

CHURCH 1616 WEST PYRENEES AVENUE FOR FOR SALE STOCKTON, CALIFORNIA SALE

- GREAT LOCATION
- BEAUTIFUL FACILITY
- WELL MAINTAINED
- ABUNDANT PARKING
- MATURE NEIGHBORHOOD
- ADDITIONAL ACREAGE



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**NEWCASTLE
PROPERTIES
GROUP**

CHURCH 1616 WEST PYRENEES AVENUE FOR SALE STOCKTON, CALIFORNIA

THE PRICE:

\$2,730,000

THE OPPORTUNITY

There are many possibilities for this property. It is a rare opportunity for a well located facility of this size to become available in Stockton. This extremely well maintained former church is in a mature neighborhood, has excess land, and abundant parking.

THE PROPERTY

- ± 25,000 Square Feet
- ± 150 Parking Stalls (does not include on street parking)
- ± 3.8 Acres
- Zoned CO Commercial, Office and RM Residential Medium Density (City of Stockton)

THE POSSIBILITIES

- Affordable Housing
- Childcare Center
- Charter School
- Church Facility
- Church/School Combination
- Community Center
- Governmental or Quasi-Governmental Offices
- Medical/Dental Conversion
- Multifamily Redevelopment
- Nonprofit Headquarters
- Office Uses
- Professional or Vocational Training
- Private School
- Recreational or Fitness Center
- Senior Housing

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed use would require rezones, use permits and/or other entitlements, which may not occur.

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THE PROPERTY

ADDRESS 1616 West Pyrenees Avenue
Stockton, California 95210

SQUARE FEET ±25,000

LAND AREA ±3.73 acres

ZONING CO Commercial, Office and RM Residential Medium Density
(City of Stockton)

YEAR BUILT Circa 1990

STORIES Single Story

EXTERIOR Brick



**SAN JOAQUIN
COUNTY
ASSESSOR'S
PARCEL NUMBERS:
090-560-01 &
090-560-05**

SIZE DISCLAIMER:

The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.

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FOR SALE **STOCKTON, CALIFORNIA**



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WEST LANE

PYRENEES AVENUE

TOULOUSE WAY

±0.73 ACRES OF UNDEVELOPED LAND

±3 ACRES

CHURCH 1616 WEST PYRENEES AVENUE FOR SALE STOCKTON, CALIFORNIA



**CLAIRMONT
ELEMENTARY
SCHOOL**

**ASPIRE RIVER OAKS
CHARTERS SCHOOL**

WEST LANE

PYRENEES AVENUE

TOULOUSE WAY

BORDEAUX AVENUE

KNICKERBOCKER DRIVE

**NORMANDY VILLAGE
SHOPPING CENTER
(SF SUPERMARKET)**



CHURCH 1616 WEST PYRENEES AVENUE FOR SALE STOCKTON, CALIFORNIA

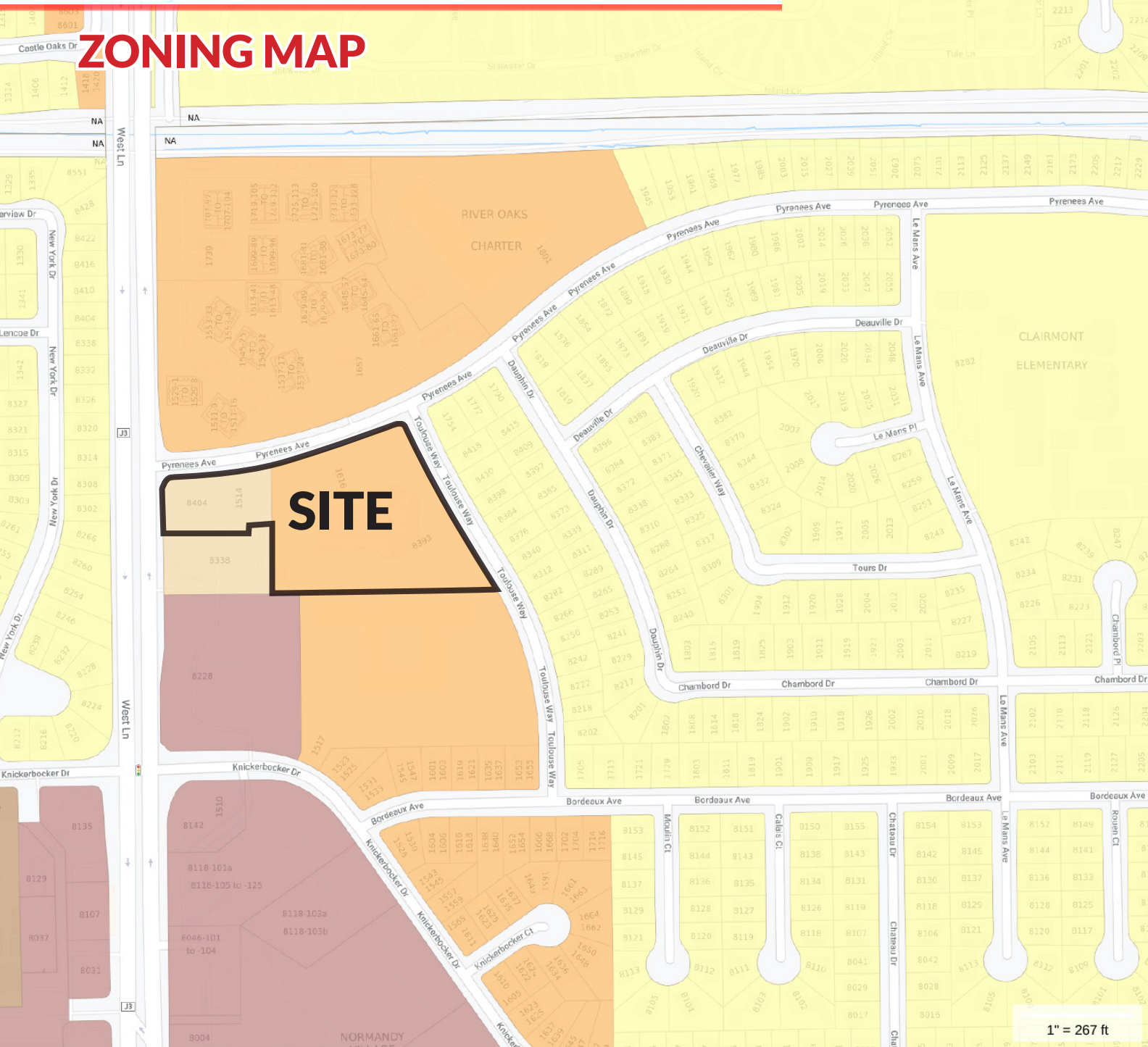
ZONING MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/05/2021
Data updated 05/03/2021



- COMMERCIAL AUTO DISTRICT (CA)
- DOWNTOWN COMMERCIAL (CD)
- GENERAL COMMERCIAL (CG)
- LARGE SCALE COMMERCIAL (CL)
- NEIGHBORHOOD COMMERCIAL (CN)
- OFFICE COMMERCIAL (CO)
- GENERAL INDUSTRIAL (IG)
- LIMITED INDUSTRIAL (IL)
- PORT (PT)
- LOW DENSITY RESIDENTIAL (RL/P)
- MEDIUM DENSITY RESIDENTIAL (RM/P)
- HIGH DENSITY RESIDENTIAL (RH/P)
- MIXED USE (MX)
- OPEN SPACE (OS)
- PUBLIC FACILITIES (PF)

1" = 267 ft



STOCKTON

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

In the mid-2000's Stockton underwent a tremendous economic expansion and continues to aggressively revitalize its downtown. Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel. A 16-screen downtown City Centre Cinemas was completed in December 2003. The Bob Hope (Fox) California

Theatre, listed on the National List of Historic Landmarks recently completed a total renovation and hosts live performances regularly. The arena hosts the Stockton Kings (NBA G-League) basketball team, the Stockton Heat (AHL) Hockey team, as well as year-round family and cultural events and concerts. Adjacent to the Stockton Arena is the Stockton Ballpark, home of the Stockton Ports Single A Baseball Team (Oakland A's affiliate).

Stockton offers an excellent quality of life for its residents. The City has a number of beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. With over 100,000 trees, Stockton has been recognized by Sunset Magazine as the "Best Tree City" in the western United States. In 1999, 2004, 2015, 2017, and 2018, Stockton was designated an All-America City by the National Civic League.

Stockton also has outstanding recreational opportunities. Stockton is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The city also boasts the 95 year old Stockton Symphony, a nearly 70 year old Stockton Civic Theatre, and the 90 year old Haggin Museum.

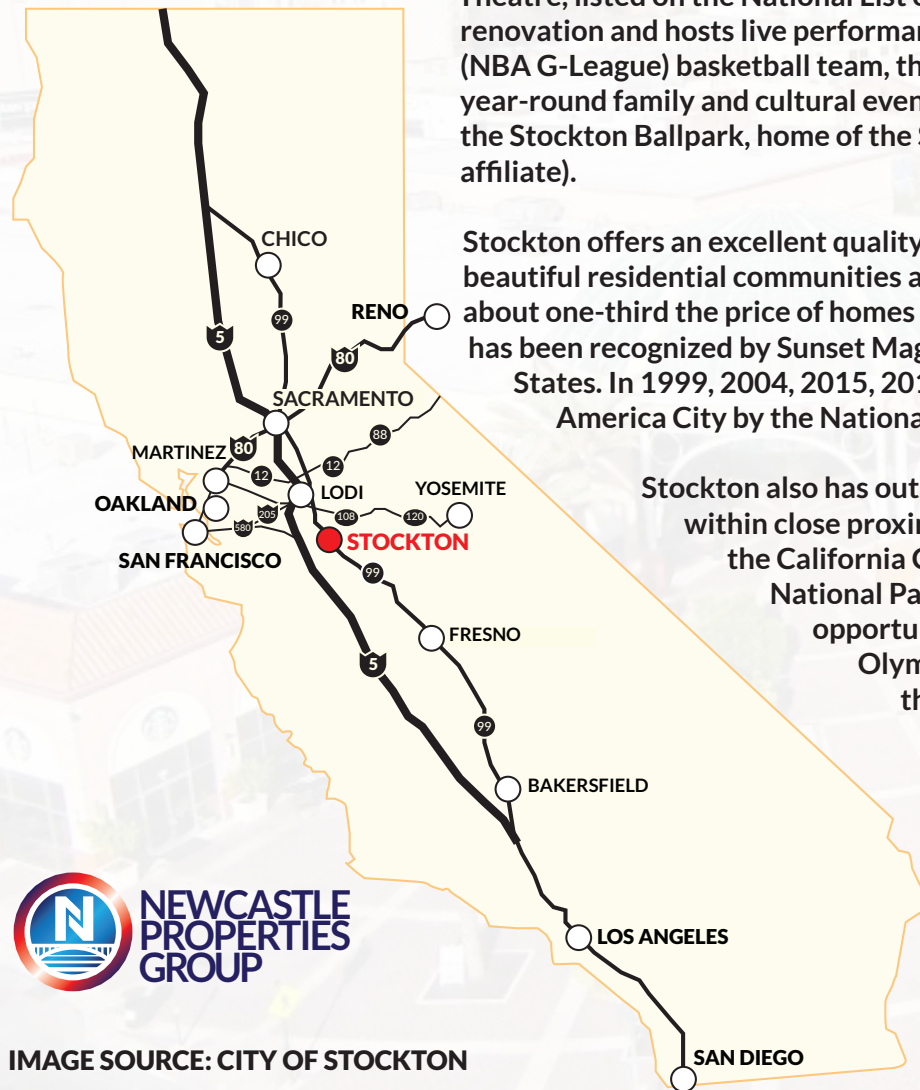


IMAGE SOURCE: CITY OF STOCKTON

SOURCE: <https://www.visitstockton.org/about-us/>

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CHURCH
FOR SALE

CHURCH 1616 WEST PYRENEES AVENUE FOR SALE STOCKTON, CALIFORNIA



RONALD E. MCNAIR
HIGH SCHOOL

EAST MORADA LANE

SUTHERLAND
ELEMENTARY
SCHOOL

VALLEY OAK
NEIGHBORHOOD

PARKLANE
ELEMENTARY
SCHOOL

CHURCH
FOR SALE

WEST LANE

EAST HAMMER LANE

KAISER
PERMANENTE

99

CESAR CHAVEZ
HIGH SCHOOL

HOLMAN ROAD

STOCKTON

EAST MARCH LANE



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