

# FOR SALE OR LEASE

# INDUSTRIAL FLEX

1621 E Miner Ave, Stockton, CA 95205

Flexible Multi-Building, Multi-Parcel Investment / Owner-User Opportunity



EXCLUSIVELY LISTED BY

**NAI**Northgate

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## HIGHLIGHTS

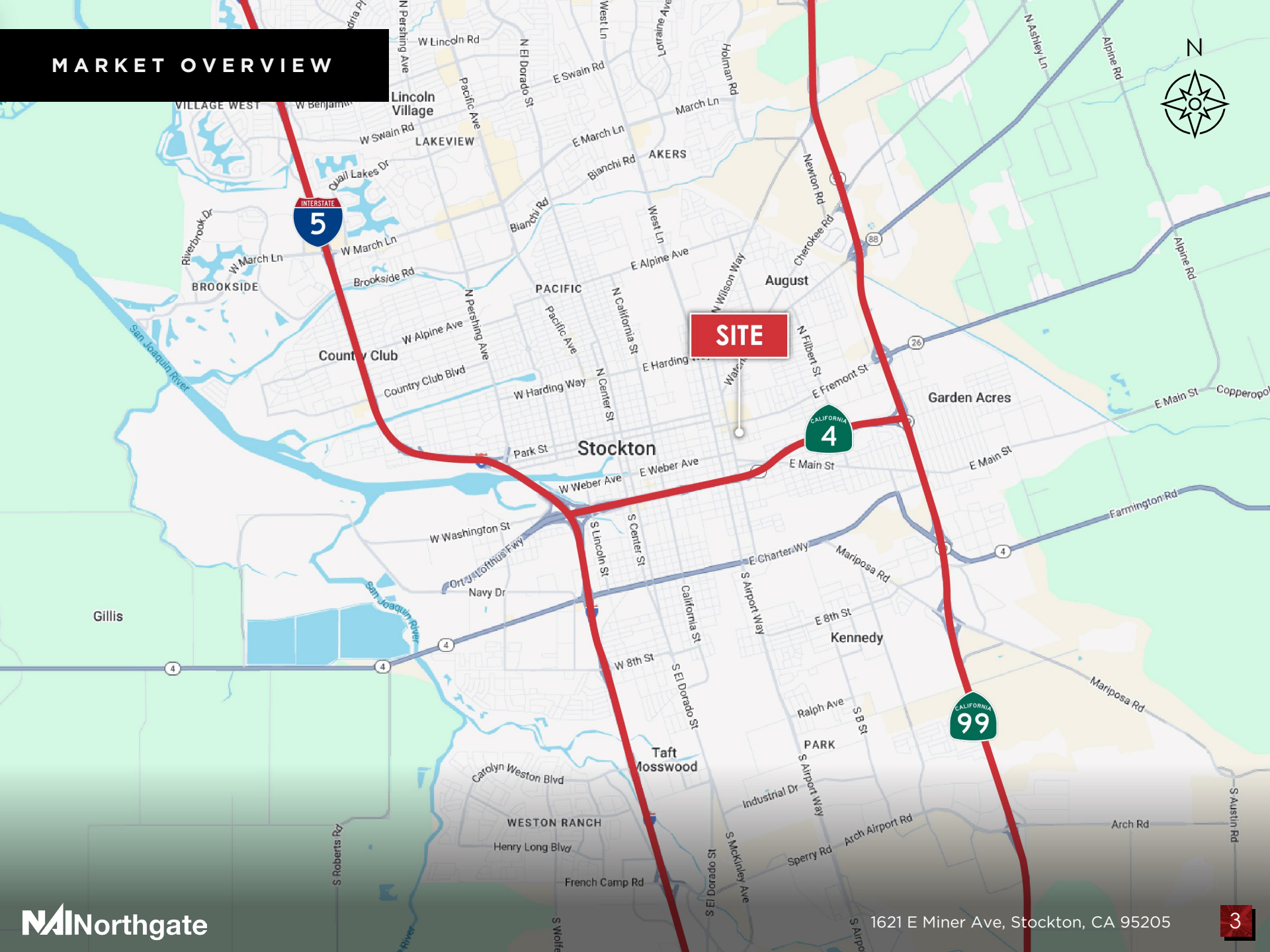
This prime industrial offering includes three separate parcels, each with 1-2 buildings — ideal for owner-users, investors, or tenants seeking flexibility in operations and leasing structure. Strategically located in Downtown Stockton, the site offers convenient access to both Hwy 99 and I-5, making it a central hub for distribution, manufacturing, and storage needs. Currently occupied by a tenant who may be relocating, the entire property is now available for sale or lease.

- 3 parcels with 1-2 buildings each allow for flexibility.
- Ideal location with easy access to Hwy 99 and I-5.
- Large fenced-in yard with ample parking.

## PROPERTY OVERVIEW

<b>ADDRESS</b>	1621 E Miner Ave, Stockton, CA 95205		
<b>PROPERTY TYPE</b>	Industrial		
<b>PRICE</b>	Contact Broker (Buildings can be purchased separately)		
<b>LEASE TYPE</b>	NNN		
<b>BUILDING SIZE</b>	<b>Unit</b>	<b>Building Size</b>	<b>Parcel Size</b>
	Parcel 1, #1621	26,380 sq ft	1.42 acres
	Parcel 2, #1645	6,000 sq ft	0.28 acres
	Parcel 3, #1661	5,000 sq ft	0.29 acres
<b>ZONING</b>	Light Industrial (IL)		
<b>APN</b>	Parcel 1	153-020-340	
	Parcel 2	153-030-350	
	Parcel 3	153-070-440	
<b>TRAFFIC</b>	E Miner Ave	± 5,933 ADT	

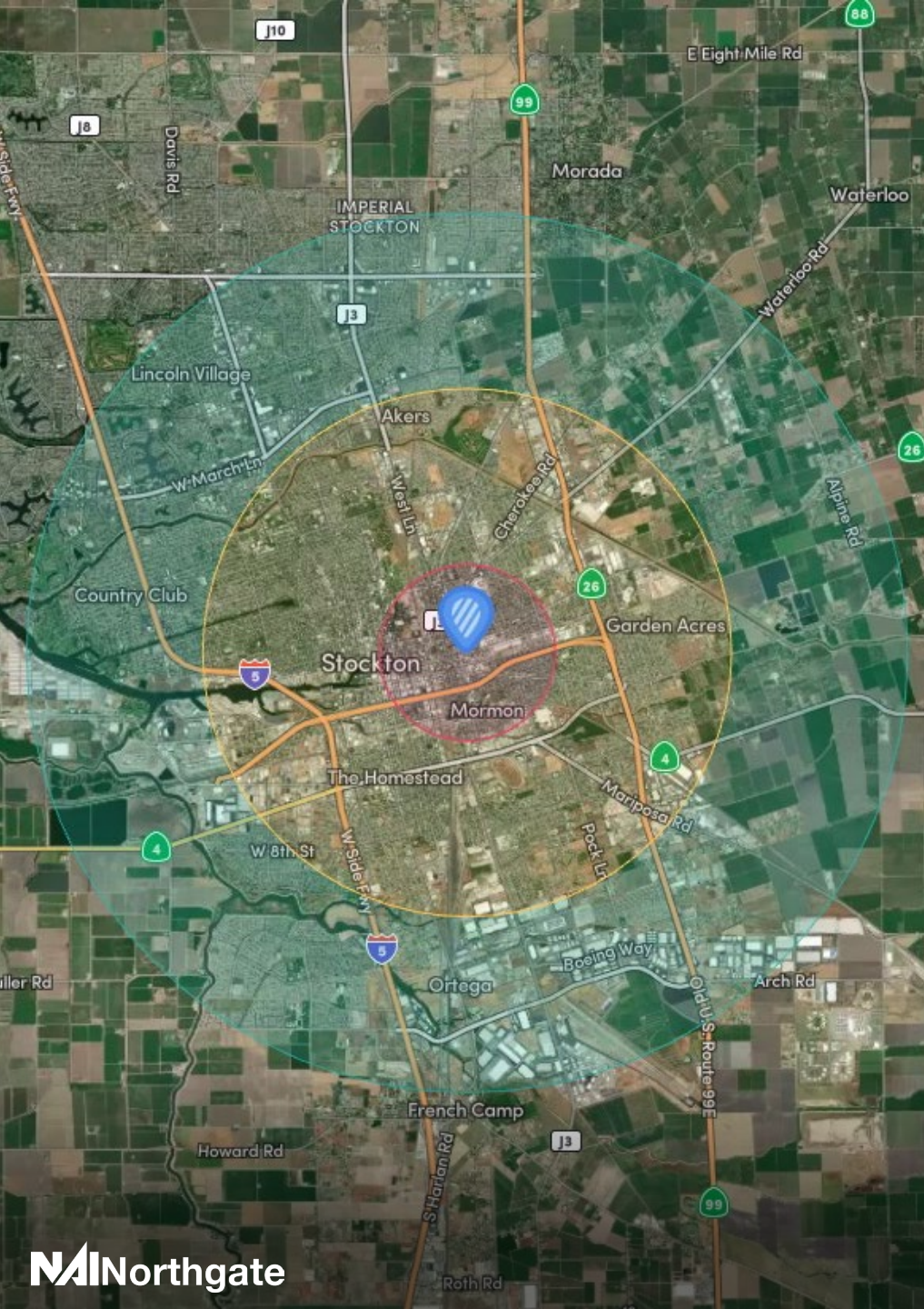
# MARKET OVERVIEW



# AERIAL VIEW

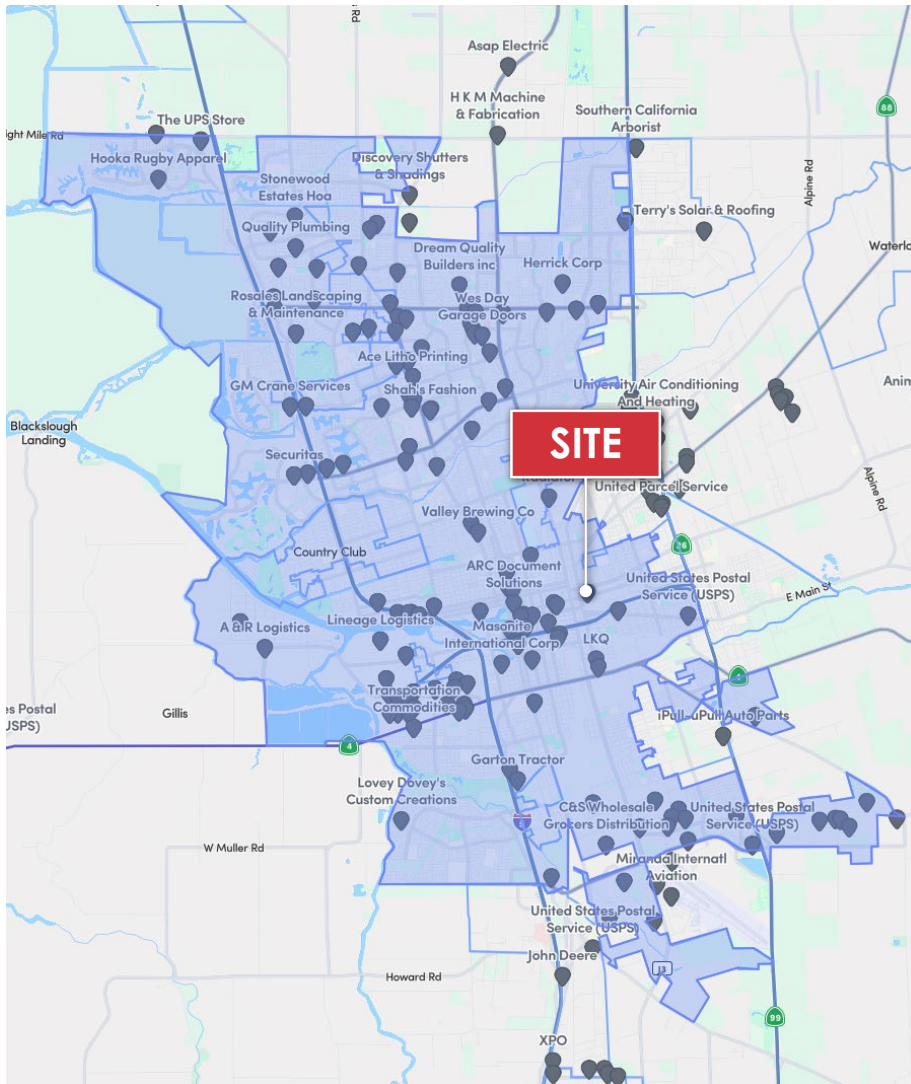


Parcel #	Building #	Available Space	Date Available
1	1	10,640-21,280 sq ft	October 2026
1	2	5,100 sq ft	October 2026
2	3	6,000 sq ft	Currently Available
3	4	5,000 sq ft	October 2026



## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	20,333	146,401	263,236
Projected Population (5 Yr)	20,702	150,451	271,366
Average Age	34	35	36
Households	5,927	43,911	79,184
White Population	3,575	28,451	49,163
Black Population	1,574	15,072	29,305
Am Indian Population	629	3,615	6,002
Asian Population	1,069	15,868	47,687
Other Population	13,486	83,395	131,079
Hispanic Population	78.98%	67.63%	58.89%
Average HH Income	\$65.6k	\$73.3k	\$84.9k
High School Graduates	6,783	56,735	115,445
College Graduates	1,057	14,401	34,683
Total Employees	8,141	57,444	107,135



### Strategic Inland Hub

Located in California's Central Valley, Stockton is a key inland port city with strong transportation links and a growing industrial base, making it ideal for logistics, manufacturing, and distribution.

### Diverse Economic Base

Stockton's economy is fueled by sectors such as healthcare, education, agriculture, and warehousing, creating stable employment opportunities and drawing long-term business investment.

### Higher Education Access

Home to the University of the Pacific and several community colleges, Stockton offers a strong educational foundation and workforce development for the regional economy.

### Waterfront & Outdoor Lifestyle

With the scenic Stockton Delta Waterways, the city offers boating, fishing, parks, and trails, supporting a dynamic mix of urban living and outdoor recreation.

### Connected Transportation Network

Situated along I-5 and Highway 99 with access to rail and the Port of Stockton, the city is well-positioned for regional and statewide connectivity.

### Cultural Assets & Events

Stockton features a vibrant arts scene, local festivals, historic downtown venues, and attractions like the Haggin Museum and Stockton Arena, reflecting a diverse and active community.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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