

# SINGLE TENANT AUTO SERVICE CENTER INVESTMENT OPPORTUNITY



**FOR SALE**



1901 PRESCOTT RD, MODESTO, CA 95350



# INVESTMENT **HIGHLIGHTS**

1901 Prescott Rd  
Modesto, CA 95350



**Purchase Price**  
CONTACT AGENT



**Building Size**  
±5,178 SQ. FT.



**Land Area**  
±0.27 ACRES



**Year Built**  
1994



**Parking**  
13 SPACES



**APN**  
005-82-32



# PROPERTY PHOTOS





**DAYTIME EMPLOYEES**  
**51,853**  
3-MILE RADIUS



**AVERAGE INCOME**  
**\$94,202**  
3-MILE RADIUS



**POPULATION**  
**102,011**  
3-MILE RADIUS

# AREA OVERVIEW

Modesto, California, illustrates a dynamic interplay of growth, diversity, and socio-economic challenges that shape its identity. The city's evolution is evidenced by significant demographic shifts and economic transformations, reflecting broader national trends.

Reflection on Modesto's role in California's cultural and economic landscape Modesto, California, occupies a significant position within the cultural and economic landscape of the state, balancing a blend of agricultural heritage with emerging urban dynamics. Known as the "City of Modesto," its roots in agriculture underpin a thriving economy characterized by crop production, particularly almonds, grapes, and tomatoes, which contribute to California's status as a leading agricultural state. Beyond its economic endeavors, Modesto serves as a cultural hub, celebrating diversity through various events such as the Modesto International Film Festival and the annual Graffiti Festival, which pay homage to the city's rich history in American car culture. This dual focus on industry and culture not only enhances community identity but also attracts visitors and new residents, fostering a sense of pride and interconnectedness among its citizens. Modesto exemplifies the evolving narrative of California, where tradition meets innovation in a continually changing societal landscape.



# AREA DEMOGRAPHICS

POPULATION	MILE 1	MILE 3	MILE 5
Population 2020	17,641	102,011	218,192
Population 2024	17,818	104,288	220,203
Population Projection 2029	17,853	104,722	220,582
Annual Growth 2020-2024	0.30%	0.60%	0.20%
Annual Growth 2024-2029	0%	0.10%	0%
Median Age	34.7	37.2	36.1
Bachelor's Degree or Higher	13%	20%	18%
U.S. Armed Forces	0	15	46

HOUSEHOLDS	MILE 1	MILE 3	MILE 5
Households 2020	5,702	35,807	72,789
Households 2024	5,766	36,598	73,448
Household Projection 2029	5,778	36,745	73,563
Annual Growth 2020-2024	0.60%	0.80%	0.50%
Annual Growth 2024-2029	0%	0.10%	0%
Owner Occupied Households	2,854	20,336	40,656
Renter Occupied Households	2,923	16,409	32,907
Avg Household Size	3	2.7	2.9
Avg Household Vehicles	2	2	2
(\\$) Total Specified Spending	\$166.6M	\$1.2B	\$2.5B

HOUSING	MILE 1	MILE 3	MILE 5
Median Home Value	\$305,226	\$395,640	\$383,632
Median Year Built	1969	1974	1975

INCOME	MILE 1	MILE 3	MILE 5
Avg Household Income	\$71,283	\$94,202	\$91,511
Median Household Income	\$59,829	\$73,803	\$71,679
\$25,000 >	1,207	5,451	11,863
50,000 - \$25,000	1,157	6,224	12,746
75,000 - \$50,000	1,341	6,946	13,886
100,000 - \$75,000	803	4,983	9,422
125,000 - \$100,000	471	4,393	8,721
150,000 - \$125,000	299	2,600	5,536
200,000 - \$150,000	356	3,260	6,253
\$200,000+	132	2,741	5,020



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