

For Sale

Riverwalk Gated Community
Stockton, Ca

37 Shovel Ready Lots & 6 Income Producing Single Family Homes



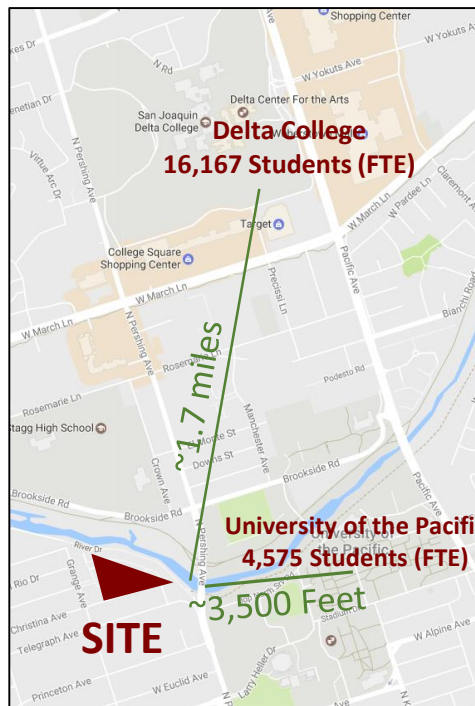
LOTS

- 37 shovel ready lots
- Established Gated Community
- Located between Delta College and University of the Pacific which together attract over 20,000 students annually
- ~70% of homes in the community are leased as student rentals*
- Local Management Available

*Source: Roundup Real Estate Management Co

EXCLUSIVE AGENT:

ANN MARIE LAROCO JOEL
SENIOR VICE PRESIDENT
C 650.224.3971
aj Joel@ritchiecommercial.com
BRE: #01463740



SIX SINGLE FAMILY HOMES

- Five 4 bed/4 bath
- One 5 Bed /4 Bath
- 100% Leased, Income in place
- Low HOA \$120/Month
- Short Walk to Top Ranked Pharmacy School
- Pharmacy was ranked in the top 10 with the top three highest paying metropolitan areas for a pharmacist to work located in California*.

*Source: 2015 U.S. News & World Report

PRICING: **\$4,675,000**
6 SF HOMES: **\$1,900,000**
37 LOTS: **\$2,775,000**

ITCHIE Commercial
RESPONSIBLE REAL ESTATE

34 West Santa Clara Street
San Jose, CA
95113
tel: 408.971.2700
DRE#01209214

Riverwalk Gated Community

Stockton, Ca

#	STREET	PROPERTY PARCEL #
1	3834 GRANGE AVENUE	#111-440-070-000
2	1653 OLD BRIDGE WAY	#111-440-100-000
3	1647 OLD BRIDGE WAY	#111-440-110-000
4	1641 OLD BRIDGE WAY	#111-440-120-000
5	3809 STEPPING STONE WAY	#111-440-130-000
6	3815 STEPPING STONE WAY	#111-440-140-000
7	1647 CAT TRAIL DRIVE	#111-440-180-000
8	1641 CAT TRAIL DRIVE	#111-440-190-000
9	1635 CAT TRAIL DRIVE	#111-440-200-000
10	1629 CAT TRAIL DRIVE	#111-440-210-000
11	1623 CAT TRAIL DRIVE	#111-440-220-000
12	1617 CAT TRAIL DRIVE	#111-440-230-000
13	1611 CAT TRAIL DRIVE	#111-440-240-000
14	1608 CAT TRAIL DRIVE	#111-440-350-000
15	1614 CAT TRAIL DRIVE	#111-440-360-000
16	1620 CAT TRAIL DRIVE	#111-440-370-000
17	1628 CAT TRAIL DRIVE	#111-440-380-000
18	1583 FOG BANK DRIVE	#111-440-390-000
19	1577 FOG BANK DRIVE	#111-440-400-000
20	1571 FOG BANK DRIVE	#111-440-410-000
21	1630 FOG BANK DRIVE	#111-440-420-000



Income Producing Home



Shovel Ready Lot

22	1624 CAT TAIL DRIVE	#111-440-430-000
23	1618 CAT TAIL DRIVE	#111-440-440-000
24	1612 CAT TAIL DRIVE	#111-440-450-000
25	1605 CAT TAIL DRIVE	#111-450-010-000
26	1557 CAT TAIL DRIVE	#111-450-020-000
27	1551 CAT TAIL DRIVE	#111-450-030-000
28	1545 CAT TAIL DRIVE	#111-450-040-000
29	1539 CAT TAIL DRIVE	#111-450-050-000
30	1533 CAT TAIL DRIVE	#111-450-060-000
31	1527 CAT TAIL DRIVE	#111-450-070-000
32	1521 CAT TAIL DRIVE	#111-450-080-000
33	1455 CAT TAIL DRIVE	#111-450-120-000
34	1550 CAT TAIL DRIVE	#111-450-460-000
35	1556 CAT TAIL DRIVE	#111-450-470-000
36	1606 CAT TAIL DRIVE	#111-450-480-000
37	1552 CAT TAIL DRIVE	#111-450-490-000
38	1546 CAT TAIL DRIVE	#111-450-500-000
39	1540 CAT TAIL DRIVE	#111-450-510-000
40	1534 CAT TAIL DRIVE	#111-450-520-000
41	1528 CAT TAIL DRIVE	#111-450-530-000
42	1516 CAT TAIL DRIVE	#111-450-550-000
43	1510 CAT TAIL DRIVE	#111-450-560-000

EXCLUSIVE AGENT:

ANN MARIE LAROCCO JOEL
SENIOR VICE PRESIDENT

C 650.224.3971

aj Joel@ritchiecommercial.com

BRE: #01463740

RITCHIE Commercial
RESPONSIBLE REAL ESTATE

34 West Santa Clara Street
San Jose, CA 95113
tel: 408.971.2700
DRE#01209214

Riverwalk Gated Community

Stockton, Ca

**6 Income Producing
Single Family Homes
100% Leased**

Steps from University
of the Pacific



1534 Cat Tail

1528 Cat Tail

1516 Cat Tail

1510 Cat Tail

ADDRESS	APN	BED	BATH	SF	LOT SF
1521 CAT TAIL DR	#111-450-080-000	5	4	2,288	2,314
1455 CAT TAIL DR	#111-450-120-000	4	4	1,972	2,212
1534 CAT TAIL DR	#111-450-520-000	4	4	1,972	2,109
1528 CAT TAIL DR	#111-450-530-000	4	4	1,851	2,109
1516 CAT TAIL DR	#111-450-550-000	4	4	1,972	2,109
1510 CAT TAIL DR	#111-450-560-000	4	4	2,288	2,109

EXCLUSIVE AGENT:

ANN MARIE LAROCO JOEL
SENIOR VICE PRESIDENT
C 650.224.3971
ajoel@ritchiecommercial.com
BRE: #01463740

RITCHIE Commercial
RESPONSIBLE REAL ESTATE

34 West Santa Clara Street
San Jose, CA 95113
tel: 408.971.2700
DRE#01209214

Riverwalk Gated Community

Stockton, Ca

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Ritchie Commercial has not made any investigation and makes no warranty or representation with respect to the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Ritchie Commercial has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

EXCLUSIVE AGENT:

ANN MARIE LAROCCO JOEL
SENIOR VICE PRESIDENT
C 650.224.3971
ajoe@ritchiecommercial.com
BRE: #01463740

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE
34 West Santa Clara Street
San Jose, CA 95113
tel: 408.971.2700
DRE#01209214