



FOR LEASE

**±1,220 SF
AVAILABLE**

2542 Patterson Road Riverbank, California

LHR INSURANCE



SPACE AVAILABLE

±1,220 SF

BUILDING SIZE

±12,000 SF

LEASE TYPE

\$1.65 NNN

LEASE RATE

Contact Broker

OVERVIEW

Property Overview

CoSol Commercial Real Estate is pleased to present an exceptional retail leasing opportunity at 2542 Patterson Road in Riverbank, California — a ±1,220 square foot ground-floor retail suite within a well-maintained ±12,000 square foot neighborhood retail center.

The suite features an open main retail area with track lighting, tile flooring throughout, a back room with tankless water heater, utility sink, and rear exit — making it well suited for retail, service, salon, medical/wellness, or office use.

Situated on Patterson Road with excellent visibility and signage, co-tenants include O'Reilly Auto Parts, Casa Amigos Restaurant & Bar, and LHR Insurance Services — providing strong daily traffic generation for the center.

Tenants share a pro-rated CAM charge based on their occupied square footage.

ADDRESS	2542 Patterson Road, Riverbank, CA 95367
SPACE AVAILABLE	±1,220 Square Feet
BUILDING SIZE	±12,000 Square Feet
LEASE TYPE	NNN
LEASE RATE	\$1.65
APN	075-043-069
PROPERTY TYPE	Neighborhood Retail Center
AVAILABLE	Immediately
PARKING	Ample Surface Parking — Shared
SIGNAGE	Pylon + Fascia Signage Available



Space Highlights

01 High-Traffic Retail Corridor

Located on Patterson Road in Riverbank — a busy commercial corridor with strong daily vehicle counts and immediate freeway access.

03 Versatile Use

Open floor plan suitable for retail, salon/beauty, medical/wellness, service, or office users. Track lighting and tile flooring throughout.

05 Pylon & Fascia Signage

Prominent pylon monument sign on Patterson Road plus building fascia — excellent visibility and brand exposure for your business.

02 Established Co-Tenancy

Anchored by O'Reilly Auto Parts with strong co-tenants including Casa Amigos Restaurant & Bar and LHR Insurance — proven daily traffic generators.

04 Functional Back-of-House

Rear area includes a tankless water heater, utility connections, and back-door access — ideal for service-oriented businesses.

06 Transparent NNN Structure

Triple-net lease with pro-rated CAM charge based on occupied SF — a predictable, equitable cost structure standard to the center.





±1,220 SF
AVAILABLE







LEASE

Lease Summary

PROPERTY ADDRESS	2542 Patterson Road, Riverbank, CA 95367
SPACE AVAILABLE	±1,220 Square Feet
BUILDING SIZE	±12,000 Square Feet
LEASE RATE	1.65 NNN
LEASE TYPE	Triple Net (NNN) + Pro-Rated CAM

CAM STRUCTURE	Pro-Rated by Tenant Square Footage
AVAILABLE	Immediately
LEASE TERM	Negotiable
APN	075-043-069
LISTING BROKER	Jake Maiorino, CoSol Commercial Real Estate



2542 Patterson Rd Riverbank, CA

FOR MORE INFORMATION

EXCLUSIVELY OFFERED BY

Jake Maiorino

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