

# GROUND LEASE or BUILD-TO-SUIT

## Prime Corner Business Park Site

NWC of Sperry & Baldwin  
Patterson, CA



### DETAILS & FEATURES

- 8.6± acres (APN: 021-026-024); planned for division into 1 -2 ± Ac. parcels (All or part)
- Exceptional location that fronts a major business park occupied by Kohl's, CVS, WW Grainger, Affinia, 1.0M sf Amazon fulfillment center and new 1.5M sf facility for Restoration Hardware
- Zoned: "IBP" - West Patterson Industrial Business Park (see page 4)
- Potential development upside
- Pro-business community
- Close to I-5, future Community College campus, retail, businesses & restaurants
- At signalized intersection on heavily traveled major arterial that connects I-5 with the entire community & Hwy 33
- Call for pricing

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### AREA BUSINESSES / RETAILERS



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## City of Patterson Zoning Map

### Legend

|  |                       |  |                            |  |   |
|--|-----------------------|--|----------------------------|--|---|
|  | Planned Development   |  | Estate Residential         |  | Medical Professional                    |
|  | Redevelopment Area    |  | Low Density Residential    |  | West Patterson Industrial Business Park |
|  | Historic Overlay Zone |  | Medium Density Residential |  | West Patterson Light Industrial         |
|  | Sphere of Influence   |  | High Density Residential   |  | Light Industrial                        |
|  | City Limits           |  | Downtown Residential       |  | Heavy Industrial                        |
|  |                       |  | Highway Service Commercial |  | Public/Quasi-Public                     |
|  |                       |  | Downtown Core              |  | Parks/Open Space                        |
|  |                       |  | General Commercial         |  | Lake                                    |



Revised January 2011



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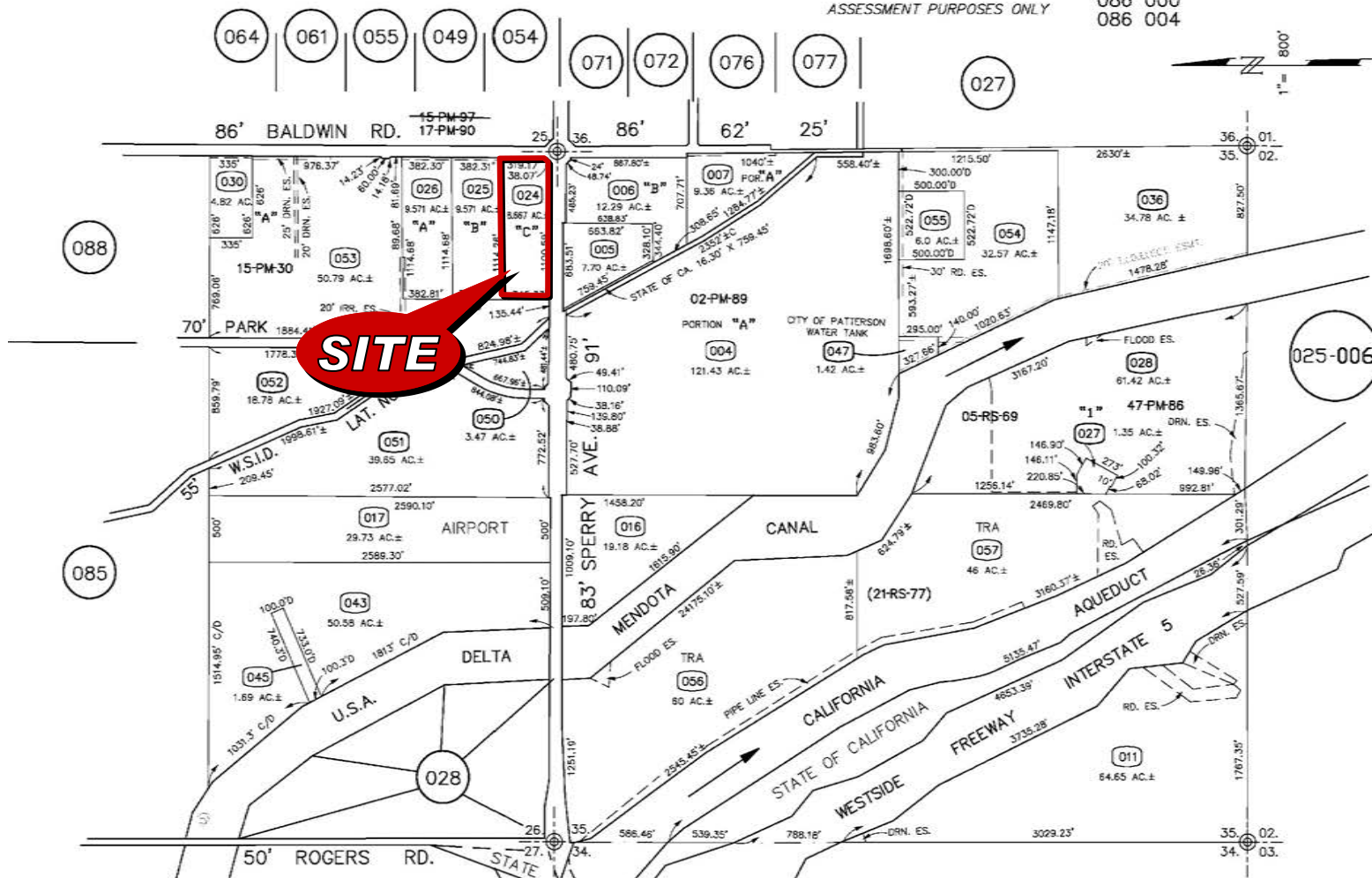
ASSESSOR  
PARCEL MAP

SEC. 35 & S. 1/2 SEC. 26 T.5S. R.7E. M.D.B.&M.

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

005 046  
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021 - 026



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### AREA MAP



Not to Scale

### MAP OF CENTRAL VALLEY



### TRAFFIC COUNTS

|                            |            |
|----------------------------|------------|
| I-5 at Sperry Avenue ..... | 40,000 ADT |
| Sperry Avenue.....         | 11,700 ADT |

### MILES TO OTHER CITIES

|                     |    |
|---------------------|----|
| Modesto .....       | 20 |
| Stockton.....       | 40 |
| Sacramento.....     | 87 |
| Tracy .....         | 26 |
| San Francisco ..... | 84 |
| Turlock .....       | 20 |
| Merced .....        | 45 |

### POPULATION

|                         |         |
|-------------------------|---------|
| City of Patterson ..... | 21,299  |
| Stanislaus County ..... | 514,370 |

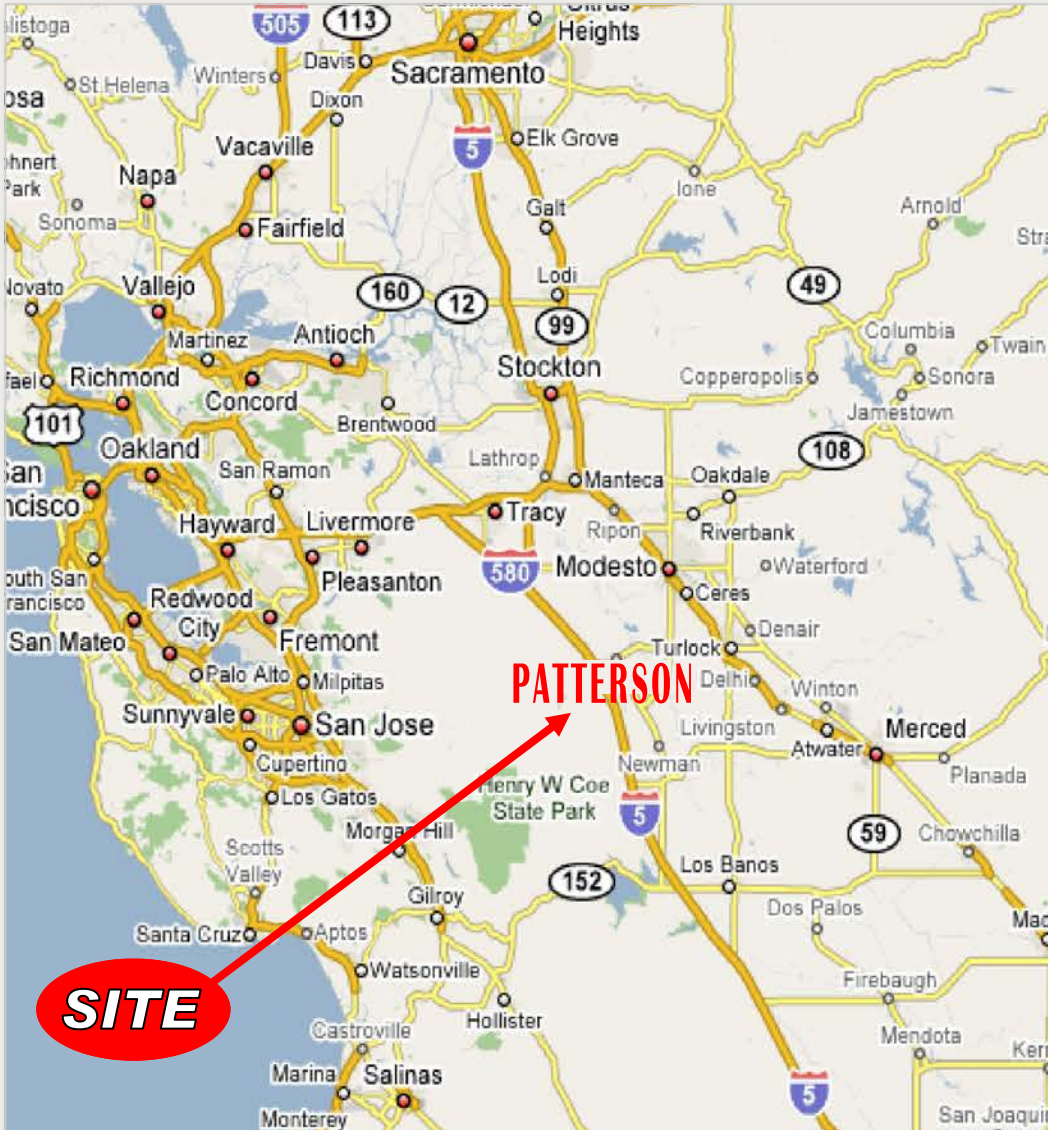
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### REFERENCE MAP



### PATTERSON DEMOGRAPHIC PROFILE

|                                | 1 Mile:  | 3 Miles: | 5 Miles: |
|--------------------------------|----------|----------|----------|
| Total Population               | 8,406    | 21,249   | 22,808   |
| Total Households               | 2,166    | 5,902    | 6,392    |
| Growth 2012-2017               | 1.60%    | .50%     | .20%     |
| <b>Age:</b>                    |          |          |          |
| Median Age                     | 28.9     | 29.6     | 29.9     |
| <b>Housing Units</b>           |          |          |          |
| Total Housing Units            | 2,447    | 6,655    | 7,233    |
| Owner Occupied Housing Units   | 74.1%    | 66.9%    | 66%      |
| Renter Occupied Housing Units  | 25.9%    | 33.9%    | 34.4%    |
| Median Year Built              | 2003     | 1995     | 1995     |
| <b>Household Income:</b>       |          |          |          |
| Average Household Income       | \$76,043 | \$73,309 | \$72,457 |
| Median Household Income        | \$58,991 | \$57,709 | \$57,197 |
| Per Capita Income              | \$20,076 | \$20,365 | \$20,373 |
| <b>Vehicles Available:</b>     |          |          |          |
| 0 Vehicles Available           | 3.0%     | 3.1%     | 3.4%     |
| 1 Vehicle Available            | 21.1%    | 20.9%    | 21.5%    |
| 2+ Vehicles Available          | 75.8%    | 76.0%    | 75.1%    |
| Average Vehicles Per Household | 2.30     | 2.30     | 2.30     |
| Total Vehicles Available       | 14,313   | 15,480   | 19,536   |

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### CITY OF PATTERSON - PERMITTED USE MATRIX FOR INDUSTRIAL DISTRICTS

|  | Industrial Districts<br>(See Section 18.46.020 for descriptions) |     |     |     | Specific Use Regulations |
|--|--|-----|-----|-----|--------------------------|
|  | LI   | HI  | IBP | IL  |                          |
| <b>Agriculture, Resource, and Open Space Uses</b>      |  |     |     |     |                          |
| Crop production and horticulture                       | P  | P   | P   | P   |                          |
| <b>Recreation, Education, and Public Assembly Uses</b> |  |     |     |     |                          |
| Athletic fields, accessory only <sup>1</sup>           | P  | P   | P   | P   |                          |
| Child-care facility                                    | CUP  | N   | AR  | CUP |                          |
| Drug and alcohol treatment facilities                  | CUP  | CUP | CUP | CUP |                          |
| Parks, plazas, and playgrounds                         | CUP  | CUP | CUP | CUP |                          |
| Places of assembly (large, 10,000 sf or more)          | CUP  | N   | CUP | CUP |                          |
| Places of assembly (small, less than 10,000 sf)        | CUP  | CUP | CUP | CUP |                          |
| Places of worship                                      | CUP  | N   | CUP | CUP |                          |
| Public art <sup>2</sup>                                | CUP  | CUP | CUP | CUP | Chapter 18.74            |
| Public facility  | P  | P   | P   | P   |                          |
| Schools (private)                                      | CUP  | CUP | AR  | CUP |                          |
| Schools (public)                                       | CUP  | CUP | CUP | CUP |                          |
| Schools (trade)  | P  | P   | P   | P   |                          |
| <b>Utility, Transportation, and Communication Uses</b> |  |     |     |     |                          |
| Communication equipment buildings                      | CUP  | CUP | CUP | CUP |                          |
| Communication towers                                   | AR   | AR  | AR  | AR  |                          |
| Electric substations <sup>3</sup>                      | CUP  | CUP | CUP | CUP |                          |
| Public utility yards                                   | P  | P   | P   | P   |                          |
| Public utility structures                              | P  | P   | AR  | P   |                          |
| Transit station/park and ride lots                     | AR   | P   | AR  | P   |                          |
| <b>Retail, Service, and Office Uses</b>                |  |     |     |     |                          |
| Alcoholic beverage sales <sup>4</sup>                  | CUP  | CUP | N   | CUP |                          |
| Art, antique, collectables                             | P  | P   | P   | P   |                          |
| Artisan shops  | P  | P   | AR  | P   |                          |
| Auctions <sup>5</sup>                                  | P  | P   | CUP | P   |                          |
| Banks and financial services                           | P  | CUP | AR  | CUP |                          |
| Bars and cocktail lounges, accessory <sup>6</sup>      | CUP  | CUP | CUP | CUP |                          |
| Broadcast studios                                      | AR   | CUP | AR  | CUP |                          |
| Building supply (large)                                | CUP  | P   | CUP | P   |                          |
| Building supply (small)                                | P  | P   | P   | P   |                          |

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|--|--|----------|------------------|------------------|--------------------------|
|  | LI   | HI       | IBP              | IL               |                          |
| Business support services                          | P  | AR       | P                | P                |                          |
| Hotels/motels                                      | CUP  | CUP      | CUP              | CUP              |                          |
| Indoor amusement/entertainment facility            | AR   | CUP      | AR               | AR               |                          |
| Indoor recreation and fitness                      | P  | CUP      | AR               | CUP              |                          |
| Manufactured home sales, new                       | CUP  | CUP      | CUP              | CUP              |                          |
| Medical and dental laboratories                    | CUP  | P        | CUP              | CUP              |                          |
| Medical and dental offices                         | CUP  | CUP      | P                | N                |                          |
| Nightclubs   | CUP  | CUP      | CUP              | CUP              |                          |
| Offices, accessory                                 | P  | P        | P                | P                |                          |
| Outdoor markets, sales establishments              | CUP  | CUP      | CUP              | CUP              |                          |
| Outdoor promotions, sales or displays <sup>7</sup> | CUP  | CUP      | CUP              | CUP              |                          |
| Personal services                                  | P  | CUP      | P                | CUP              |                          |
| Personal services, accessory                       | P  | P        | P                | P                |                          |
| Professional offices                               | P  | CUP      | P                | CUP              |                          |
| Restaurants, no drive-thru                         | CUP  | CUP      | CUP              | CUP              |                          |
| Restaurants, with drive-thru service               | CUP  | CUP      | CUP              | CUP              |                          |
| Retail, accessory                                  | P  | P        | P                | P                |                          |
| Retail, general                                    | P  | CUP      | AR               | P                |                          |
| Secondhand stores                                  | AR   | CUP      | AR               | AR               |                          |
| Services, accessory                                | P  | P        | P                | P                |                          |
| Temporary uses <sup>8</sup>                        | see note   | see note | see note         | see note         | Chapter 18.92            |
| Veterinary clinics, large animal                   | CUP  | CUP      | CUP              | CUP              |                          |
| Veterinary clinics, small animal                   | AR   | AR       | AR               | AR               |                          |
| Wholesale commercial uses                          | P  | P        | P                | P                |                          |
| <b>Automobile and Vehicle Uses</b>                 |  |          |                  |                  |                          |
| Automobile and vehicle dismantling                 | CUP  | AR       | N                | CUP              |                          |
| Automobile parts sales                             | P  | P        | P                | P                |                          |
| Automobile rental agencies                         | P  | P        | P                | P                |                          |
| Automobile sales, new and used                     | P  | P        | CUP              | CUP              |                          |
| Bus yards  | P  | P        | N                | CUP              |                          |
| Car washing and detailing                          | CUP <sup>7</sup>   | P        | CUP <sup>7</sup> | CUP <sup>7</sup> |                          |
| Fuel stations                                      | P  | P        | P                | P                |                          |
| Parking garages and lots                           | P  | P        | P                | P                |                          |
| Recreational vehicle sales                         | CUP  | CUP      | CUP              | CUP              |                          |

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|---|--|-----|-----|-----|--------------------------|
|   | LI   | HI  | IBP | IL  |                          |
| Small vehicle sales and rental                        | P  | P   | CUP | CUP |                          |
| Vehicle services (major)                              | CUP  | CUP | N   | N   |                          |
| Vehicle services (minor)                              | AR   | AR  | CUP | CUP |                          |
| Vehicle storage (large)                               | CUP  | Y   | N   | N   |                          |
| Vehicle parking (small)                               | Y  | Y   | CUP | CUP |                          |
| <b>Industrial, Manufacturing, and Processing Uses</b> |  |     |     |     |                          |
| Agricultural products processing                      | N  | CUP | N   | N   |                          |
| Data center   | P  | P   | P   | P   |                          |
| Fuel yards  | CUP  | CUP | CUP | CUP |                          |
| Manufacturing (major)                                 | CUP  | P   | CUP | CUP |                          |
| Manufacturing (minor)                                 | P  | P   | CUP | P   |                          |
| Recycling facility, processing                        | CUP  | CUP | CUP | CUP |                          |
| Recycling facility, scrap and dismantling facility    | CUP  | CUP | CUP | CUP |                          |
| Research and development                              | CUP  | CUP | AR  | CUP |                          |
| Sheet metal fabrication <sup>8</sup>                  | CUP  | P   | CUP | CUP |                          |
| Sign fabrication companies <sup>8</sup>               | CUP  | P   | CUP | CUP |                          |
| Storage, personal storage facility                    | P  | P   | P   | P   |                          |
| Storage, warehouse (small)                            | P  | P   | CUP | CUP |                          |
| Storage yard  | CUP  | P   | CUP | CUP |                          |
| Truck yards/terminals                                 | CUP  | CUP | CUP | CUP |                          |
| Wholesale and distribution                            | P  | P   | P   | P   |                          |

*Table Notes:*

1. Athletic fields may be permitted as part of detention/retention facilities or as accessory to a primary use (e.g., recreational opportunities for employees).
2. Two-dimensional art-works smaller than 10 square feet may be permitted through the Administrative Use Review process.
3. Including microwave facilities in conjunction therewith and wireless communication (cellular phone) facilities as further defined and permitted to a maximum height of 15 feet above the maximum height allowed in the zone, as provided in Chapter 18.84.
4. Subject to A.B.C. requirements, beer and wine are permitted for on-site consumption in conjunction with a restaurant use.
5. Auctions are not to include animals and shall be conducted with an enclosed building only.
6. Permitted when accessory to a hotel, motel, or restaurant.
7. Permitted without a use permit is ancillary to a fueling station.
8. So long as the use is conducted entirely within an enclosed building. Outdoor storage is prohibited.