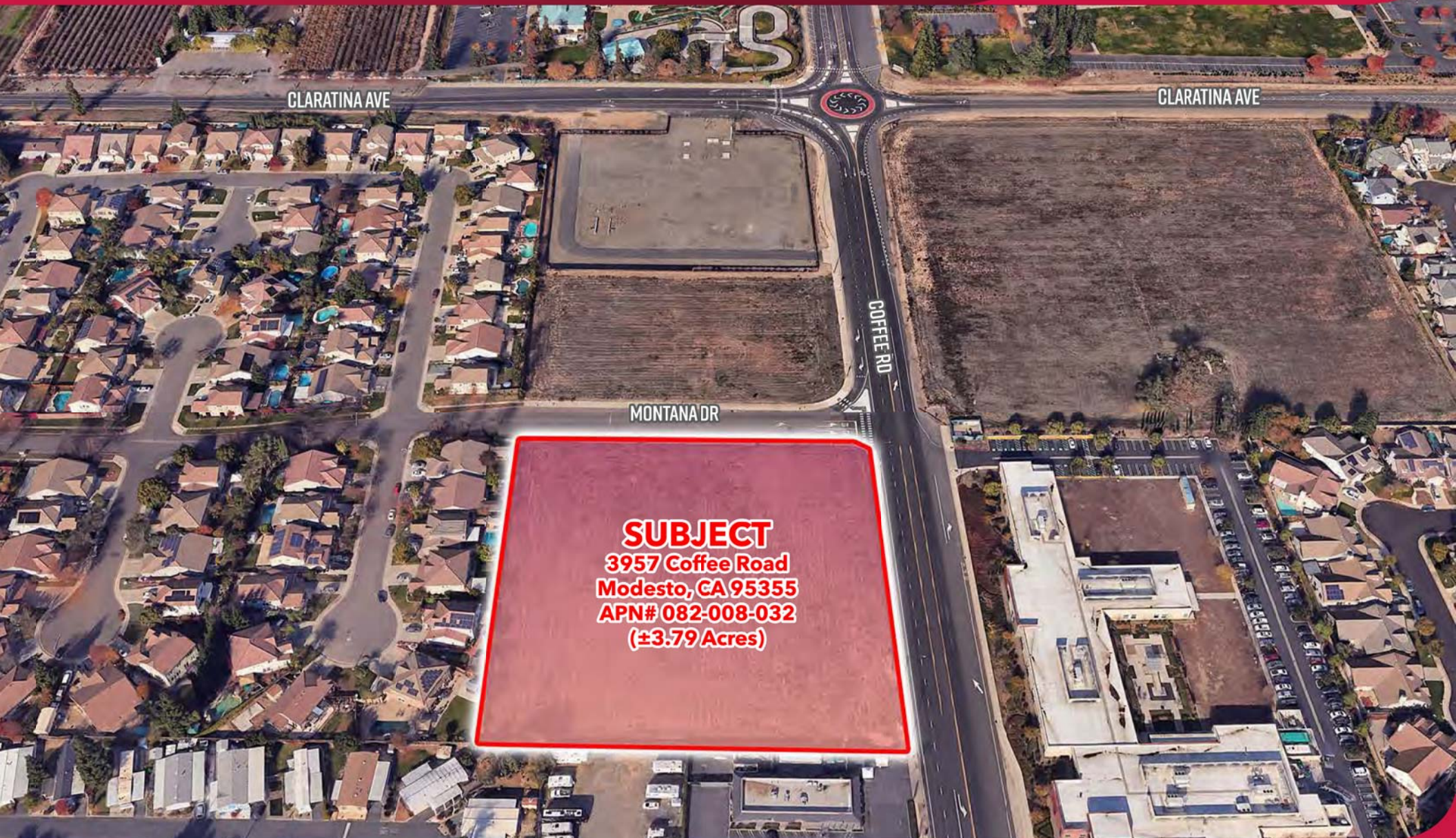


OFFERING MEMORANDUM

RESIDENTIAL DEVELOPMENT LAND

3957 Coffee Road | Modesto, California



SUBJECT
3957 Coffee Road
Modesto, CA 95355
APN# 082-008-032
(±3.79 Acres)

MATT BENWITT

Principal | Lic. 00929927

818.444.4964 | 805.689.9988 | mbenwitt@lee-re.com

LEE & ASSOCIATES - WESTLAKE VILLAGE

5707 Corsa Ave., Suite 200 | Westlake Village, CA 91362

818.223.4388 | www.lee-re.com

Executive Summary



THE PROPERTY:

**Residential Development Land
3957 Coffee Road, Modesto, CA 95355**

LIST PRICE ("As-Is"):

\$2,500,000

APN:

082-008-032

LOT SIZE:

3.79 Acres

ZONING:

MCC

COUNTY:

Stanislaus

PLANNING APPROVAL FOR 90 UNITS | APPLICATION SUBMITTED FOR BUILDING PERMIT



Property Overview



3957 Coffee Road is an approximately 3.79 acre vacant land site with Planning approval for 90 unit multifamily property. Construction plans were submitted to the building department, but no building permits have been issued.

City of Modesto Planning:

- Development Plan DRP-21-023
- Three story 90 unit apartment building
- System #: PLN2021-70231
- Approval Date: 1/21/22
- Expiration Date: 1/21/27



Zoning

This parcel is located within the **Coffee Claratina Specific Plan** and is zoned as **Mixed Community Commercial (MCC)**. The MCC zone is a zone within the Specific Plan and is held to residential development standards based on the proposed density.

The Mixed Community Commercial designation is to allow for mixed uses including commercial uses. It applies to 15 acres fronting along Coffee Road applied to a depth of 400 feet from Claratina Avenue (Pelandale Expressway) south to the southern boundary of the Specific Plan area. The purpose is to permit a mix of appropriate scale commercial and residential uses along Coffee Road in the Plan area. The uses would be compatible with and provide services and goods to the surrounding neighborhood as well as access community level shoppers. Uses allowed by this designation include a mix of Specialty Retail/Strip Commercial and Community Shopping Center uses, also included would be Professional Offices, Medium -High and Low-Density Residential uses.

Land use and development standards shall be as set forth in the City's C-2, C-1, P-O, R-3, R-2 and R-1 sections of Title X of the Modesto Municipal Code with exemptions as granted by this Specific Plan or the City in order to implement the Plan.

Plans for development in this area shall not cause the level of service (LOS) on adjacent roadways and intersections to exceed the General Plan standard of LOS D.

Depending on the density, the project will be held to either the R-1, R-2, or R-3 standards:



Density Standards:

Single-Family Residential (R-1):

- Maximum density of 10.9 dwelling units per net acre

Medium Density Residential (R-2):

- Minimum density of 10.9 dwelling units per net acre
- Maximum density of 22 dwelling units per net acre

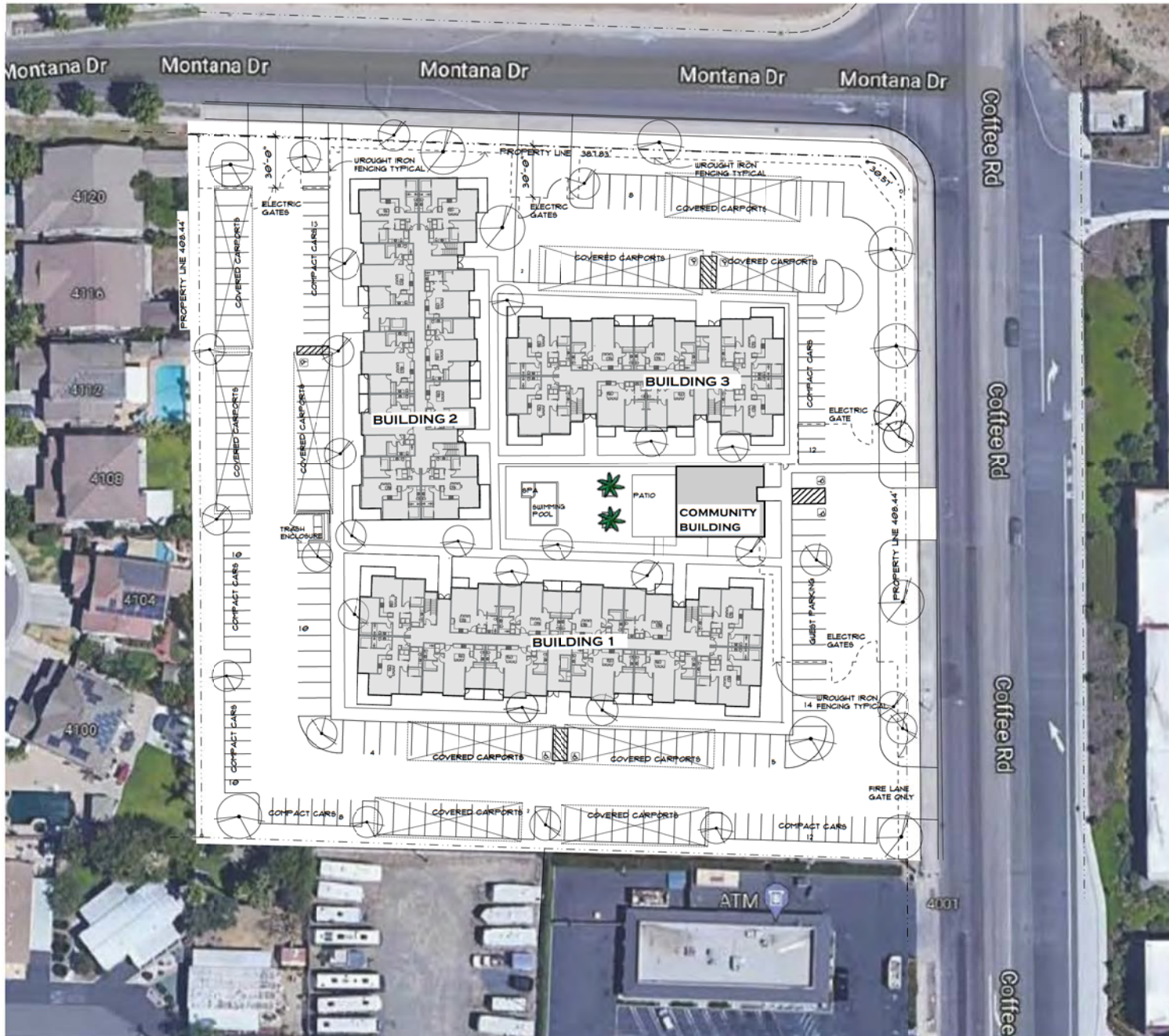
High Density Residential (R-3):

- Minimum density of 14.5 dwelling units per net acre
- Maximum density of 45 dwelling units per net acre

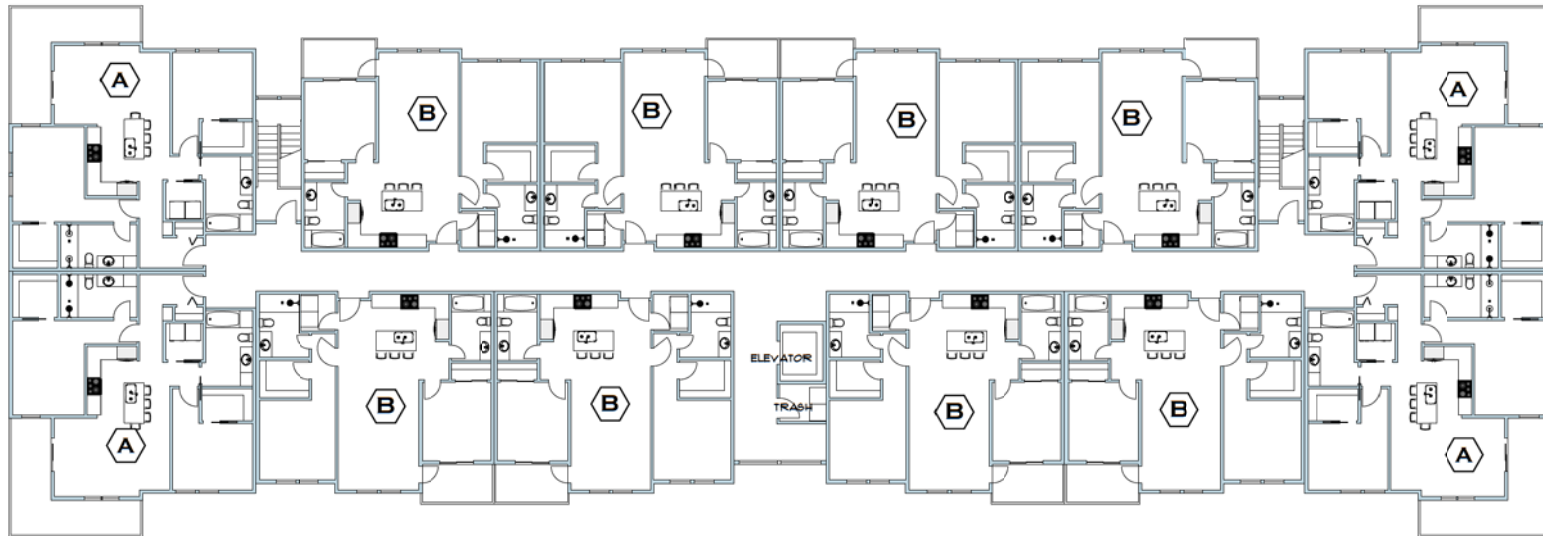
Proposed Development Plans



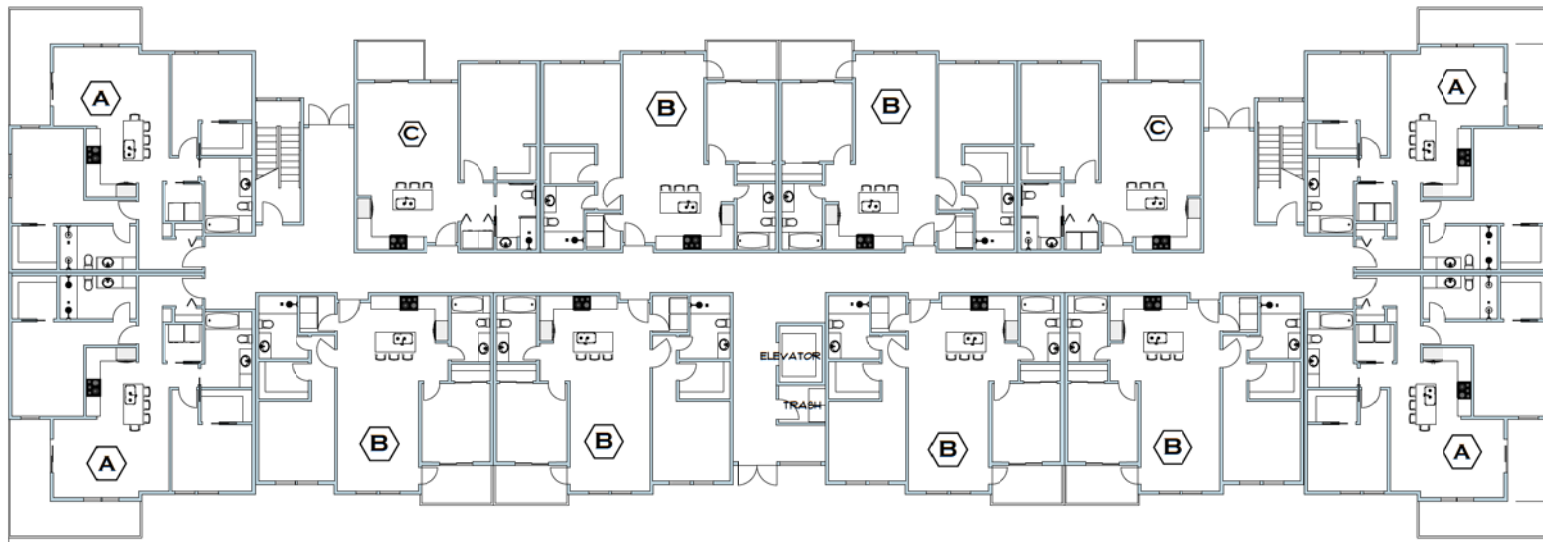
Site Plan



Floor Plan: Building 1



2nd & 3rd Floor

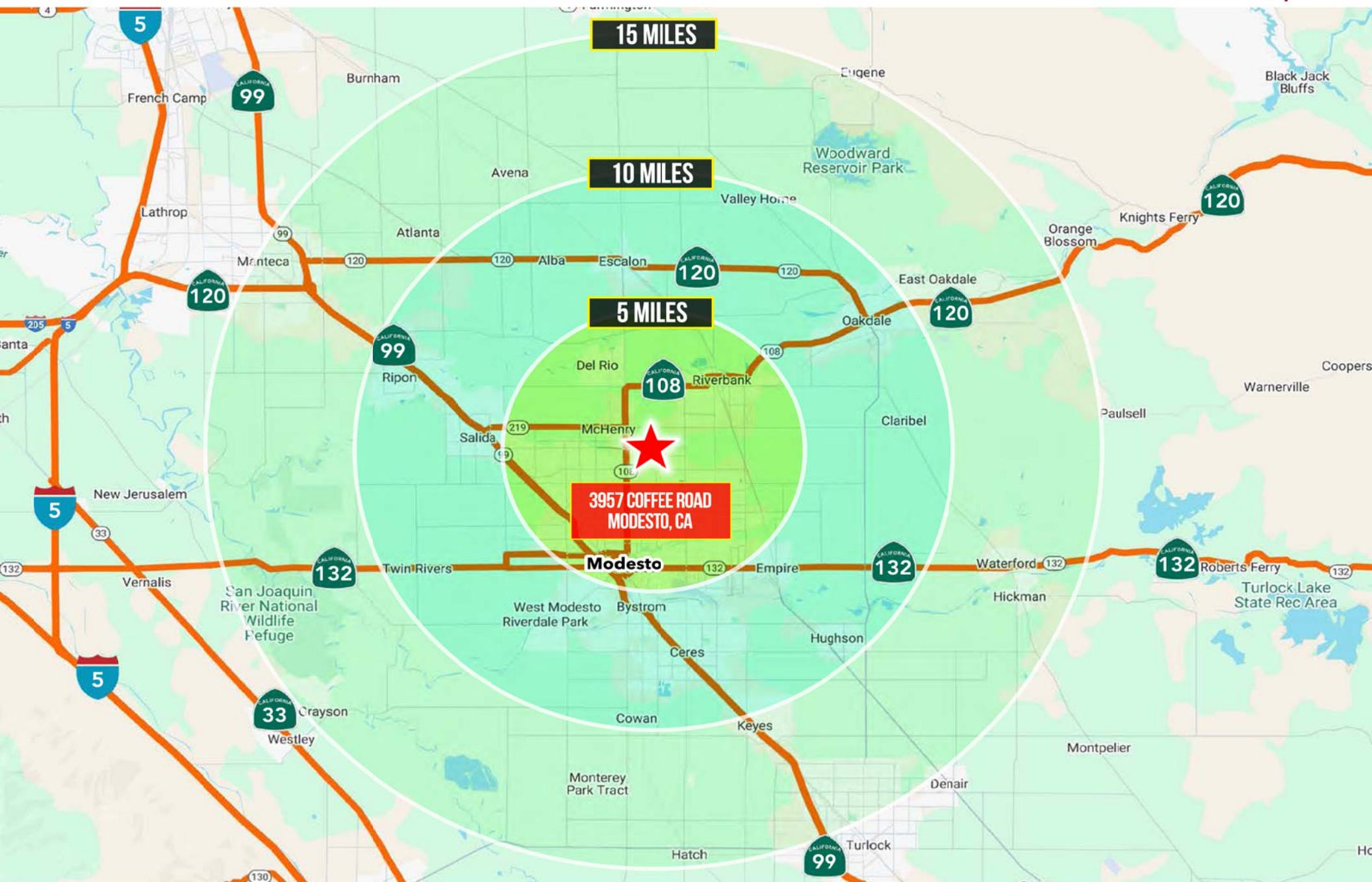


1st Floor

Aerial View



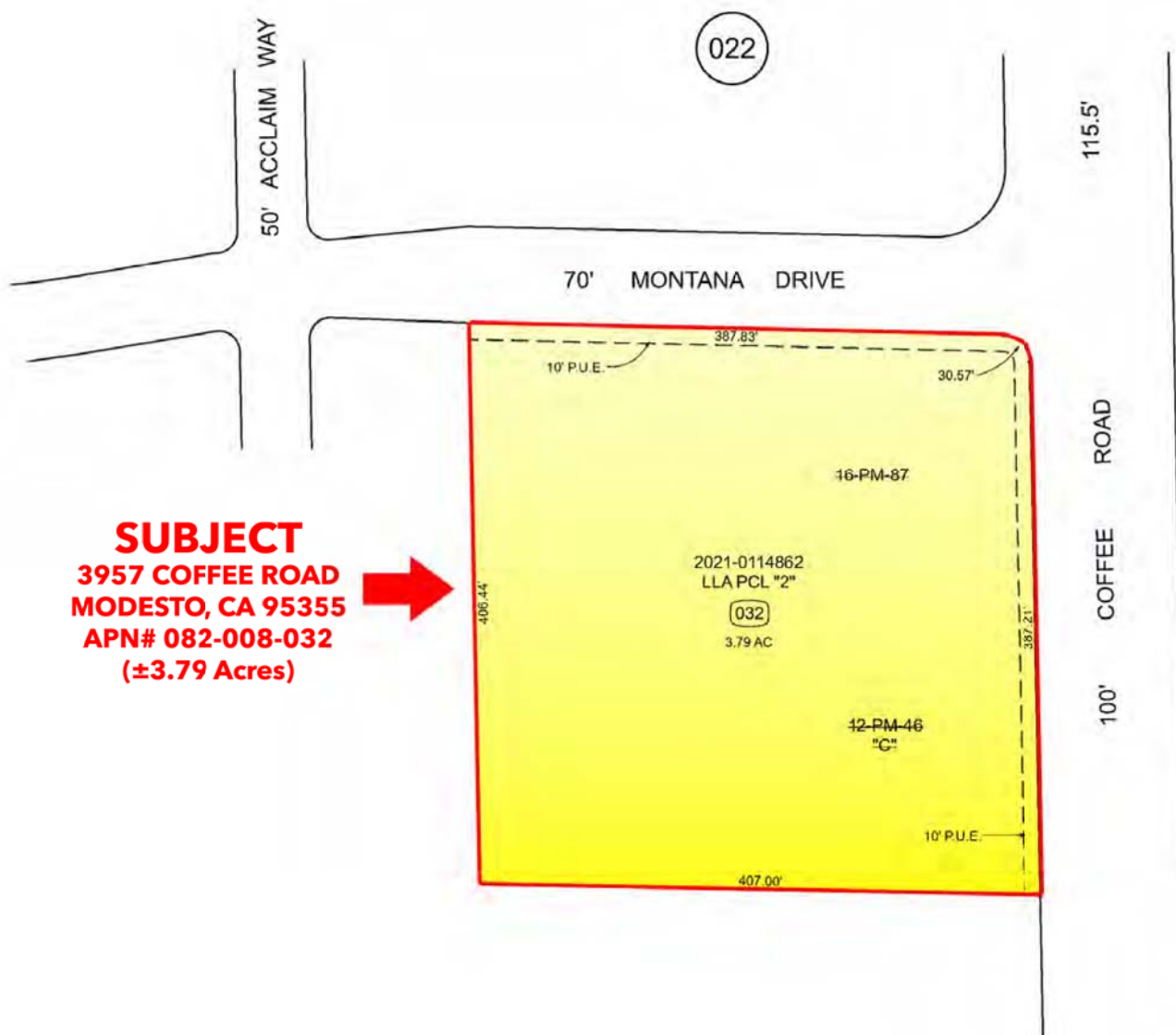
Locator Map



Amenities Aerial

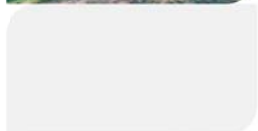


Parcel Map

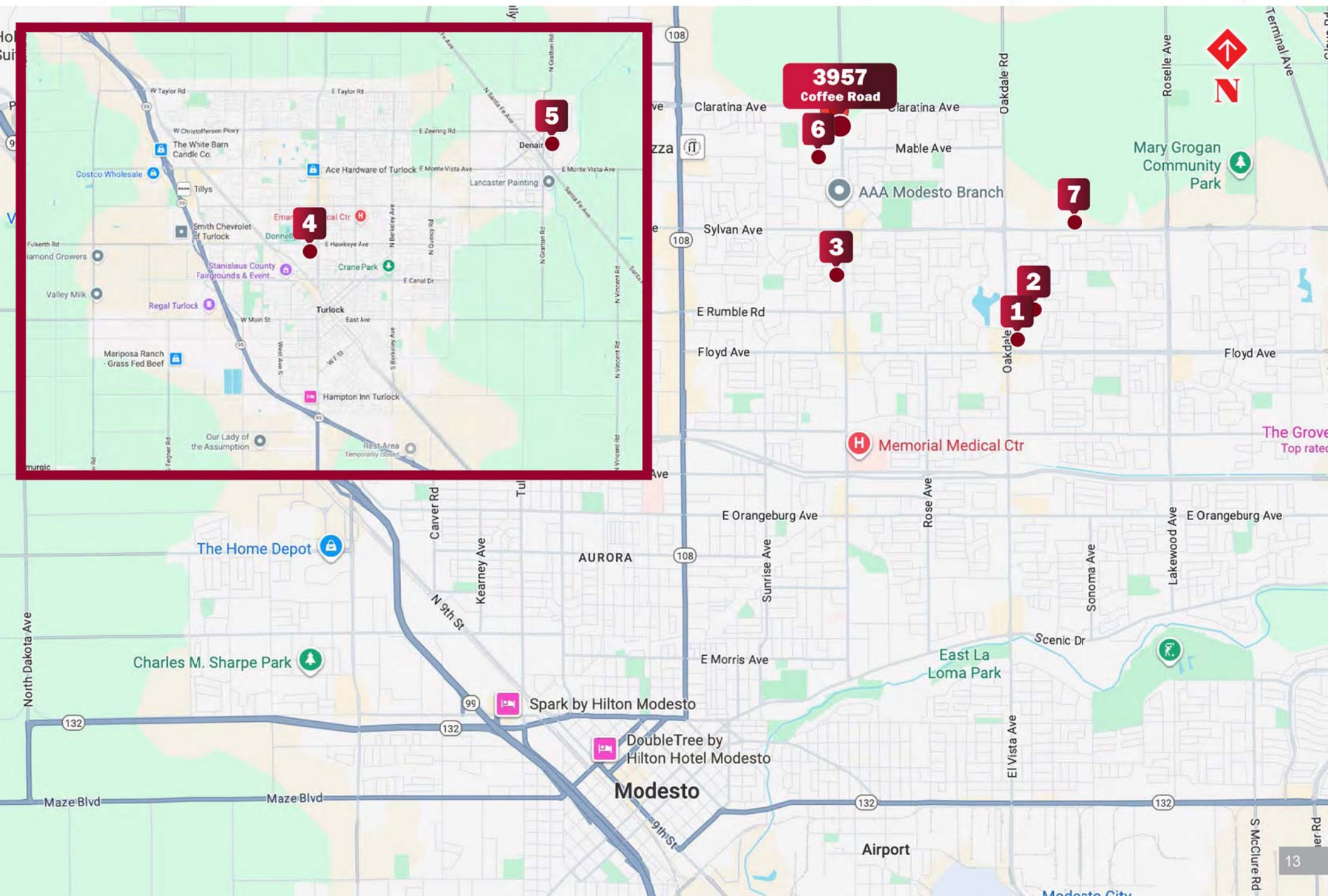


Sales Comparables

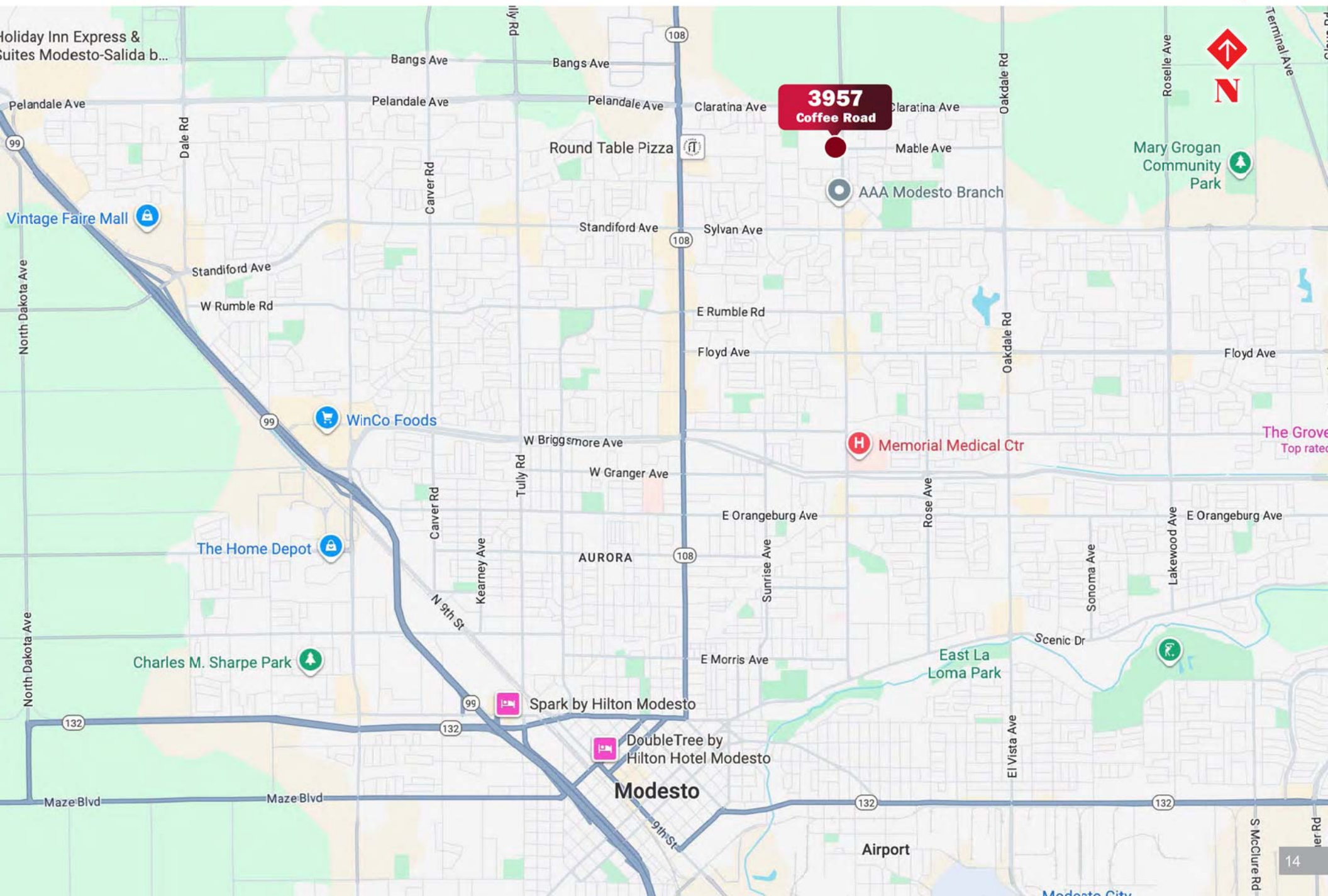
	Property Address	Property City	Sale Price	Land Area AC	Price/Acre	Sale Date
Sub	3957 Coffee Road	Modesto	\$2,500,000	3.79	\$659,631	Subject
1	2716 Oakdale Rd	Modesto	\$11,880,000	18.77	\$632,898	6/24/25
2	2804 Oakdale Rd	Modesto	\$11,000,000	34.19	\$321,732	2/7/24
3	3313 Coffee Road	Modesto	\$1,100,000	0.91	\$1,208,791	11/15/23
4	145 20th Century Blvd	Turlock	\$971,000	1.89	\$513,757	12/16/24
5	4800 Kersey Rd	Denair	\$1,592,500	1.33	\$1,197,368	4/28/23
6	NWC Coffee Road & Montana Drive	Modesto	\$1,035,000	2.20	\$470,455	3/24/21
7	2519 Sylvan Ave	Modesto	\$6,100,000	17.62	\$346,198	Under Contract



Sales Comparable Map



Map



Location Overview



Modesto is located in California's Central Valley, known for its strong agricultural roots and growing suburban community. The city blends small-town charm with urban convenience, offering proximity to major transportation routes and regional hubs. Modesto lies approximately 30 miles south of Stockton, 70 miles east of the San Francisco Bay Area, and 90 miles northwest of Fresno. The surrounding communities include Riverbank, Salida, Ripon, and Ceres. The area is characterized by family-friendly neighborhoods, established retail corridors, and access to outdoor recreation along the Stanislaus River.

The subject property is located along Coffee Road, one of Modesto's main north-south arterials lined with retail centers, restaurants, and service businesses. State Route 99 is located approximately five miles to the west, providing direct access to the greater Central Valley region. Nearby amenities include the Village One Shopping Center, Kaiser Permanente Modesto Medical Center, and multiple local parks. The property is also within proximity to Modesto Junior College and the popular Vintage Faire Mall.

Location Highlights:

- Central Modesto Location
- Situated Along Coffee Road, a Major North-South Corridor
- ±5 Miles to State Route 99
- Close to Retail, Dining, and Medical Amenities
- Near Modesto Junior College and Vintage Faire Mall
- Convenient Access to Surrounding Communities of Salida, Riverbank, and Ceres



Central Modesto
Location



Major Street
Location



Walkable
Location



Nearby Shopping
Amenities



Pop. ±287K
Within 5-Miles