

PELANDALE PROFESSIONAL PARK

4213 DALE ROAD • SUITE 7 - BUILDING C • MODESTO, CALIFORNIA



OFFICE CONDO FOR SALE | OWNER/OCCUPANT OPPORTUNITY

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



SUBJECT
Portion of Bldg. C

PROPERTY DETAILS

PRICE: \$1,050,000 (\$361.82 ± per sf)

BLDG. SIZE: 2,902 ± sf - Suite 7 (portion of Bldg. C)

PARCEL SIZE: 11,892 (Per Assessor; Shared Parcel)

YEAR BUILT: 2004

APN: 078-067-007 (Suite 7)

ZONING: PD - Planned Development

PROPERTY FEATURES

- Attractive architecture & landscape
- Quality construction & finishes
- Close to Kaiser Hospital & Valley Children's Hospital
- Desirable North Modesto location
- Monument signage
- Recorded CC&R's & professionally managed
- Well maintained business park
- Parking: 5/1,000 sq. ft. (in-common)
- Approximately 1.5 mile to Hwy 99
- Close to Walgreens, O'Briens Market, restaurants, major retailers, banks & Vintage Faire Mall

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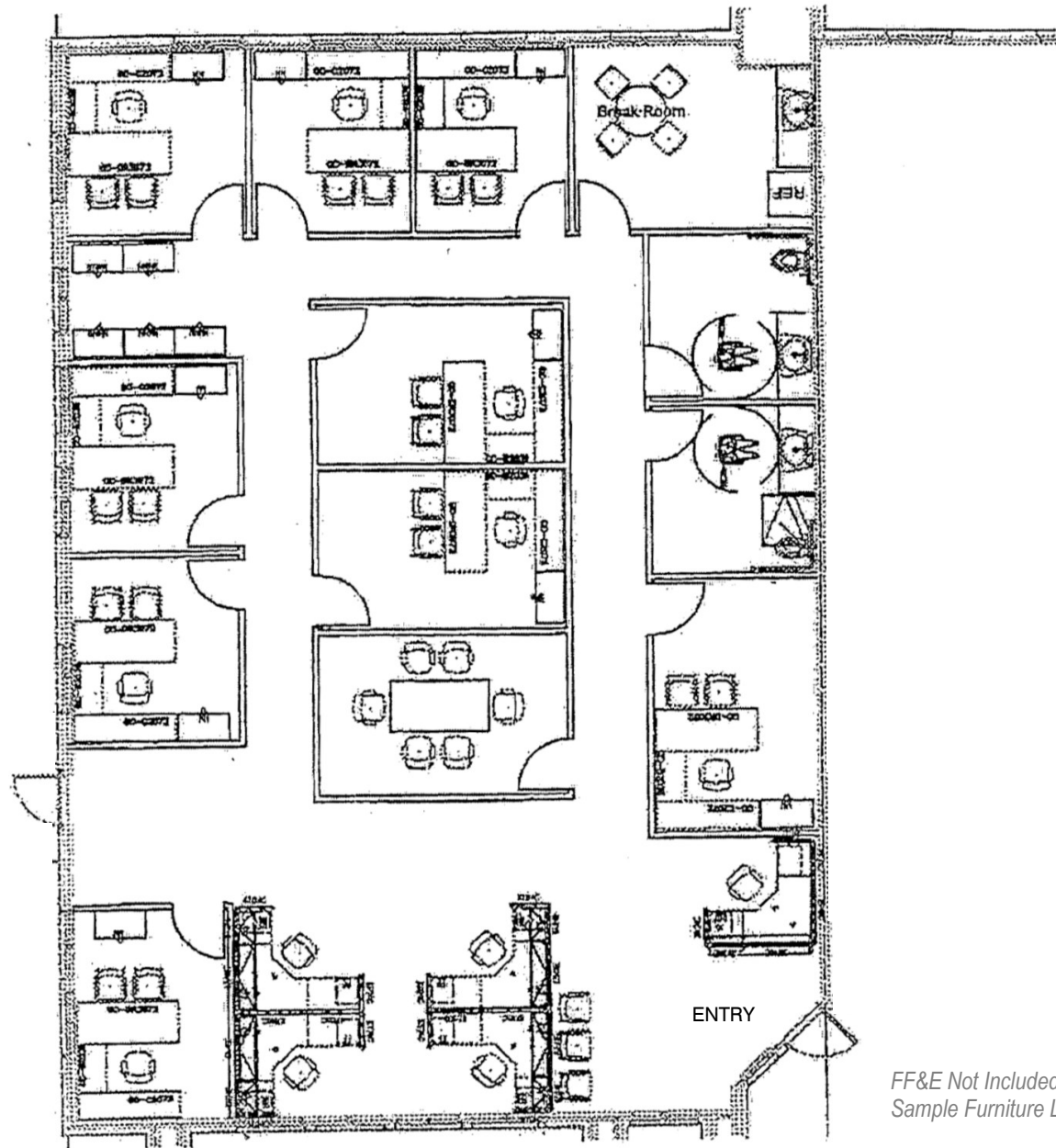
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FLOOR PLAN

- 9 Private Offices
- Breakroom / Kitchen
- 2 Restrooms
- Large Reception / Waiting Area
- Open Area for Cubicles
- Conference Room



FF&E Not Included.
Sample Furniture Layout Only.

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INTERIOR PICS



Reception / Waiting Area



Private Office



Breakroom / Kitchen



Private Office



Private Office



Conference Room

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DISTANCES	
To Hwy. 99.....	1.5 miles
To Stockton	27 miles
To Sacramento.....	75 miles
To Tracy	27 miles
To Turlock	19 miles
To Fresno	100 miles
To San Francisco.....	88 miles

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	998	5,766	11,035
2022 Population Age 35-39	858	4,706	9,471
2022 Population Age 40-44	694	4,188	8,529
2022 Population Age 45-49	596	3,649	7,488
2022 Population Age 50-54	661	3,851	7,974
2022 Population Age 55-59	674	3,967	8,497
2022 Population Age 60-64	677	3,924	8,518
2022 Population Age 65-69	642	3,564	7,920
2022 Population Age 70-74	490	2,751	6,311
2022 Population Age 75-79	279	1,892	4,316
2022 Population Age 80-84	205	1,242	2,775
2022 Population Age 85+	240	1,230	2,961
2022 Population Age 18+	8,822	52,144	108,388
2022 Median Age	37	36	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,775	\$80,440	\$80,986
Average Household Income 25-34	\$119,455	\$104,060	\$102,449
Median Household Income 35-44	\$105,037	\$93,269	\$94,334
Average Household Income 35-44	\$138,012	\$119,894	\$120,536
Median Household Income 45-54	\$112,000	\$98,126	\$99,547
Average Household Income 45-54	\$150,372	\$123,668	\$124,497
Median Household Income 55-64	\$107,395	\$82,915	\$88,148
Average Household Income 55-64	\$147,226	\$111,674	\$116,741
Median Household Income 65-74	\$86,575	\$63,801	\$67,929
Average Household Income 65-74	\$125,079	\$91,493	\$96,649
Average Household Income 75+	\$83,844	\$69,406	\$74,301

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	871	5,673	10,641
2027 Population Age 35-39	1,013	5,931	11,219
2027 Population Age 40-44	821	4,630	9,304
2027 Population Age 45-49	662	4,077	8,360
2027 Population Age 50-54	568	3,518	7,237
2027 Population Age 55-59	611	3,592	7,556
2027 Population Age 60-64	608	3,613	7,740
2027 Population Age 65-69	604	3,531	7,675
2027 Population Age 70-74	558	3,051	6,883
2027 Population Age 75-79	411	2,271	5,255
2027 Population Age 80-84	236	1,533	3,477
2027 Population Age 85+	268	1,415	3,252
2027 Population Age 18+	8,853	52,973	109,162
2027 Median Age	38	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,102	\$90,042	\$89,833
Average Household Income 25-34	\$133,306	\$118,390	\$115,335
Median Household Income 35-44	\$116,384	\$104,043	\$104,504
Average Household Income 35-44	\$158,581	\$136,634	\$136,444
Median Household Income 45-54	\$120,701	\$104,939	\$106,109
Average Household Income 45-54	\$169,370	\$138,776	\$139,513
Median Household Income 55-64	\$119,487	\$97,408	\$101,782
Average Household Income 55-64	\$169,305	\$129,600	\$134,038
Median Household Income 65-74	\$102,166	\$75,272	\$81,390
Average Household Income 65-74	\$147,043	\$107,564	\$114,283
Average Household Income 75+	\$105,842	\$83,660	\$89,871

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EXCLUSIVELY MARKETED BY:

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