

REO FOR SALE

4340 S. STATE ROUTE 99 - STOCKTON, CA



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CONFIDENTIAL OFFERING MEMORANDUM

4340 S. STATE ROUTE 99
STOCKTON, CA



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OFFERING TERMS

Price: \$357,000

Price/Gross Lot Square Feet \$5.50

Current Occupancy: Vacant

Property is ***BANK OWNED***, and sold ***AS-IS***

SITE DESCRIPTION

The subject property is located at 4340 South State Route 99 (APN: 179-172-34), Stockton, California on the east side frontage road, approximately midway between two major interchanges: Arch Road to the south and Mariposa Road to the north. The property is located in San Joaquin County.

PROPERTY DESCRIPTION

The property consists of a one story vacant restaurant building and two additional out buildings/sheds, possibly used for storage. The estimated building size of the former restaurant is 5,000 to 6,000 square feet (buyer to confirm); there are no interior improvements remaining.

The parcel is approximately 1.49 acres (64,904 sf) per title records.

ZONING

Light Industrial (IL); County

NEIGHBORHOOD

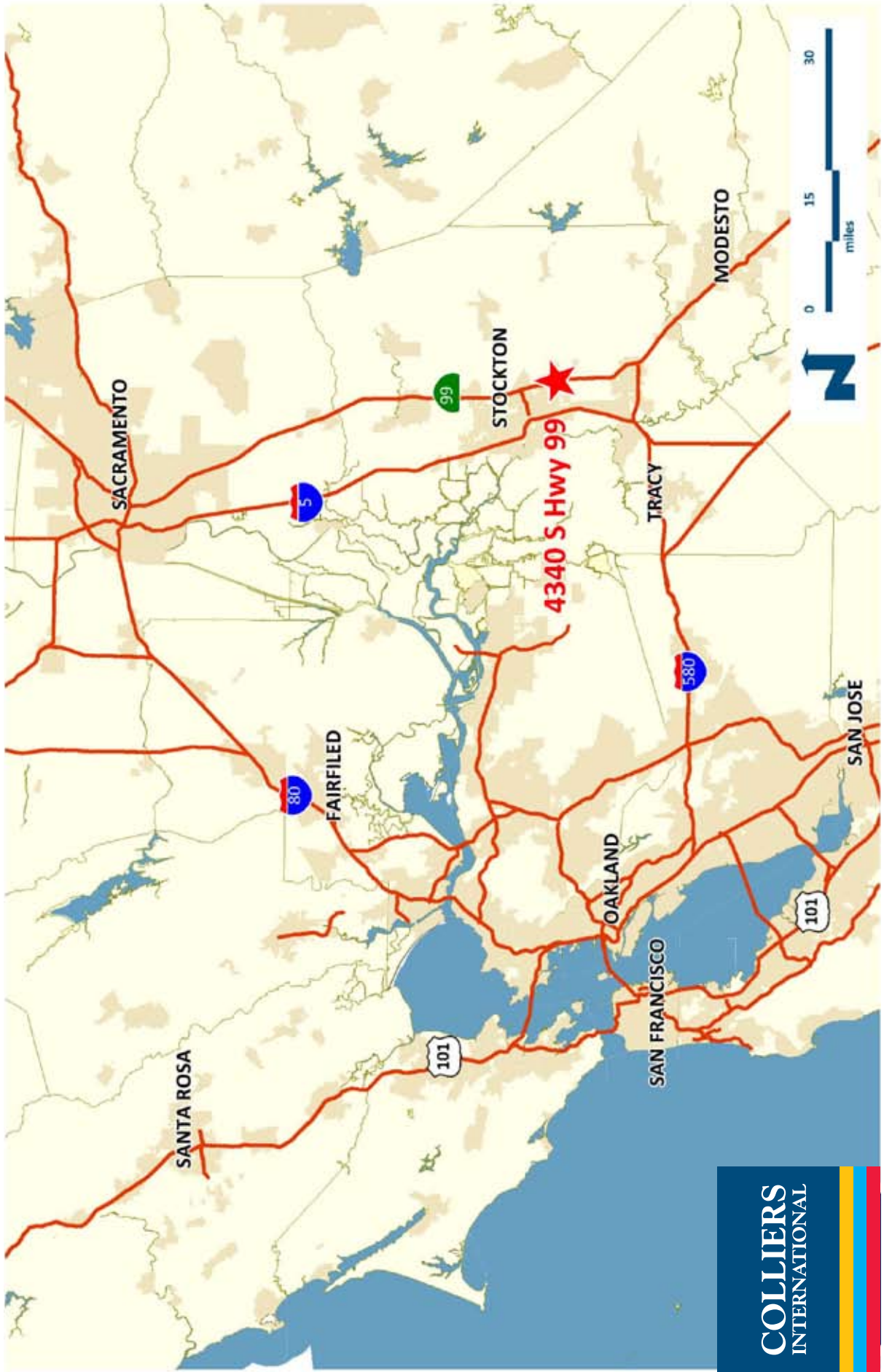
The subject property is bordered on the east by a mobile home park, on the north by a well maintained small warehouse/shop building (also on 1.49 acres), and on the south by a trucking yard. The East Frontage Road is lined with a mix of mostly industrial local users, small operations and vacant land zoned light industrial. Major institutional industrial investment can be found at the Arch Road interchange which boasts one of the highest concentrations of distribution facilities in California and supports approximately 2,000 employees. The Stockton Metropolitan Airport is located at the southwest quadrant of Arch Road and Hwy 99. There are plans to connect I-5 with Hwy 99 in the vicinity of Arch Road.

There is a concentration of fast food, gas and hotel services at Arch Road that is readily accessible to the working population of the area as well as the north bound and south bound Hwy 99 traffic, via the Arch Road interchange. The subject property is approximately 2/3 mile north of Arch Road making it in close proximity to a major industrial hub and visible to the freeway where there are over 75,000 cars per day.

LOCAL MAP - 4340 S. HWY 99 - STOCKTON



REGIONAL MAP - 4340 S. HWY 99 - STOCKTON





4340 HIGHWAY 99 (SITE AERIAL)



4340 HIGHWAY 99 (SITE AERIAL - ZOOMED IN)



POR. CLARKADOTA
PLANTATIONS NO.

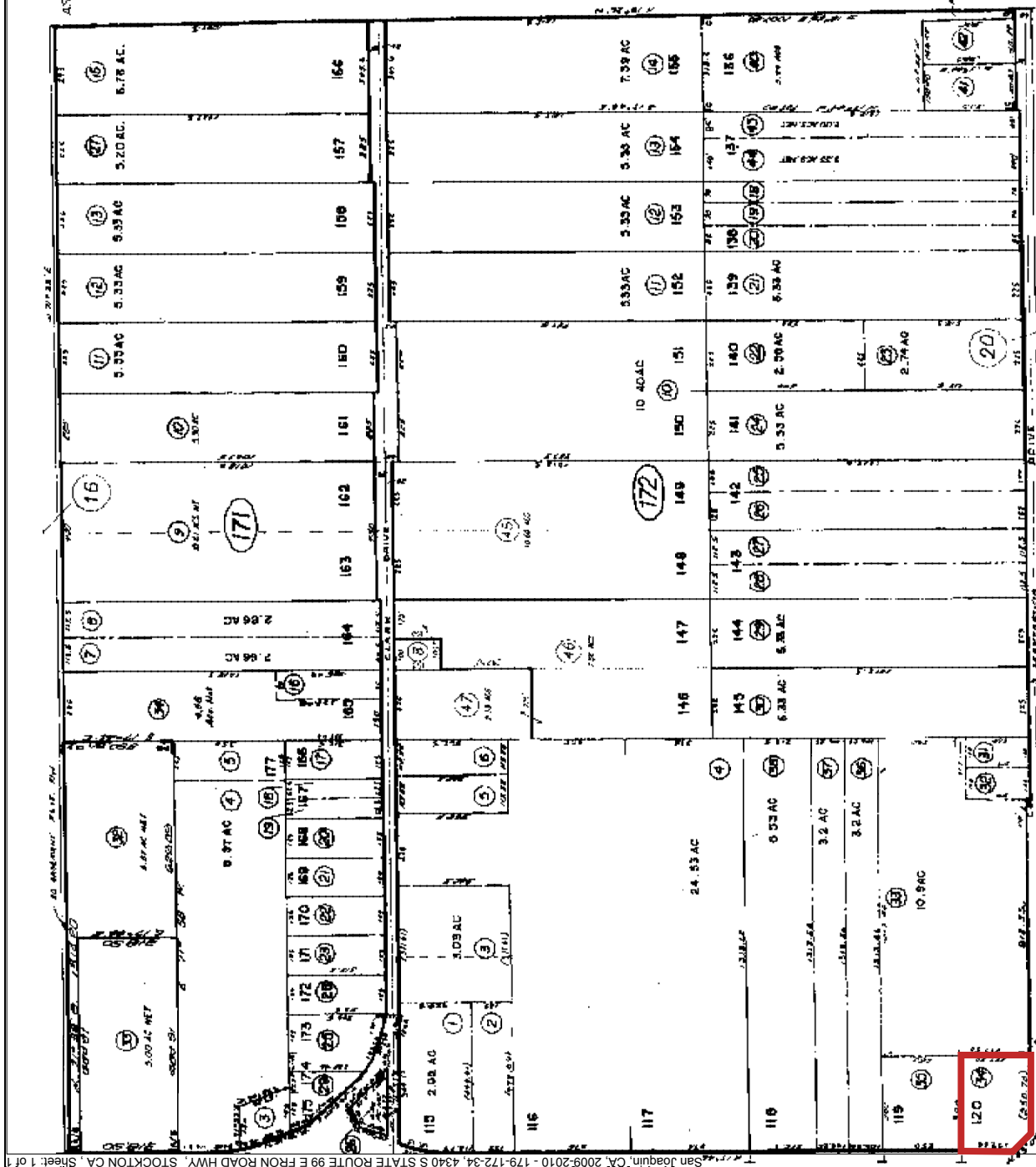
22

	Age	Sex	Height	Weight	Body Mass Index
1	27	M	1.70	75.0	25.9
2	27	F	1.65	65.0	23.8
3	27	M	1.75	85.0	27.7
4	27	F	1.60	55.0	21.5

[illegible]

Assessor's Map Bk. 1:
County of San Joaquin

Case	Age	Sex	Site	Pathologic	Survival
1	58	M	Rectum	Adenocarcinoma	10 mo
2	65	F	Rectum	Adenocarcinoma	10 mo
3	68	M	Rectum	Adenocarcinoma	10 mo
4	70	F	Rectum	Adenocarcinoma	10 mo
5	72	M	Rectum	Adenocarcinoma	10 mo
6	75	F	Rectum	Adenocarcinoma	10 mo
7	78	M	Rectum	Adenocarcinoma	10 mo
8	80	F	Rectum	Adenocarcinoma	10 mo
9	82	M	Rectum	Adenocarcinoma	10 mo
10	85	F	Rectum	Adenocarcinoma	10 mo
11	88	M	Rectum	Adenocarcinoma	10 mo
12	90	F	Rectum	Adenocarcinoma	10 mo
13	92	M	Rectum	Adenocarcinoma	10 mo
14	95	F	Rectum	Adenocarcinoma	10 mo
15	98	M	Rectum	Adenocarcinoma	10 mo
16	100	F	Rectum	Adenocarcinoma	10 mo



4340 S. HWY 99 - STOCKTON



4340 S. HWY 99 - STOCKTON



4340 S. HWY 99 - STOCKTON



DEMOGRAPHICS**1, 3, & 5 MILE RADIUS**

Analysis Geography: **4340 S. State Route 99 E Frontage Road Hwy**
Stockton, CA

DEMOGRAPHIC DETAIL, Page 1

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
DAYTIME POPULATION	1,439	12,919	68,382
2014 PROJECTION	3,055	31,627	139,710
2009 ESTIMATE	2,589	29,116	126,457
2000 CENSUS	1,766	25,565	106,166
1990 CENSUS	1,357	22,490	88,629
PROJECTED GROWTH 2009 - 2014	18.01%	8.62%	10.48%
ESTIMATED GROWTH 2000 - 2009	46.61%	13.89%	19.11%
GROWTH 1990 - 2000	30.09%	13.67%	19.79%
HOUSEHOLDS			
2014 PROJECTION	1,028	7,779	37,397
2009 ESTIMATE	874	7,105	33,914
2000 CENSUS	611	6,133	28,599
1990 CENSUS	491	5,485	25,145
GROWTH 2000 - 2009	42.99%	15.85%	18.59%
2009 EST. POPULATION BY RACE/ETHNICITY	2,589	29,116	126,457
WHITE ALONE	23.56%	12.71%	14.37%
BLACK ALONE	12.55%	15.21%	11.90%
AMER. INDIAN/ALASKAN ALONE	0.42%	0.59%	0.64%
ASIAN ALONE	13.02%	9.22%	11.06%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.12%	0.16%	0.33%
SOME OTHER ALONE	0.00%	0.12%	0.12%
TWO OR MORE RACES	4.56%	3.09%	7.02%
NOT OF HISPANIC ORIGIN	54.17%	41.11%	41.75%
HISPANIC ORIGIN	45.81%	58.89%	58.25%
2009 EST. HISPANIC RACE BASE	1,186	17,146	73,661
WHITE ALONE	21.13%	22.63%	26.65%
BLACK ALONE	0.96%	0.53%	0.84%
AMER. INDIAN/ALASKAN ALONE	2.46%	1.80%	1.94%
ASIAN ALONE	1.05%	1.08%	1.22%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.40%	0.16%	0.13%
SOME OTHER ALONE	64.95%	68.38%	62.85%
TWO OR MORE RACES	9.05%	5.43%	6.36%
2009 EST. POPULATION BY SEX	2,589	29,116	126,457
MALE	51.89%	51.67%	51.36%
FEMALE	48.11%	48.33%	48.64%

**SOURCE: CLARITAS****CONFIDENTIAL****October, 2009**

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Analysis Geography: 4340 S. State Route 99 E Frontage Road Hwy
Stockton, CA

DEMOGRAPHIC DETAIL, Page 2

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2009 EST. HOUSEHOLDS BY INCOME	874	7,105	33,914
\$500,000 OR MORE	15.85%	21.29%	21.28%
\$250,000 TO \$499,999	14.42%	15.89%	14.27%
\$150,000 TO \$249,999	8.37%	11.65%	11.88%
\$100,000 TO \$149,999	19.03%	15.63%	15.23%
\$75,000 TO \$99,999	26.18%	20.57%	18.64%
\$50,000 TO \$74,999	9.23%	8.83%	9.73%
\$35,000 TO \$49,999	6.04%	4.92%	6.50%
\$25,000 TO \$34,999	0.18%	0.86%	1.94%
\$15,000 TO \$24,999	0.60%	0.32%	0.46%
\$15,000 OR LESS	0.11%	0.05%	0.08%
2009 EST. AVERAGE HH INCOME	\$48,753	\$43,988	\$48,099
2009 EST. MEDIAN HH INCOME	\$43,959	\$36,121	\$37,538
2009 EST. INCOME PER CAPITA	\$17,217	\$11,030	\$13,241
2009 EST. POPULATION BY HOUSEHOLD TYPE	874	7,105	33,914
FAMILY HOUSEHOLDS	73.90%	79.77%	76.51%
NON FAMILY HOUSEHOLDS	26.10%	20.23%	23.49%
2009 EST. MARITAL STATUS PERSONS 15+	1,976	21,338	92,104
SINGLE MALE, NEVER MARRIED	14.63%	15.37%	16.65%
SINGLE FEMALE, NEVER MARRIED	9.94%	12.23%	12.67%
MARRIED	57.95%	57.97%	56.26%
DIVORCED	11.24%	8.13%	8.45%
WIDOWED	6.30%	6.29%	5.97%
2009 EST. HOUSEHOLDS BY TYPE	874	7,105	33,914
SINGLE MALE	10.20%	6.90%	8.86%
SINGLE FEMALE	8.69%	8.05%	8.61%
MARRIED COUPLE FAMILIES	52.74%	50.71%	50.30%
OTHER FAMILY - MALE HEAD	5.81%	7.14%	7.28%
OTHER FAMILY - FEMALE HEAD	15.34%	21.91%	18.93%
NON FAMILY - MALE HEAD	4.34%	3.47%	3.89%
NON FAMILY - FEMALE HEAD	2.87%	1.81%	2.13%
2009 EST. HOUSEHOLDS BY POVERTY STATUS	646	5,668	25,948
ABOVE POVERTY LEVEL	83.07%	72.84%	76.96%
BELOW POVERTY LEVEL	16.93%	27.16%	23.04%



SOURCE: CLARITAS

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October, 2009

Analysis Geography: 4340 S. State Route 99 E Frontage Road Hwy
Stockton, CA

DEMOGRAPHIC DETAIL, Page 3

1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

2009 EST. POPULATION BY AGE	2,589	29,116	126,457
0 TO 4 YEARS	8.62%	9.25%	9.74%
5 TO 9 YEARS	7.43%	8.71%	8.79%
10 TO 14 YEARS	7.63%	8.76%	8.63%
15 TO 17 YEARS	5.19%	6.43%	5.35%
18 TO 20 YEARS	4.82%	7.65%	5.45%
21 TO 24 YEARS	5.82%	6.53%	6.06%
25 TO 34 YEARS	14.99%	15.51%	15.94%
35 TO 44 YEARS	13.19%	12.50%	14.01%
45 TO 49 YEARS	5.71%	5.30%	6.00%
50 TO 54 YEARS	5.54%	4.61%	5.02%
55 TO 59 YEARS	4.92%	3.88%	3.91%
60 TO 64 YEARS	4.75%	3.26%	3.18%
65 TO 74 YEARS	6.40%	4.31%	4.37%
75 TO 84 YEARS	3.60%	2.36%	2.56%
85+ YEARS	1.39%	0.93%	0.97%
 MEDIAN AGE	 32	 27	 29
2009 EST. POP. 25+ BY EDUCATION	1,566	15,336	70,775
ELEMENTARY (K-8)	20.97%	26.13%	25.24%
SOME HIGH SCHOOL (9-11)	25.74%	25.76%	21.89%
HIGH SCHOOL GRAD. (12)	26.28%	22.82%	23.26%
SOME COLLEGE (13-15)	19.03%	16.51%	17.70%
ASSOCIATE DEGREE	2.60%	4.12%	5.54%
BACHELOR'S DEGREE	5.09%	4.07%	5.18%
MASTER'S DEGREE	0.29%	0.33%	0.67%
PROFESSIONAL SCHOOL DEGREE	0.00%	0.19%	0.49%
DOCTORATE DEGREE	0.00%	0.06%	0.04%
 2009 EST. POP. 16+ BY OCCUPATION	 753	 7,685	 40,635
EXECUTIVE AND MANAGERIAL	8.11%	5.07%	7.07%
PROFESSIONAL SPECIALTY	11.66%	10.64%	9.46%
SERVICE	10.18%	16.69%	15.76%
SALES AND OFFICE	31.14%	25.37%	24.18%
FARMING, FISHING AND FORESTRY	7.35%	7.85%	9.97%
CONSTRUCTION AND MAINTENANCE	11.58%	10.48%	10.52%
PRODUCTION AND TRANSPORT	19.98%	23.90%	23.04%



SOURCE: CLARITAS

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October, 2009



DEMOGRAPHICS**1, 3, & 5 MILE RADIUS**

Analysis Geography: **4340 S. State Route 99 E Frontage Road Hwy
Stockton, CA**

DEMOGRAPHIC DETAIL, Page 4

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2009 EST. HH BY NUMBER OF VEHICLES	874	7,105	33,914
NO VEHICLES	3.50%	12.77%	15.60%
1 VEHICLE	40.52%	34.48%	31.47%
2 VEHICLES	41.74%	35.14%	34.39%
3 VEHICLES	8.41%	10.82%	12.74%
4 VEHICLES	4.57%	5.11%	4.28%
5 OR MORE VEHICLES	1.26%	1.67%	1.52%
2009 EST. WORKERS TRANS. TO WORK	732	7,366	39,150
DROVE ALONE	75.62%	69.87%	64.93%
CAR POOLED	18.37%	20.22%	25.57%
PUBLIC TRANSPORTATION	2.27%	3.00%	2.52%
WALKED	0.70%	1.68%	2.00%
MOTORCYCLE	0.00%	0.23%	0.09%
BICYCLE	0.00%	0.17%	0.72%
OTHER MEANS	1.39%	2.11%	1.96%
WORKED AT HOME	1.64%	2.72%	2.21%
2009 EST. OWNER OCC PROPERTY VALUES	679	4,422	19,553
UNDER \$20,000	11.54%	3.33%	1.98%
\$20,000 TO \$39,999	6.33%	2.21%	1.18%
\$40,000 TO \$59,999	0.98%	0.72%	0.70%
\$60,000 TO \$79,999	3.11%	1.61%	2.04%
\$80,000 TO \$99,999	2.04%	3.63%	3.01%
\$100,000 TO \$149,999	6.01%	27.21%	21.85%
\$150,000 TO \$199,999	30.13%	33.26%	26.64%
\$200,000 TO \$299,999	29.44%	20.91%	27.59%
\$300,000 TO \$399,999	3.73%	2.51%	10.69%
\$400,000 TO \$499,999	3.11%	2.02%	2.40%
\$500,000 TO \$749,999	2.17%	1.57%	1.18%
\$750,000 TO \$999,000	0.39%	0.37%	0.30%
\$1,000,000 OR MORE	1.01%	0.66%	0.43%
 MEDIAN PROPERTY VALUE	 \$183,170	 \$166,971	 \$186,118

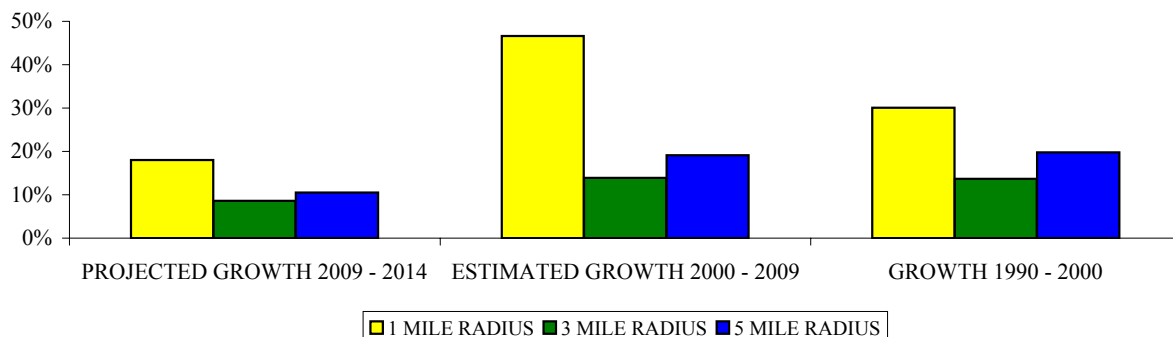
**SOURCE: CLARITAS****CONFIDENTIAL****October, 2009**

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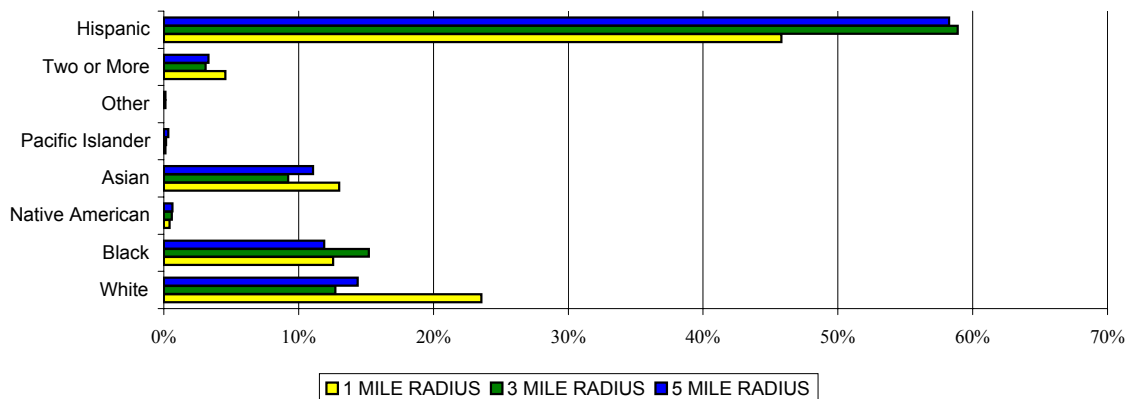
Analysis Geography: 4340 S. State Route 99 E Frontage Road Hwy
Stockton, CA

POPULATION, RACE & AGE, Page 5

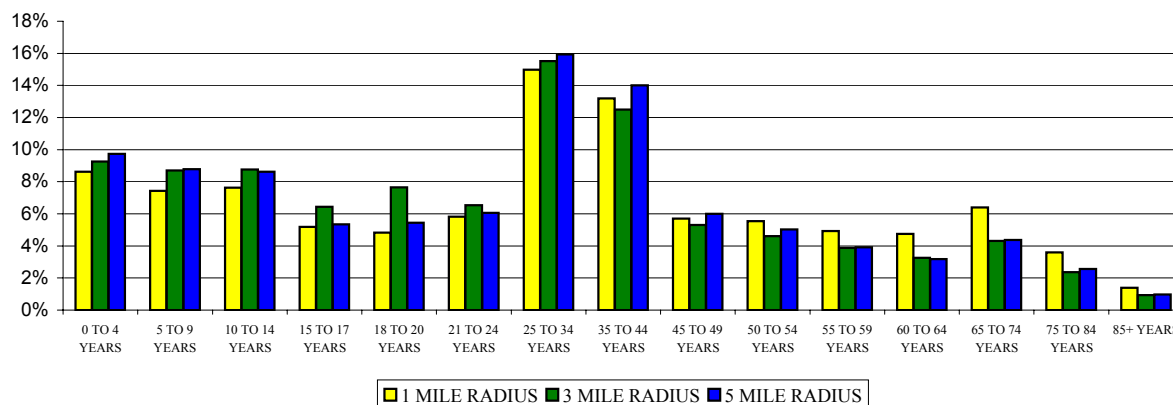
COMPARATIVE POPULATION GROWTH



2009 EST. POPULATION BY RACE/ETHNICITY

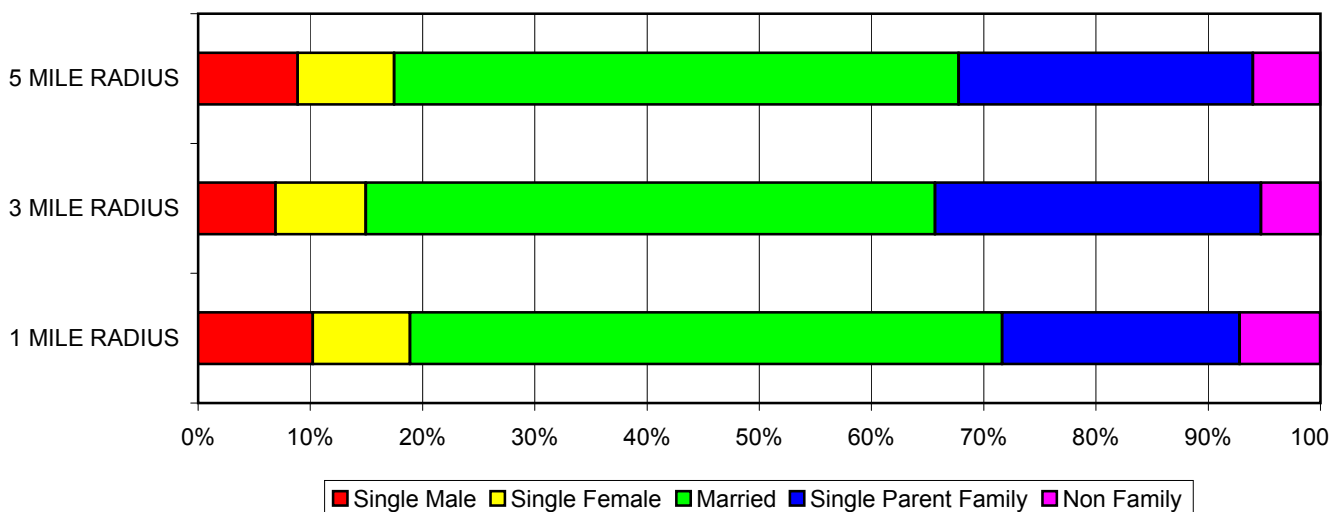


2009 EST. POPULATION BY AGE

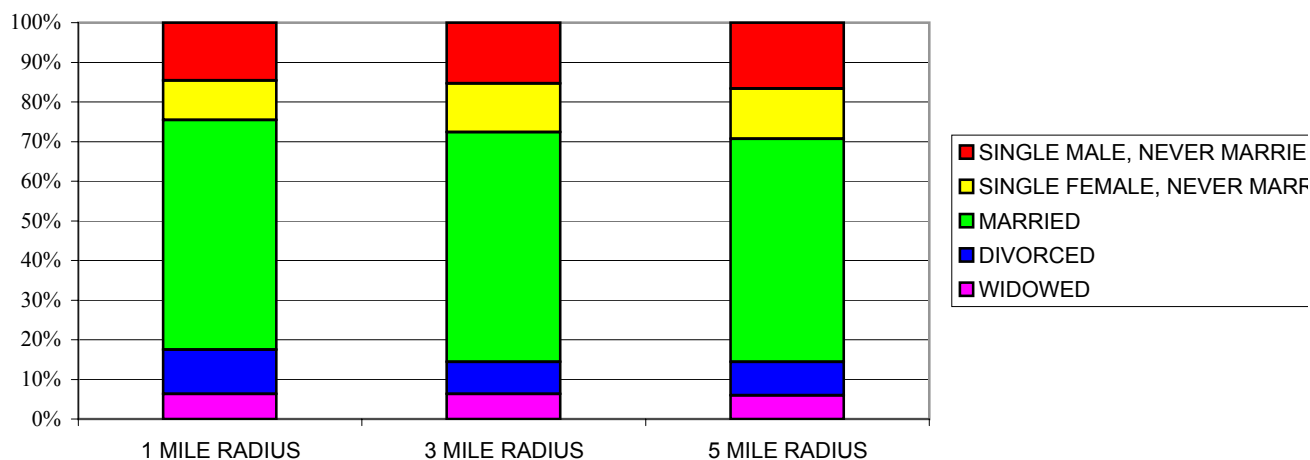


HOUSEHOLDS, MARITAL STATUS & PROPERTY VALUES, Page 6

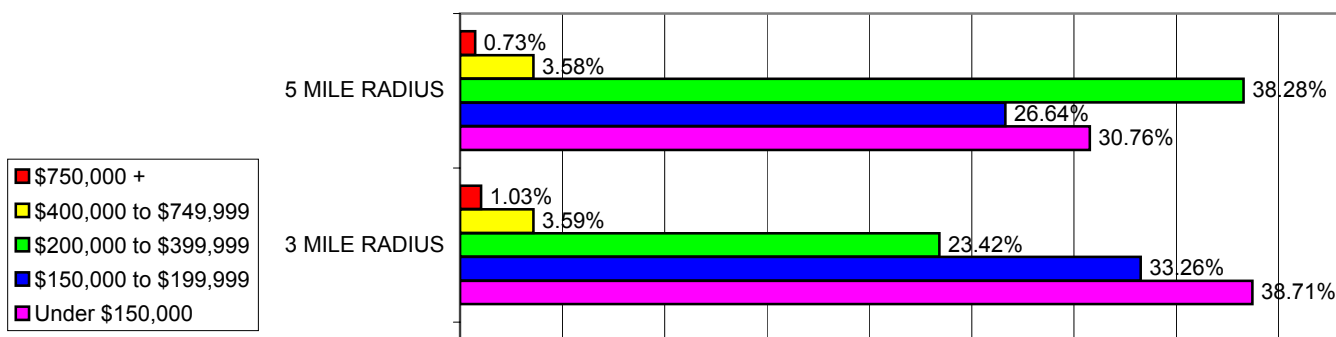
2009 ESTIMATED HOUSEHOLDS BY TYPE



2009 ESTIMATED MARITAL STATUS PERSONS 15+



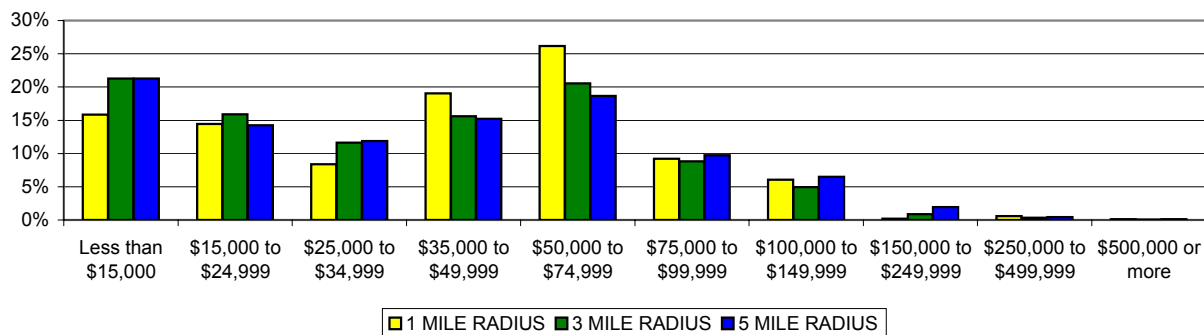
2009 EST. OWNER OCCUPIED PROPERTY VALUES



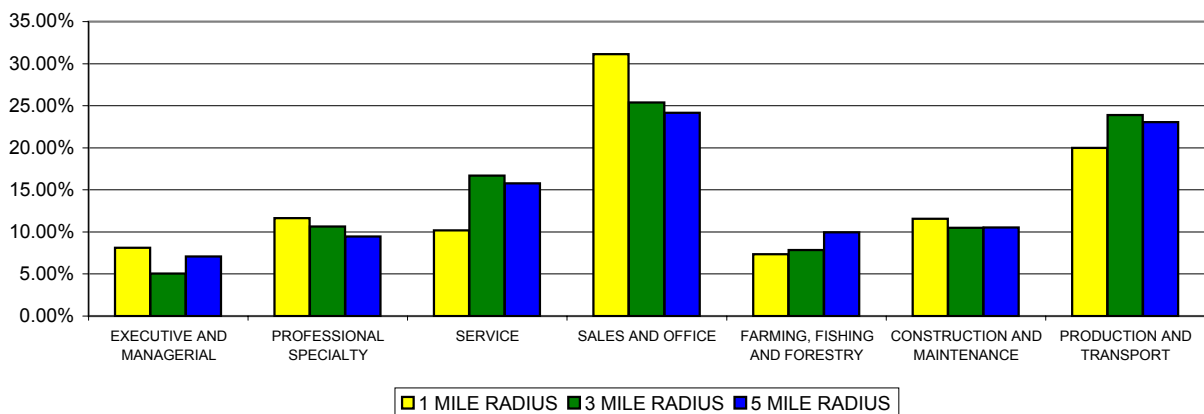
Analysis Geography: 4340 S. State Route 99 E Frontage Road Hwy
Stockton, CA

INCOME, OCCUPATION & EDUCATION, Page 7

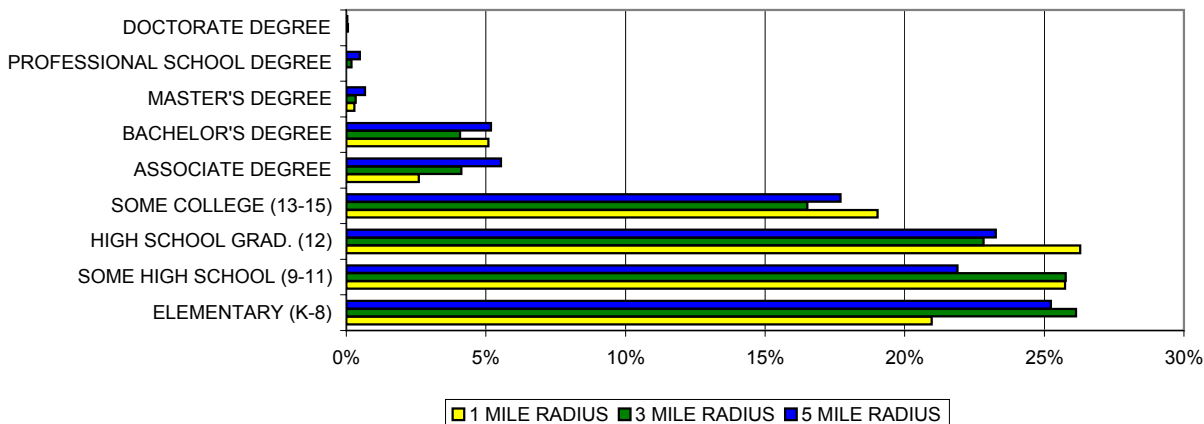
2009 ESTIMATED HOUSEHOLDS BY INCOME



2009 EST. POPULATION 16+ BY OCCUPATION



2009 EST. POP. 25+ BY EDUCATION



SOURCE: CLARITAS

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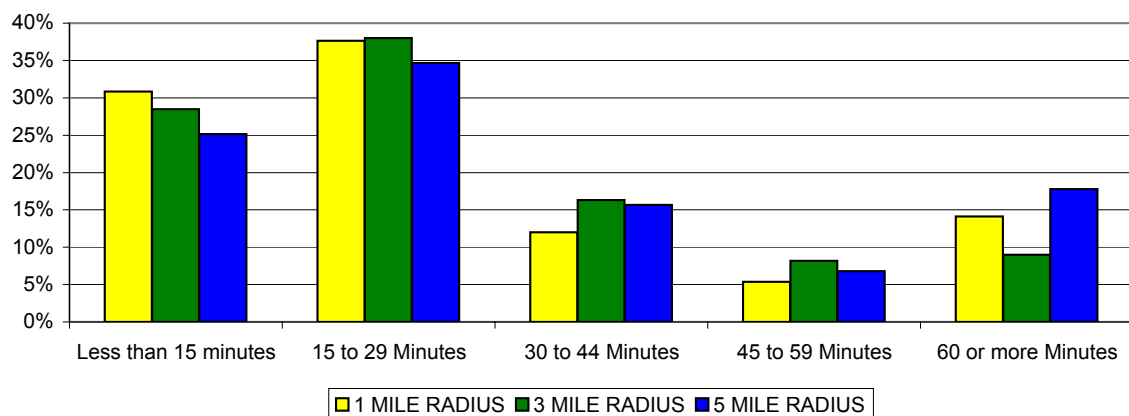


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Analysis Geography: 4340 S. State Route 99 E Frontage Road Hwy
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TRANSPORTATION, Page 8

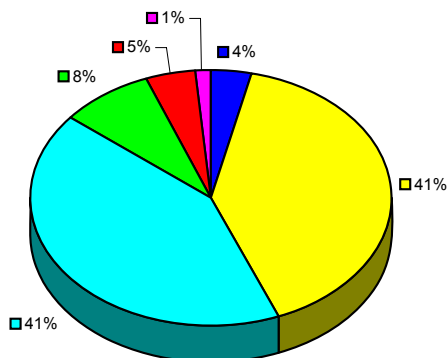
2009 ESTIMATED TRAVEL TIME TO WORK



2009 ESTIMATED HH BY NUMBER OF VEHICLES

1 MILE RADIUS

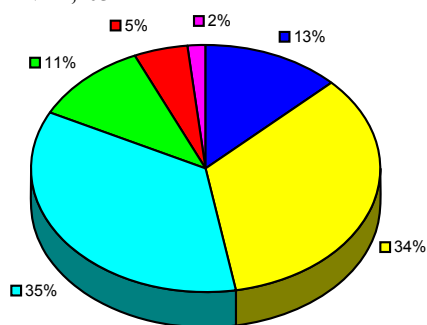
N= 874



■ No Vehicles ■ 1 Vehicle ■ 2 Vehicles ■ 3 Vehicles ■ 4 Vehicles ■ 5 or more Vehicles

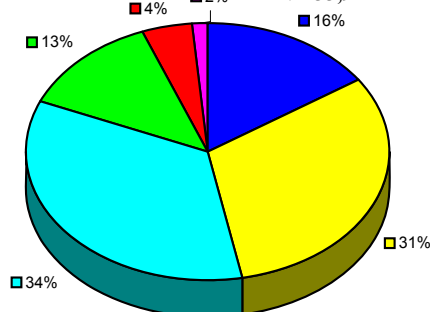
3 MILE RADIUS

N= 7,105



5 MILE RADIUS

N= 33,914



SOURCE: CLARITAS

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Stockton, CA

Population

2008 Population	328,982	2008 Daytime Population	116,312
Projected Growth 2008 - 2013	11.27%	2008 Households	93,962
Estimated Growth 2000 - 2008	21.28%	Household Growth 00 - 08	19.61%
		Median Age	30.68

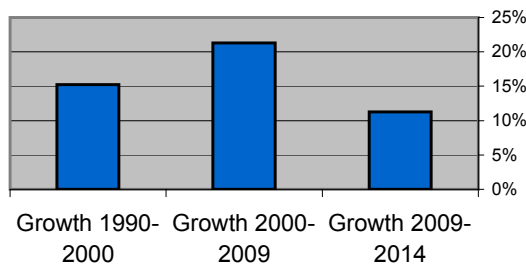
Ethnicity

2008 Ethnicity Percentages		2008 Hispanic race base	
White	23.59%	White	35.66%
Black	12.05%	Black	1.31%
Native American	0.52%	Native American	1.79%
Asian	20.17%	Asian	1.73%
Pacific Islander	0.42%	Pacific Islander	0.19%
Other	0.16%	Other	50.83%
Two or More	4.20%	Two or More	8.50%
Hispanic	38.89%		
Non Hispanic	61.11%		

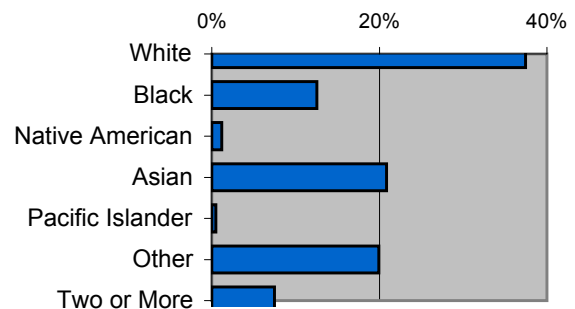
Income & Education

2008 Estimated Avg Income	\$58,974	Family Households	71.71%
2008 Estimated Med Income	\$44,764	Non-Family Households	28.29%
2008 Income Per Capita	\$18,934		
Above Poverty Level	82.58%	Highschool or less	52.22%
Below Poverty Level	17.42%	Some College	23.40%
		Associate Degree	8.16%
		Bachelors Degree	11.25%
Median Property Value	\$224,608	Advanced Degree	4.97%

Comparative Population Growth



Population by Race



2007 Estimated Households by Income

