

Fully Leased Commercial Property For Sale

118 W Orangeburg Avenue, Modesto, CA 95350



For more information, please give us a call

REBECCA ELLIS

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EXECUTIVE SUMMARY

Fully leased commercial property with high visibility and accessibility. Sale includes a 14,000 sf parking lot that is on it's own parcel. This property delivers a steady stream of rental income

Ideal for investors seeking a reliable income stream in Modesto's competitive commercial real estate market.

Beyond agriculture, Modesto's economy spans industries such as manufacturing, healthcare, education, and retail, providing a stable economic base and diverse tenant pool for commercial properties. With its strategic location, economic diversity, strong infrastructure, and quality of life, making it an ideal choice for businesses seeking growth and success in California's Central Valley.

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PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

PROPERTY DETAILS

Unit 112- 365 Day Spa (5 year term)

Unit 114- Furo Training (1 year remaining)

Unit 116- Victory Outreach (5 year term)

Unit 118 - Happy Feet Massage (5 year term)

New HVAC units

No deferred maintenance

PROFORMA ANNUAL EXPENSES

-\$16,500 Property Taxes

-\$3,800 Insurance

-\$800.00 Parking Lot Utilities

NET OPERATING INCOME

-\$86,900 Net Operating Income

-5.70% Cap Rate

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,534	156,040	282,930
Growth 2023-2028	0.95%	0.93%	1.01%
Growth 2010-2023	8.17%	8.09%	8.60%

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,999	55,399	93,112
Growth 2023-2028	0.90%	0.87%	0.97%
Growth 2010-2023	7.87%	7.60%	8.27%
AVERAGE HOUSEHOLD INCOME	\$85,642	\$80,502	\$82,722

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Orangeburg Ave	Alma Ave	2022	18,738	.02
E Orangeburg Ave	Collier Ave	2022	18,846	.13
McHenry Ave	W Coolidge Ave	2022	32,726	.20
W Granger Ave	Timothy Ave	2022	6,794	.27
E Roseburg Ave	Collier Ave	2022	3,843	.27
E Granger Ave	McHenry Village Way	2022	5,232	.29
E Coolidge Ave	Ila Way	2015	1,742	.31
E Coolidge Ave	Nelson Ave	2022	1,867	.31
E Coolidge Ave	Nelson Ave	2021	1,873	.31
W Roseburg Ave	Brady Ave	2022	5,850	.34

RENT ROLL

Table 1						
Rent Roll						
Tenant	Space	Rent Commencement	Lease Expiration	Lease Term remaining (in years)	Annually	Monthly
Victory Outreach	116	04/01/2023	04/01/2028	3.8	21600	1800
Happy Feet Massage	118	11/01/2022	01/01/2027	3	45600	3800
365 Day Spa	112	08/24/2023	11/24/2028	4	19200	1600
Furo Training	114	11/01/2025	11/01/2025	1.3	16800	1400

AERIAL VIEW

