

OFFERING MEMORANDUM: DUAL-BUILDING RETAIL & INDUSTRIAL OPPORTUNITY



1730 & 1755 JACKSON AVE

Escalon, CA 95320

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

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PROPERTY INFORMATION



OFFERING SUMMARY



OFFERING DESCRIPTION

A rare owner-user or investment opportunity in the heart of Escalon. **This offering includes two freestanding commercial buildings totaling approximately 9,480 SF on a single parcel along Jackson Avenue, one of the city's main commercial corridors. The property features a 6,425 SF retail building and a 3,055 SF light industrial/flex building, both formerly occupied by NAPA Auto Parts and Carquest Auto Parts.** Now delivered vacant, the asset provides excellent flexibility for a wide range of uses—from automotive and service retail to light manufacturing or storage.

With high visibility, ample on-site parking, and strong street frontage, the property offers the functionality and exposure that both owner-users and investors seek in today's market. Its dual-building configuration also allows an owner to occupy one structure while leasing the other, creating a path for both operational efficiency and long-term upside.

LOCATION DESCRIPTION

Situated on the hard corner of Jackson Avenue (Highway 120) and California Street in Escalon, California, this property occupies a prime, high-visibility location along the city's main commercial corridor. Escalon is a stable, business-friendly community in San Joaquin County, strategically positioned between Stockton, Manteca, and Modesto, providing direct access to the Central Valley trade network. The surrounding area features a mix of established retail, service, and light industrial users that generate steady local traffic and consistent demand. With extremely limited commercial inventory and few properties offering comparable corner exposure, functionality, and accessibility, this asset represents a rare opportunity to secure a well-located property in one of the Central Valley's most supply-constrained submarkets.

OFFERING SUMMARY	
Sale Price:	\$1,650,000
Building Size:	9,480 SF
Pice/SF:	\$174.05
Lot Size:	28,500 SF

OFFERING HIGHLIGHTS

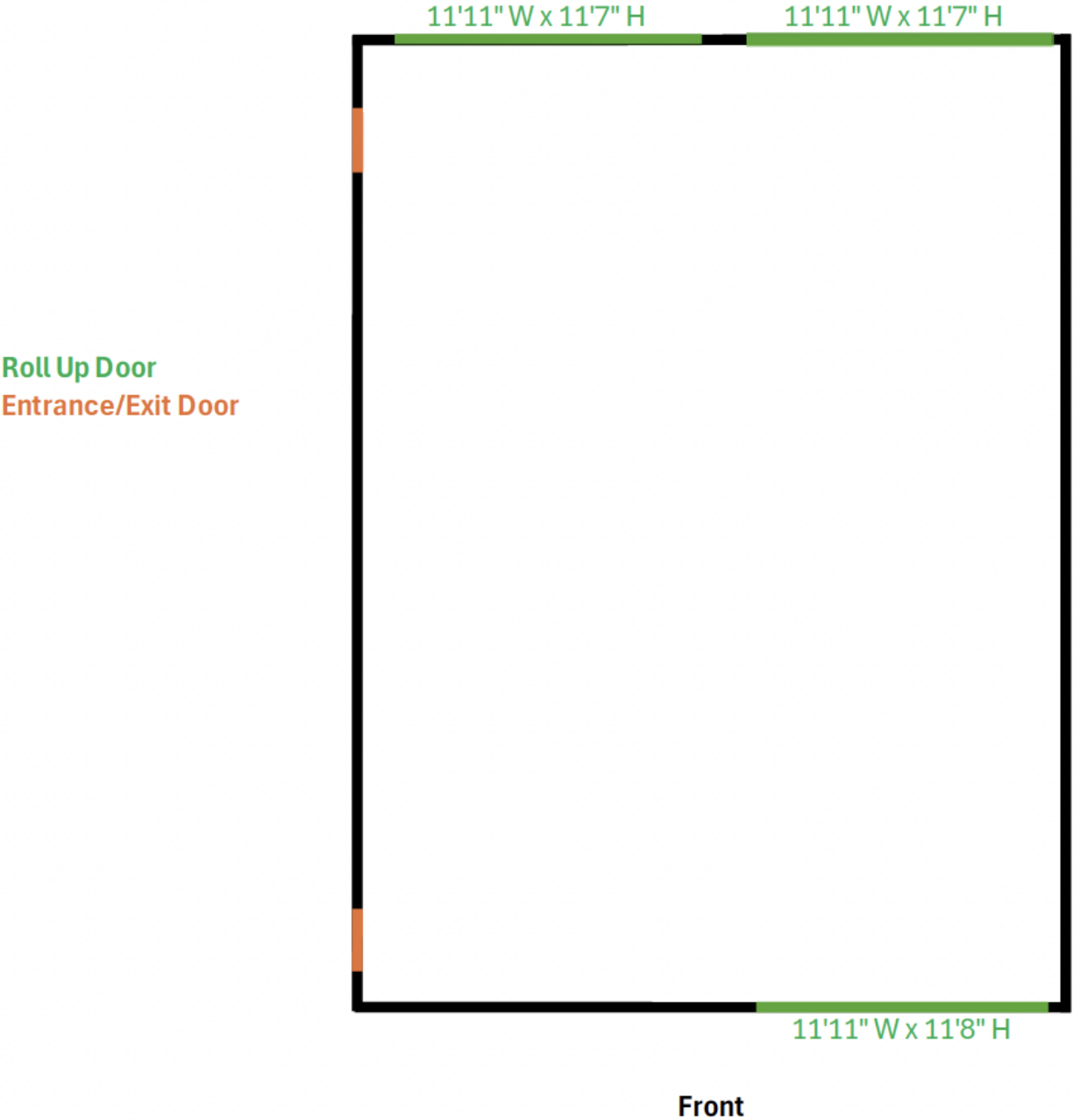


HIGHLIGHTS

- **Seller Financing:** Seller financing available with negotiable terms, offering flexibility and an attractive capital structure for qualified buyers.
- **Total Building & Lot Size:** ±9,480 SF across two freestanding buildings situated on a ±28,500 SF (±0.65 acre) parcel with ample parking and an efficient site layout. Formerly occupied by **NAPA Auto Parts and Carquest Auto Parts**.
- **1730 Jackson Ave (Retail Building):** ±6,425 SF with 400-Amp, 120/240 V, 3-phase power, approx. 10' clear height, and two grade-level roll-up doors. Includes a large open showroom, office area, and storage space, offering a flexible layout adaptable to various commercial uses.
- **1755 Jackson Ave (Industrial Building):** ±3,055 SF flex structure with 120/240 V single-phase power, approx. 14.9' clear height, and three grade-level roll-up doors. Open floor plan suitable for warehouse, contractor, or light manufacturing operations.
- **Zoning:** C-2 General Commercial District – offers investors and owner-users strong flexibility, allowing retail, restaurant, office, auto sales, and service uses by right, while also providing opportunities for higher-intensity uses such as hotels, multi-family housing, warehouses, and entertainment venues with city approval through a use permit.
- **Corner Location, Visibility & Accessibility:** Prominently positioned on the hard corner of Jackson Avenue / Highway 120 and California Street, this property offers prime exposure, signage, and accessibility along Escalon's busiest commercial corridor. Surrounded by established businesses and benefiting from steady local and commuter traffic, the site provides direct connectivity to Stockton, Manteca, Modesto, and Oakdale.
- **Parking:** 21 on-site spaces, including two designated handicap stalls, providing ample parking for customers, staff, and operations.
- **Owner-User / Investor Flexibility:** Ability to occupy both buildings, use one and lease the other, or lease both for diversified income and long-term stability.
- **High Barrier-to-Entry Market:** Escalon offers very limited commercial inventory and minimal new development, supporting strong user demand and stable long-term property values.
- **Stable Regional Economy:** Supported by a diverse mix of local enterprises, agriculture, and commuter activity from surrounding Central Valley cities, ensuring consistent market demand.



FLOOR PLAN - 1750 JACKSON AVE. (INDUSTRIAL BUILDING) ■



LOCATION INFORMATION





RETAILER MAP



LOCATION MAP



SALE COMPARABLES



SALE COMPS



1730 & 1755 JACKSON AVE

Escalon, CA 95320

Price:	\$1,650,000
Bldg Size:	9,480 SF
Price/SF:	\$174.05



1

1337 LONE PALM AVE

Modesto, CA 95351

Price:	\$805,000
Bldg Size:	3,850 SF
Price/SF:	\$209.09



2

1110 N GATEWAY DR

Madera, CA 93637

Price:	\$1,500,000
Bldg Size:	7,145 SF
Price/SF:	\$209.94



3

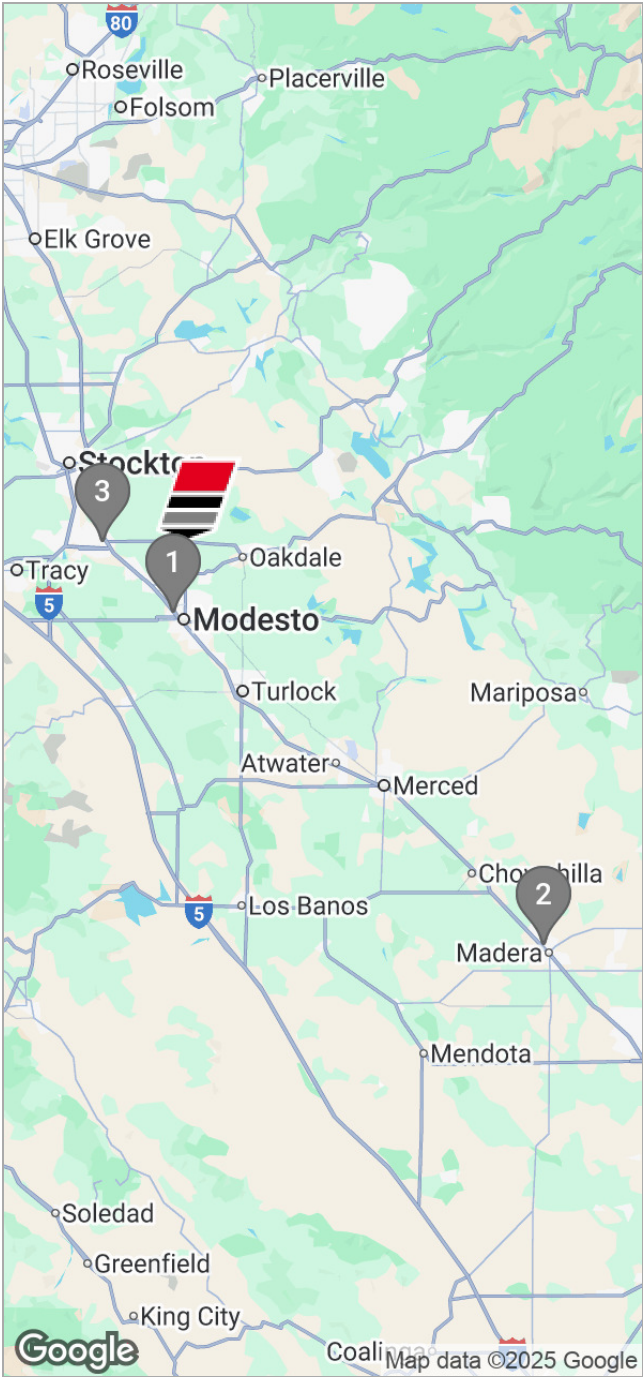
810 E YOSEMITE AVE

Manteca, CA 95336

Price:	\$1,060,000
Bldg Size:	4,656 SF
Price/SF:	\$227.66

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	1730 & 1755 Jackson Ave Escalon, CA	\$1,650,000	9,480 SF	\$174.05
1	1337 Lone Palm Ave Modesto, CA	\$805,000	3,850 SF	\$209.09
2	1110 N Gateway Dr Madera, CA	\$1,500,000	7,145 SF	\$209.94
3	810 E Yosemite Ave Manteca, CA	\$1,060,000	4,656 SF	\$227.66
	AVERAGES	\$1,121,667	5,217 SF	\$215.56



ESCALON

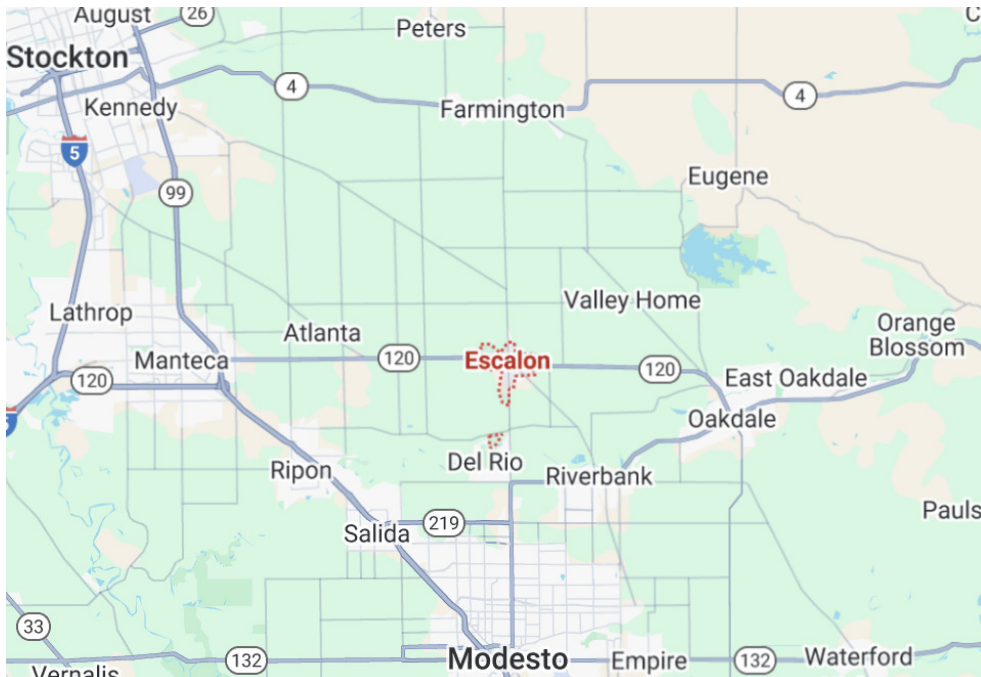




DESCRIPTION

Located in the heart of California's Central Valley, Escalon offers the ideal balance between small-town character and strategic business connectivity. Positioned along Highway 120 (Jackson Avenue) – the main route connecting Stockton, Manteca, and Modesto – the city provides direct access to major regional trade corridors while maintaining the convenience, safety, and charm of a close-knit community. Its combination of accessibility, steady economic base, and limited commercial supply makes Escalon one of the Central Valley's most under-the-radar yet high-potential markets.

Escalon's economy is rooted in agriculture, food processing, construction, manufacturing, and retail trade, forming a balanced mix that supports both local services and regional commerce. The surrounding farmland, processing plants, and distribution networks contribute to strong job stability and consistent demand for industrial, retail, and service-based properties. The city's pro-business environment, coupled with a tradition of community support, encourages thoughtful growth and investment.



With limited commercial land availability, Escalon maintains a tightly held real-estate market – one where quality properties rarely come to market. The city's ongoing infrastructure improvements and focus on small-business retention continue to enhance local commerce and property values. For users and investors seeking long-term positioning, Escalon stands out as a market where accessibility, stability, and scarcity work together to create enduring value.

Beyond economics, Escalon embodies the lifestyle appeal of the Central Valley – clean, quiet streets, strong schools, and a civic culture built around pride of ownership and community involvement. This blend of livability and location makes Escalon not just a place to operate a business, but a place to build lasting roots in a city that continues to grow while preserving its authenticity.

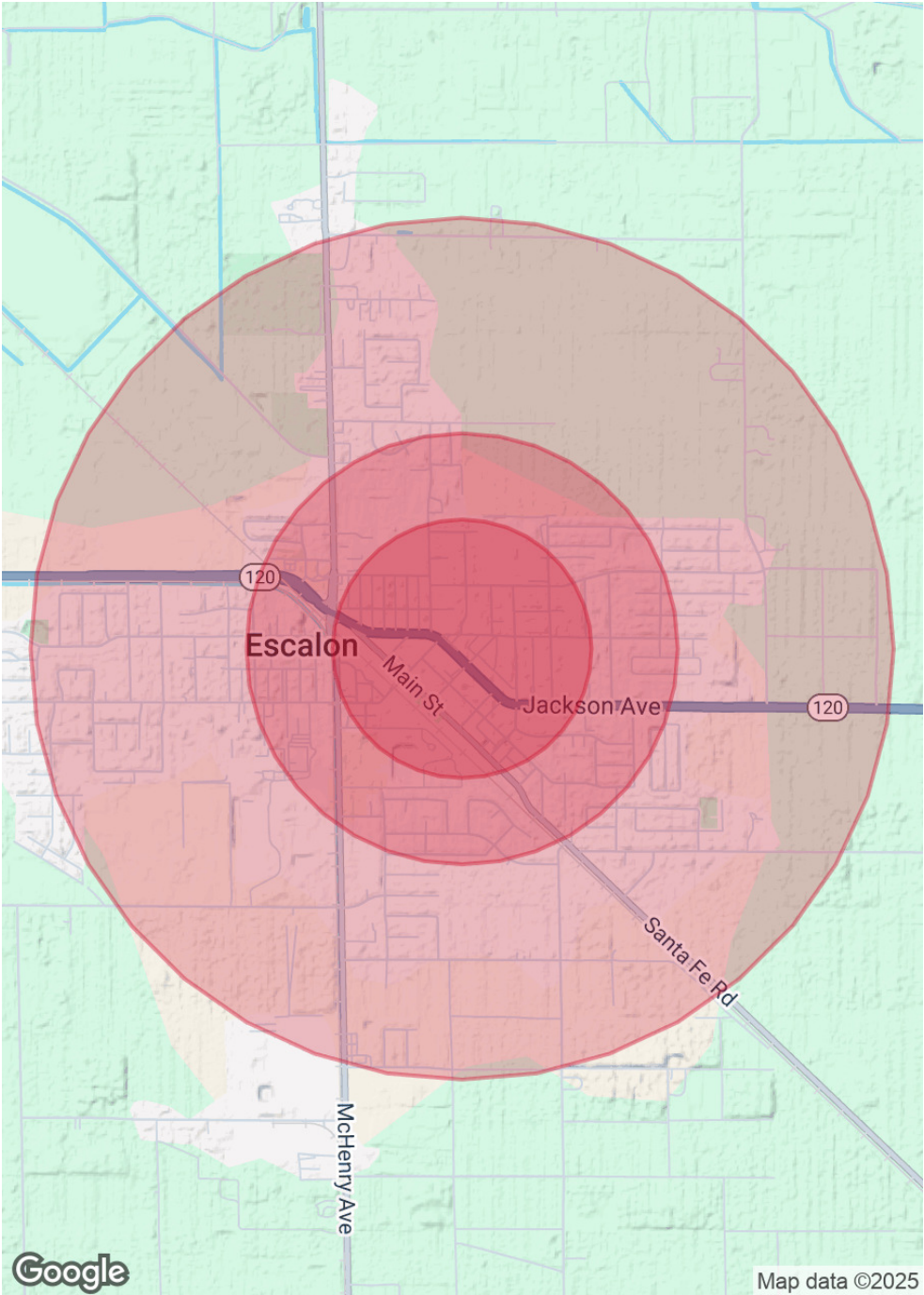
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,420	3,538	7,173
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	487	1,236	2,526
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$109,064	\$111,650	\$111,754
Average House Value	\$567,983	\$603,332	\$652,737

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	867	2,174	4,479
% White	61.1%	61.4%	62.4%
Total Population - Black	8	18	38
% Black	0.6%	0.5%	0.5%
Total Population - Asian	18	52	123
% Asian	1.3%	1.5%	1.7%
Total Population - Hawaiian	2	4	9
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	17	38	75
% American Indian	1.2%	1.1%	1.0%
Total Population - Other	259	649	1,275
% Other	18.2%	18.3%	17.8%

Demographics data derived from AlphaMap





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