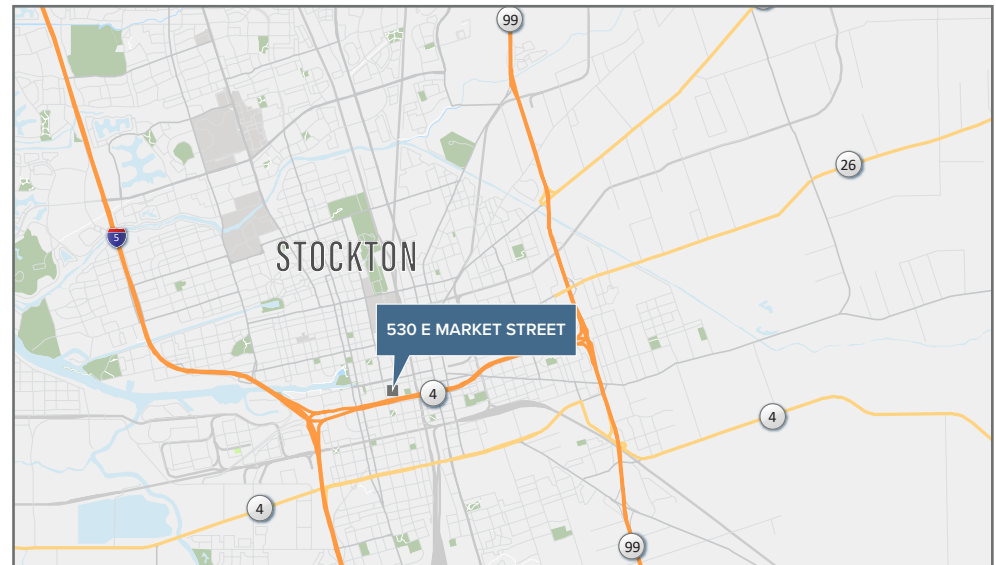


#### Potential Permitted Uses - Commercial Downtown (CD)

##### Potential Permitted (P) Uses per City of Stockton Development Code for Commercial Downtown (CD):

- Food & Beverage Product Manufacturing
- Hand Craft & Fabric Manufacturing
- Cannabis Testing Laboratory
- Printing & Publishing
- Wholesaling & Distribution
- Auditoriums, Meeting Halls & Theaters
- Vocational & Technical Schools
- Equipment Repair & Maintenance Testing
- Vehicle Repair & Maintenance Training
- Auto Parts Sales
- Motion Picture Production
- Parking Facilities
- Health & Fitness Facilities
- Ambulance Services
- Clinics & Laboratories
- Medical Related Facilities

Other uses allowed with Commission Use Permit (C), Land Development Permit (L) or Administrative Use Permit (A). Please refer to the [City of Stockton Allowable Land Uses & Permit Requirements](#) on the City of Stockton website.



FOR  
SALE OR LEASE

±107,300 SF DOWNTOWN OFFICE/MIXED USE  
530 E MARKET STREET | STOCKTON, CA



## Site Plan



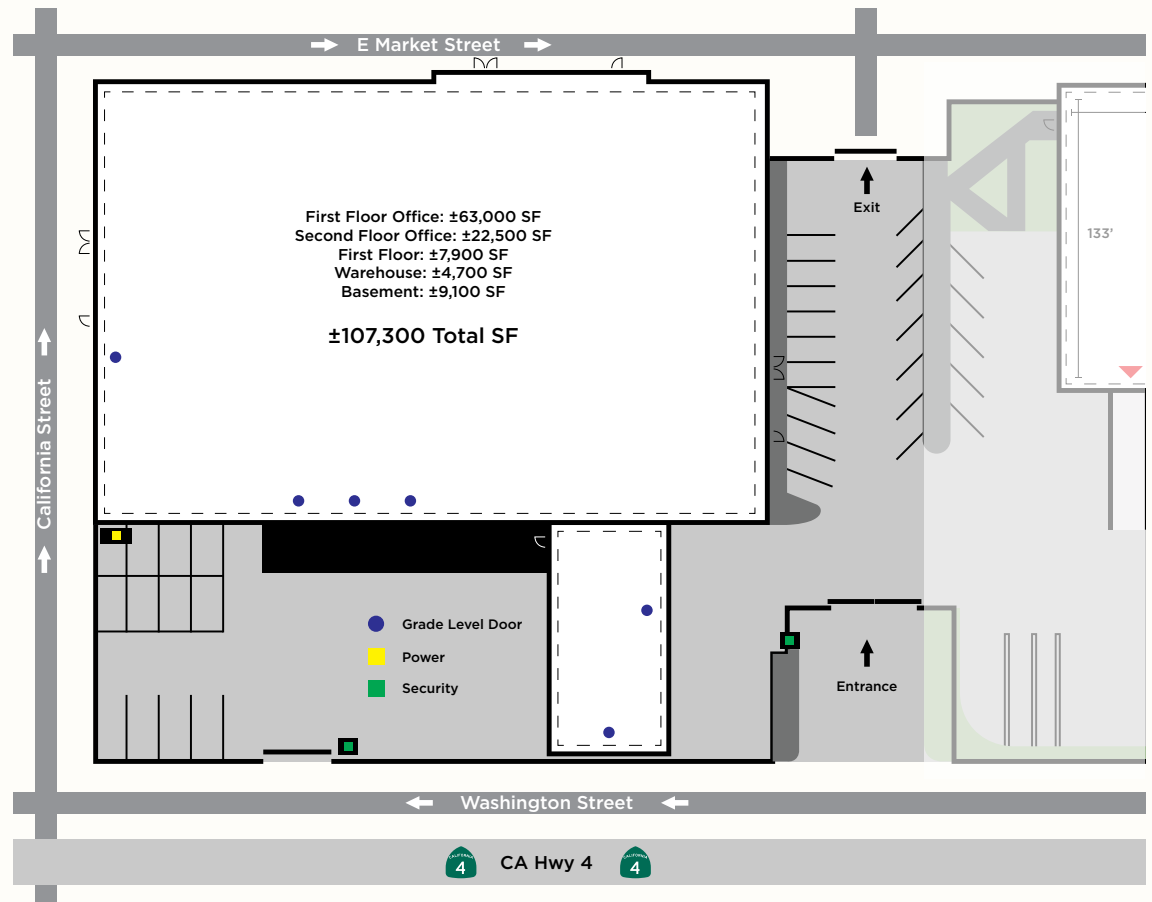


**FOR  
SALE OR LEASE**

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA



## Site Plan

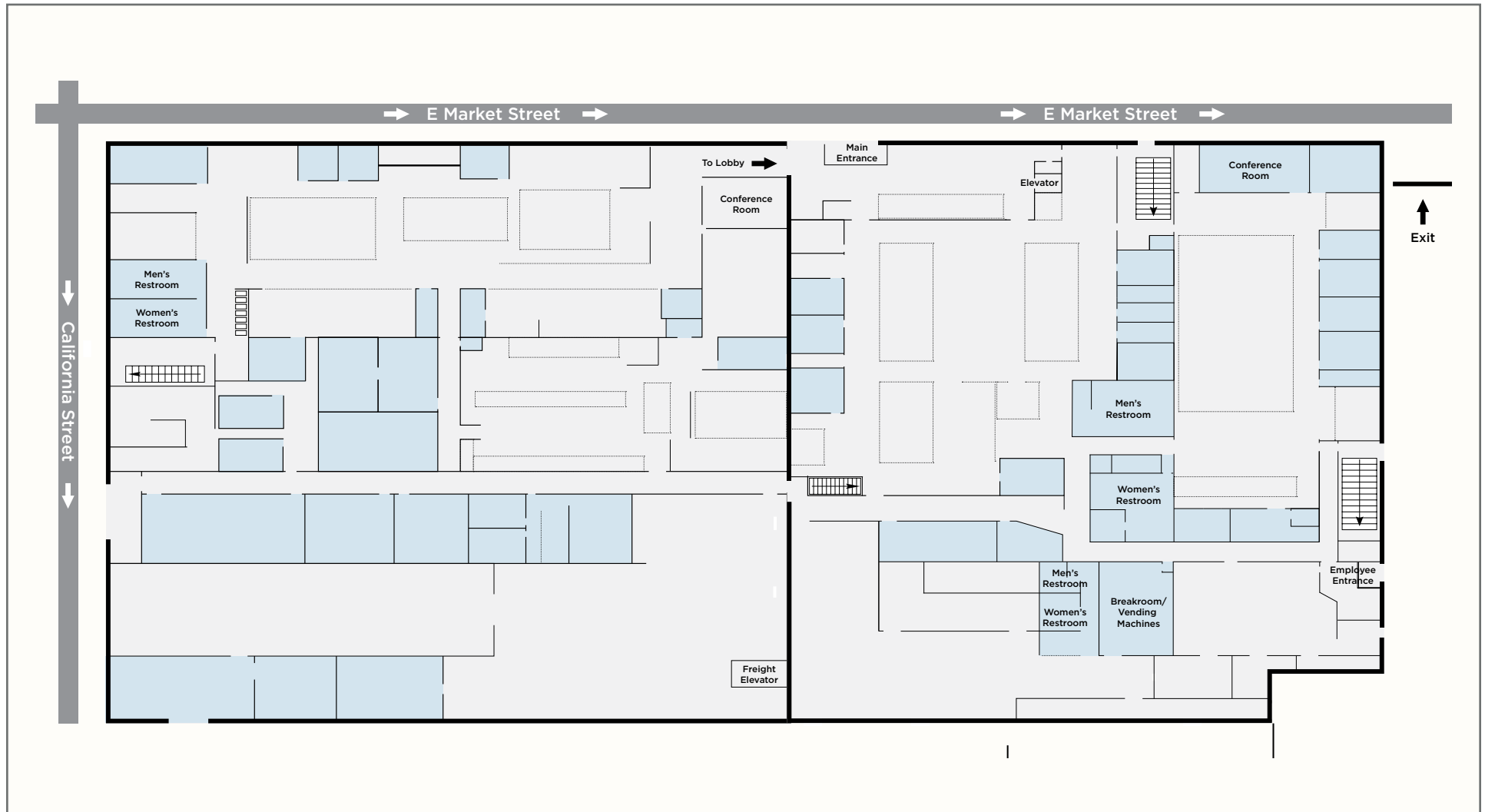


**FOR  
SALE OR LEASE**

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA



**Floor Plan - Existing First Floor ±63,000 SF**



**FOR  
SALE OR LEASE**

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA



## First Floor Images

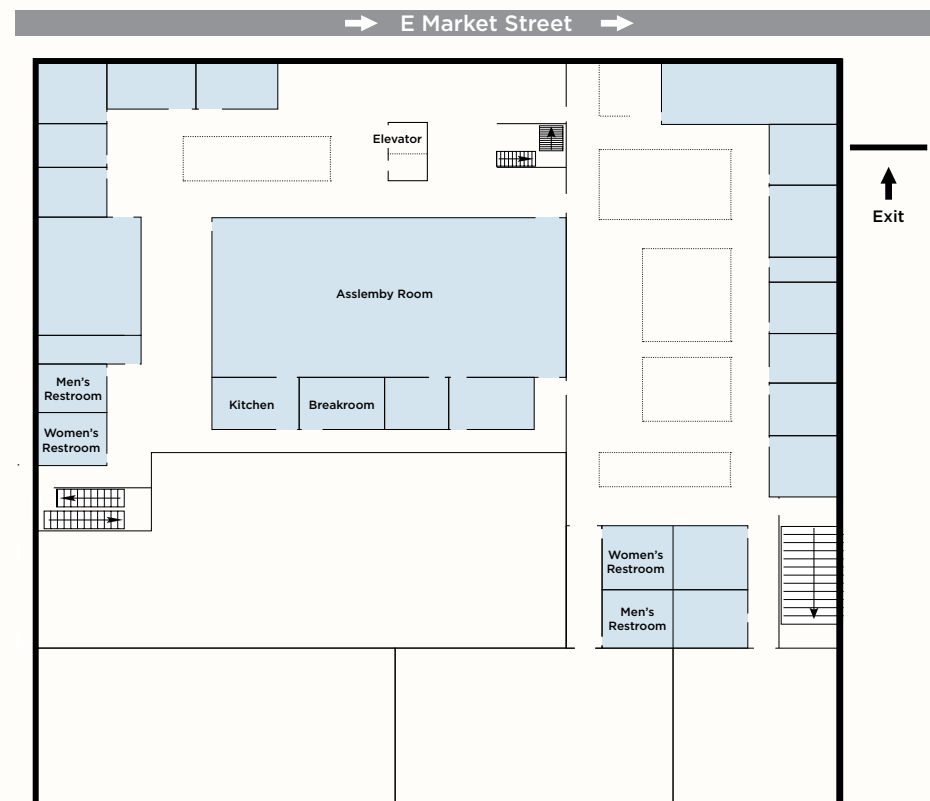


**FOR  
SALE OR LEASE**

**±107,300 SF DOWNTOWN OFFICE/MIXED USE**  
530 E MARKET STREET | STOCKTON, CA



**Floor Plan - Existing Second Floor ±22,500 SF**



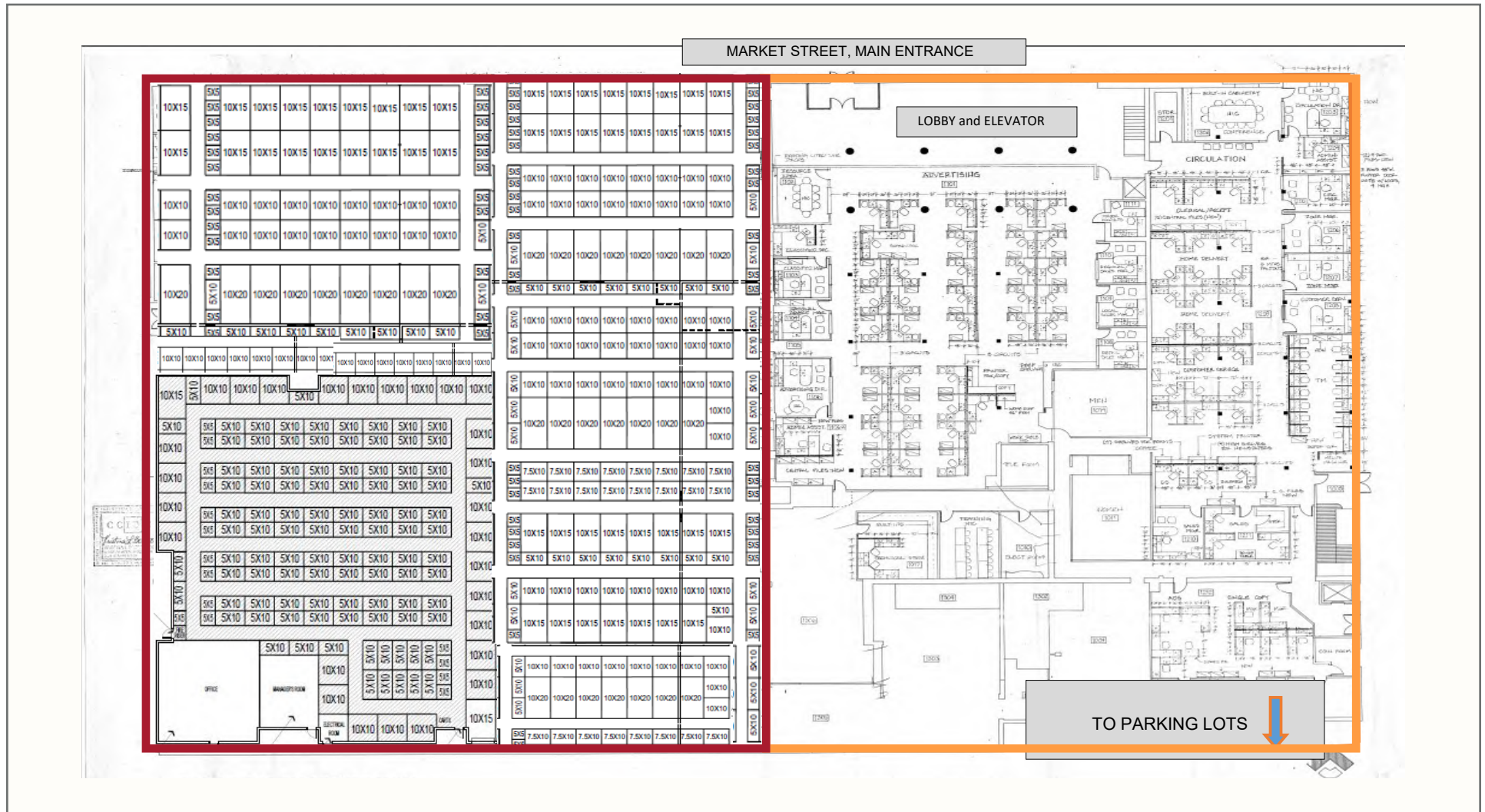


FOR  
SALE OR LEASE

±107,300 SF DOWNTOWN OFFICE/MIXED USE  
530 E MARKET STREET | STOCKTON, CA



Conceptual Site Plan - First Floor 1/2 Self Storage + 1/2 Office



FOR  
SALE OR LEASE

±107,300 SF DOWNTOWN OFFICE/MIXED USE  
530 E MARKET STREET | STOCKTON, CA



Conceptual Site Plan - First Floor All Self Storage





FOR SALE OR LEASE

**530 EAST MARKET STREET**  
STOCKTON, CA

*Exclusively Listed By:*

**STEVE DUNN**

Senior Director

+1 209 425 3973

[steve.dunn@cushwake.com](mailto:steve.dunn@cushwake.com)

Lic # 01410812



[View Site Specific COVID-19 Prevention Plan](#)

©2021 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.