

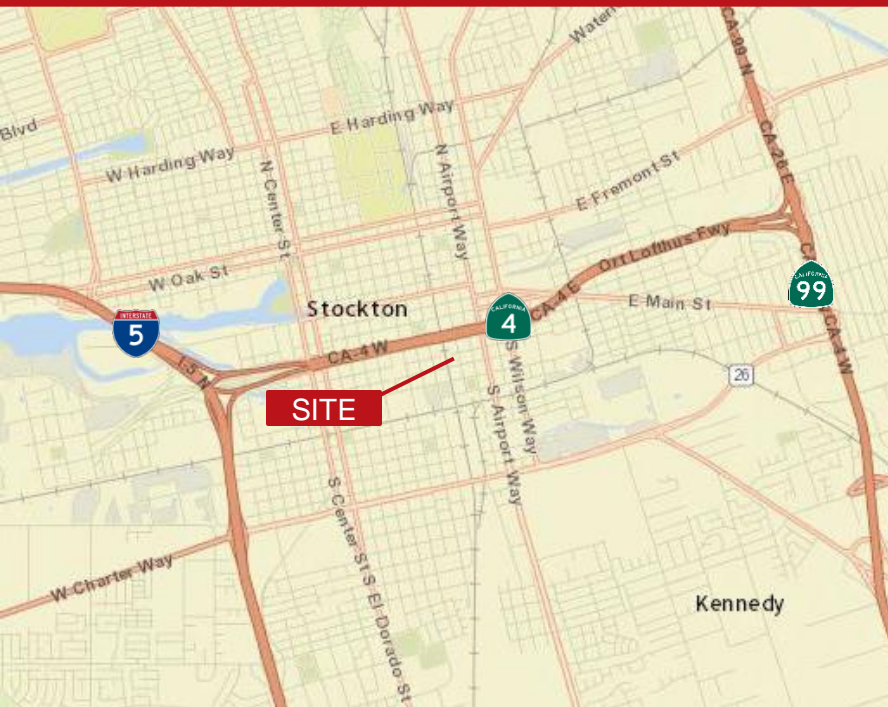
# INVESTMENT SALE

1021 E HAZELTON AVE  
STOCKTON, CA

100% occupied



## MULTI TENANT PROPERTY OFFERING



### Features:

- Total SF: ±34,600
- Land area: ±1.76 Acres
- Parcel Number: 151-280-03
- Zoning: I-G (City of Stockton)
- Site is fully fenced with gated access
- Concrete Paved Yard
- Separately metered utilities.
- 100% Occupied
- Tenants all recently renewed their leases
- Large rent increases.
- Rent Schedule on page two.
- Sale Price: \$650,000 (\$18.79/SF)

### Contact:

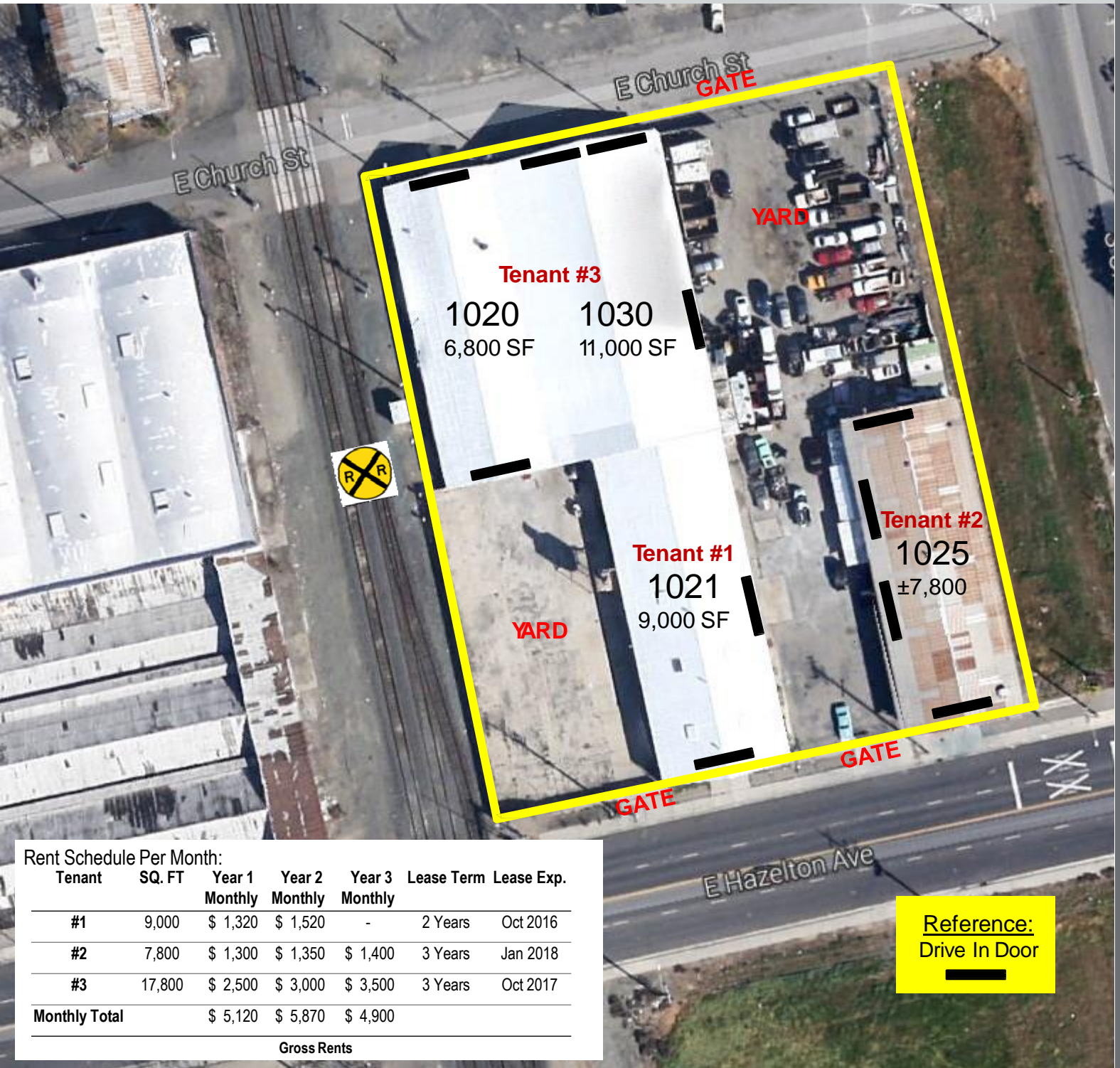
Tim Mustin  
Senior Associate  
[tim.mustin@am.jll.com](mailto:tim.mustin@am.jll.com)  
CA Lic 01857876  
PH 1.209.390.1687



2800 W. March Lane, Suite 310, Stockton, CA 95219

# INVESTMENT SALE

1021 E HAZELTON AVE  
STOCKTON, CA



## Rent Schedule Per Month:

Tenant	SQ. FT	Year 1 Monthly	Year 2 Monthly	Year 3 Monthly	Lease Term	Lease Exp.
#1	9,000	\$ 1,320	\$ 1,520	-	2 Years	Oct 2016
#2	7,800	\$ 1,300	\$ 1,350	\$ 1,400	3 Years	Jan 2018
#3	17,800	\$ 2,500	\$ 3,000	\$ 3,500	3 Years	Oct 2017
<b>Monthly Total</b>		<b>\$ 5,120</b>	<b>\$ 5,870</b>	<b>\$ 4,900</b>		

Gross Rents

## Contact:

Tim Mustin  
Senior Associate  
[tim.mustin@am.jll.com](mailto:tim.mustin@am.jll.com)  
CA Lic 01857876  
PH 1.209.390.1687



2800 W. March Lane, Suite 310, Stockton, CA 95219