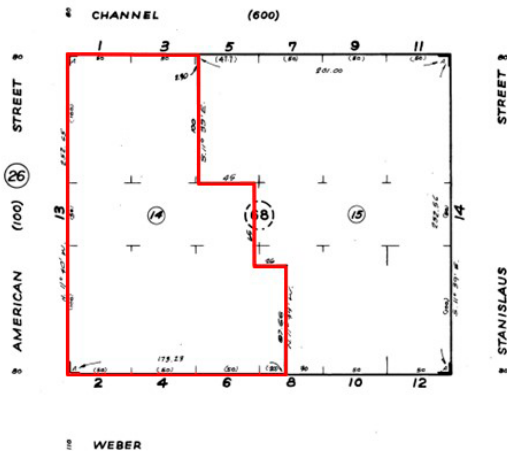


# For Sale



190 N. American Street | Stockton, CA

Asking Price: \$1,250,000



## Land available for commercial development in Downtown Stockton

### Property highlights:

- Parcel size:  $\pm 0.8$  acres
- APN#: 139-270-140
- Zoning: CD (Commercial Downtown) District. Allows a mixture of high-intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. Appropriate uses include large-scale commercial offices and office support uses, high-density residential development and governmental facilities.
- Environmental and entitlements clear

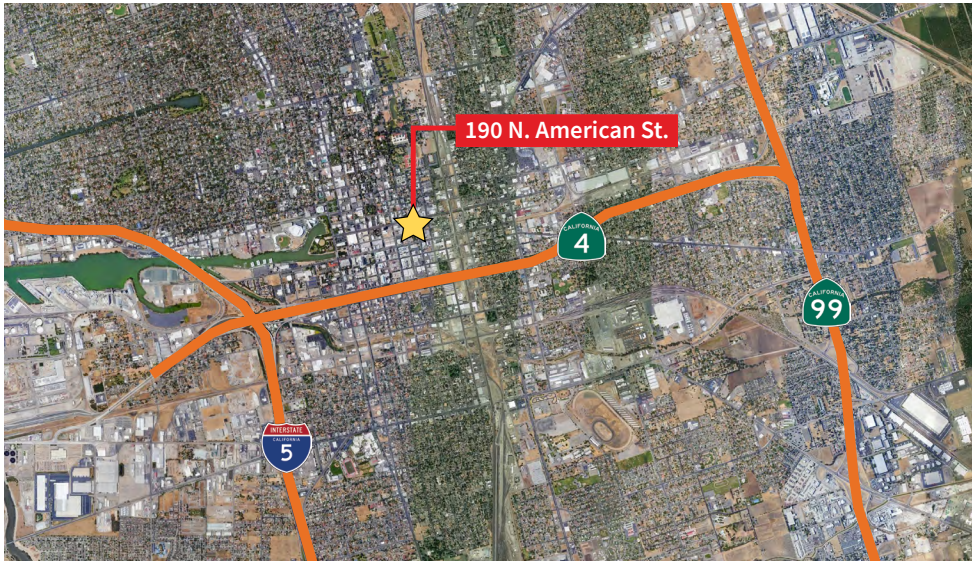


# For Sale



190 N. American Street | Stockton, CA

## Local map



### Location highlights:

Within close proximity to major Stockton employment centers including:

- Two hospitals
- San Joaquin County headquarters
- Stockton Police Department
- San Joaquin Regional Transit District (RTD) downtown transit center

## Regional map



### Distance to Bay Area:

- ±3 miles to I-5
- ±6 miles to Stockton Metropolitan Airport
- ±58 miles to Sacramento International Airport
- ±66 miles to Oakland International Airport
- ±84 miles to San Francisco International Airport

For more information, contact:

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