



**FOR SALE OR LEASE
MULTI TENANT
OWNER USER/INVESTMENT
OPPORTUNITY**

304 F STREET

Waterford, CA 95386

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

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A photograph of a commercial building with a sign that reads "99¢ & PLUS". The building has a mix of white stucco and red brick. A person is standing near the entrance on the left. The image is overlaid with a dark blue gradient and a red vertical bar on the left side. The text "PROPERTY INFORMATION" is centered in white, with a red horizontal line underneath it.

PROPERTY INFORMATION

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is a rare opportunity to acquire a **highly visible corner commercial property in Waterford**, a market with extremely limited commercial inventory. Positioned at the intersection of F Street and Bentley Street, the property benefits from excellent exposure along one of the city's primary commercial corridors.

The property features a **fully built-out vacant supermarket with a kitchen**, providing an ideal owner-user opportunity with immediate occupancy potential. **The vacant space is also available for lease, offering flexibility for prospective tenants seeking a move-in-ready retail or food-service location.** In addition, the property includes a barbershop and a bakery/coffee shop that generate steady rental income of \$3,250 per month on a Modified Gross basis.

This flexible investment allows a buyer to occupy the supermarket space for their own business while benefiting from existing cash flow, or alternatively lease the vacant space to maximize returns. With its strong visibility, corner location, established tenant base, and value-add potential, the property presents a compelling opportunity for both investors and owner-users seeking long-term growth in a supply-constrained market.

| SPACES | RENT | ESTIMATED SF |
|---------------|----------------|--------------|
| Vacant Space | Contact Broker | ±6,600 SF |
| Bakery & Café | \$1,750 | ±2,250 SF |
| Barbershop | \$1,500 | ±1,794 SF |

Square footages are approximate. Buyer to verify all spaces sizes through independent due diligence.

LOCATION DESCRIPTION

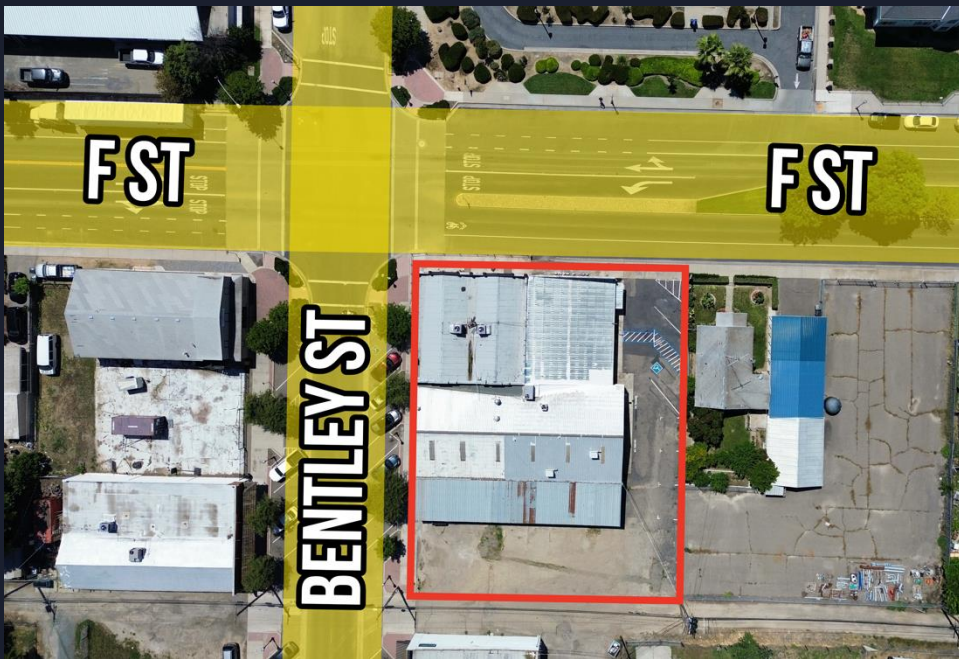
Located in the heart of downtown Waterford, 304 F Street benefits from a prominent corner location with excellent visibility and accessibility. The property is situated directly next to the local farmers market, generating consistent traffic and strong exposure to the surrounding community.

Positioned along F Street, one of Waterford's primary commercial corridors and the city's secondary main thoroughfare, the property enjoys significant commuter and local traffic connecting Waterford to nearby Oakdale and Modesto. Surrounded by established businesses and residential neighborhoods, the location offers an excellent opportunity for retail, grocery, or owner-user operations seeking a highly visible and strategic presence within the market.

OFFERING SUMMARY

| | |
|-----------------|--------------------|
| Sale Price | \$1,095,000 |
| Building Size | ±10,644 SF |
| Price/SF | \$102.87 |
| Lot Size | ±18,730 SF |
| Number of Units | 3 |

PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS

≈6,600 SF Vacant Space Ideal for Supermarket or Owner-User Use

The property offers approximately 6,600 square feet of available space that can accommodate a variety of retail, grocery, discount store, specialty market, or service-oriented businesses. The open layout provides flexibility for an owner-user looking to customize the space to fit their operational needs.

Excellent SBA Owner-User Opportunity

With over 50% of the building of the building available for occupancy and additional income from existing tenants, the property presents a strong opportunity for SBA financing. An owner-user can occupy the vacant space while offsetting expenses through rental income generated by the leased suites.

Existing Rental Income from Two Occupied Suites

Two additional suites within the property are currently leased, creating immediate in-place cash flow and investment stability. This setup allows a buyer to benefit from income-producing tenants while still maintaining a significant owner-user presence.

Prominent Corner Location with Strong Visibility

Positioned on a corner lot, the property benefits from enhanced street exposure, increased visibility from multiple directions, and excellent signage opportunities. The corner positioning helps maximize awareness for businesses operating at the site.

Prime Location Along F Street

The property is strategically positioned along F Street, one of Waterford's primary commercial corridors, and directly adjacent to the local farmers' market. This highly visible location benefits from consistent local and commuter traffic throughout the day.

Surrounded by Established Residential Neighborhoods and Businesses

The surrounding area consists of established neighborhoods, local retailers, restaurants, and service businesses that contribute to a steady customer base and daily activity within the trade area.

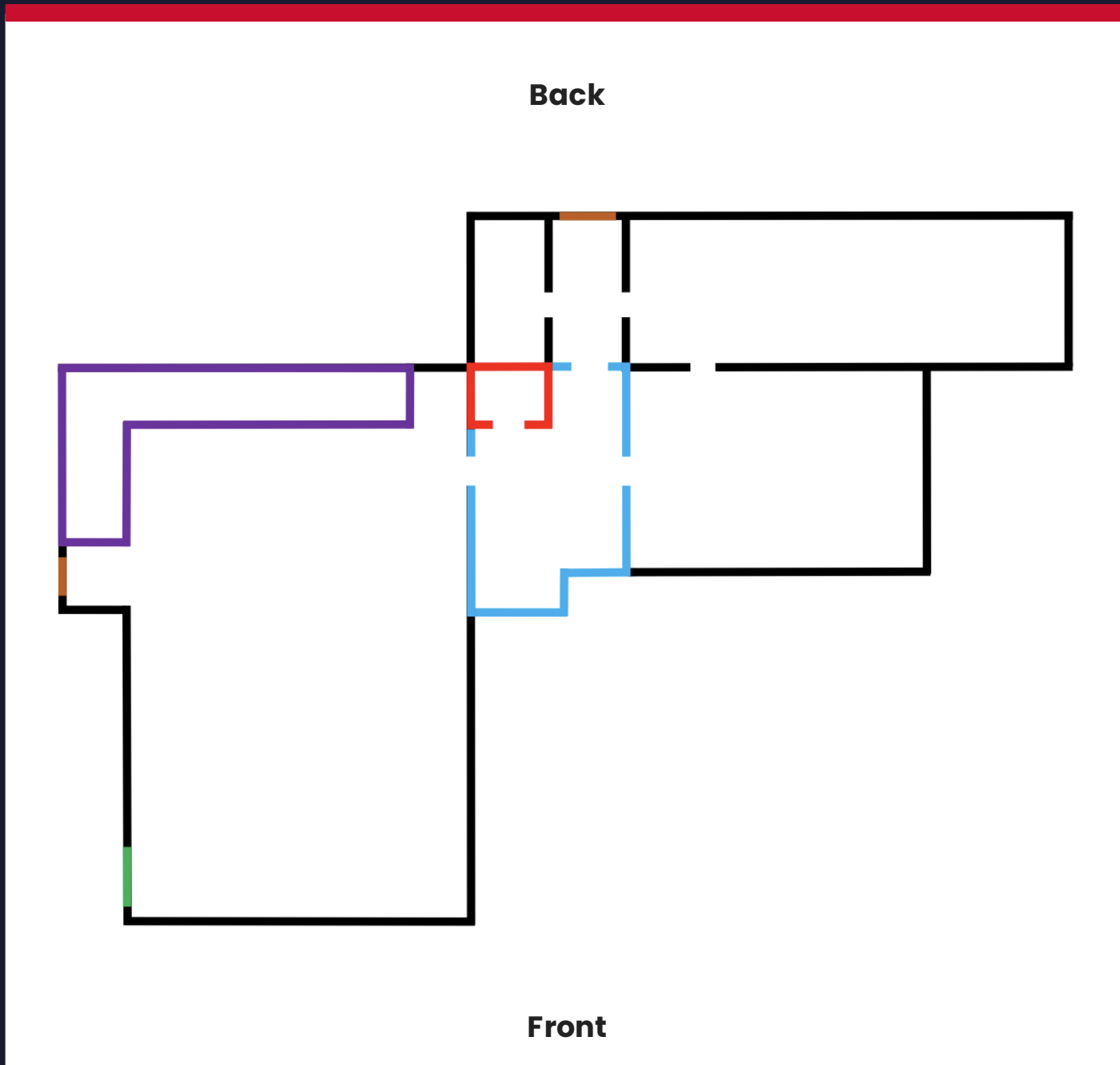
Convenient Access to Highway 132

The property offers quick access to Highway 132, allowing convenient connectivity to nearby cities including Modesto, Oakdale, Riverbank, and other Central Valley markets.

Flexible Layout Suitable for Multiple Uses

The available space can accommodate a variety of commercial uses including grocery, retail, discount retail, specialty food concepts, furniture, fitness, Showroom or other owner-user operations.

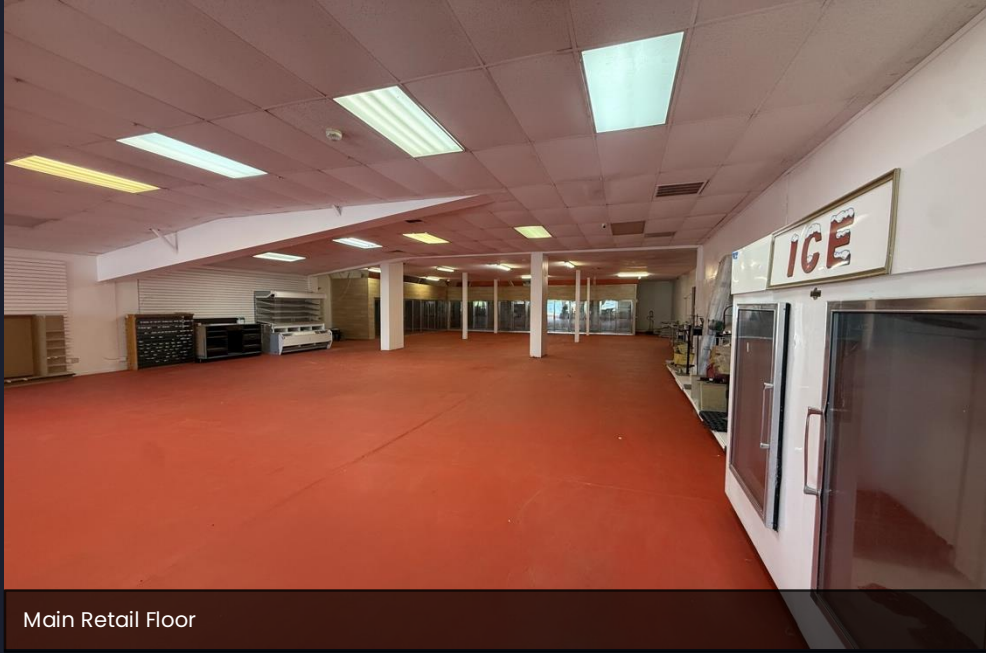
FLOOR PLAN - VACANT SPACE



LEGEND

- Entrance
- Bathroom
- Kitchen Area
- Freezer/Fridge
- Emergency/Exit Door

ADDITIONAL PHOTOS



Main Retail Floor



Back Kitchen



Back Kitchen



Restroom

RETAILER MAP





99¢ & PLUS DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

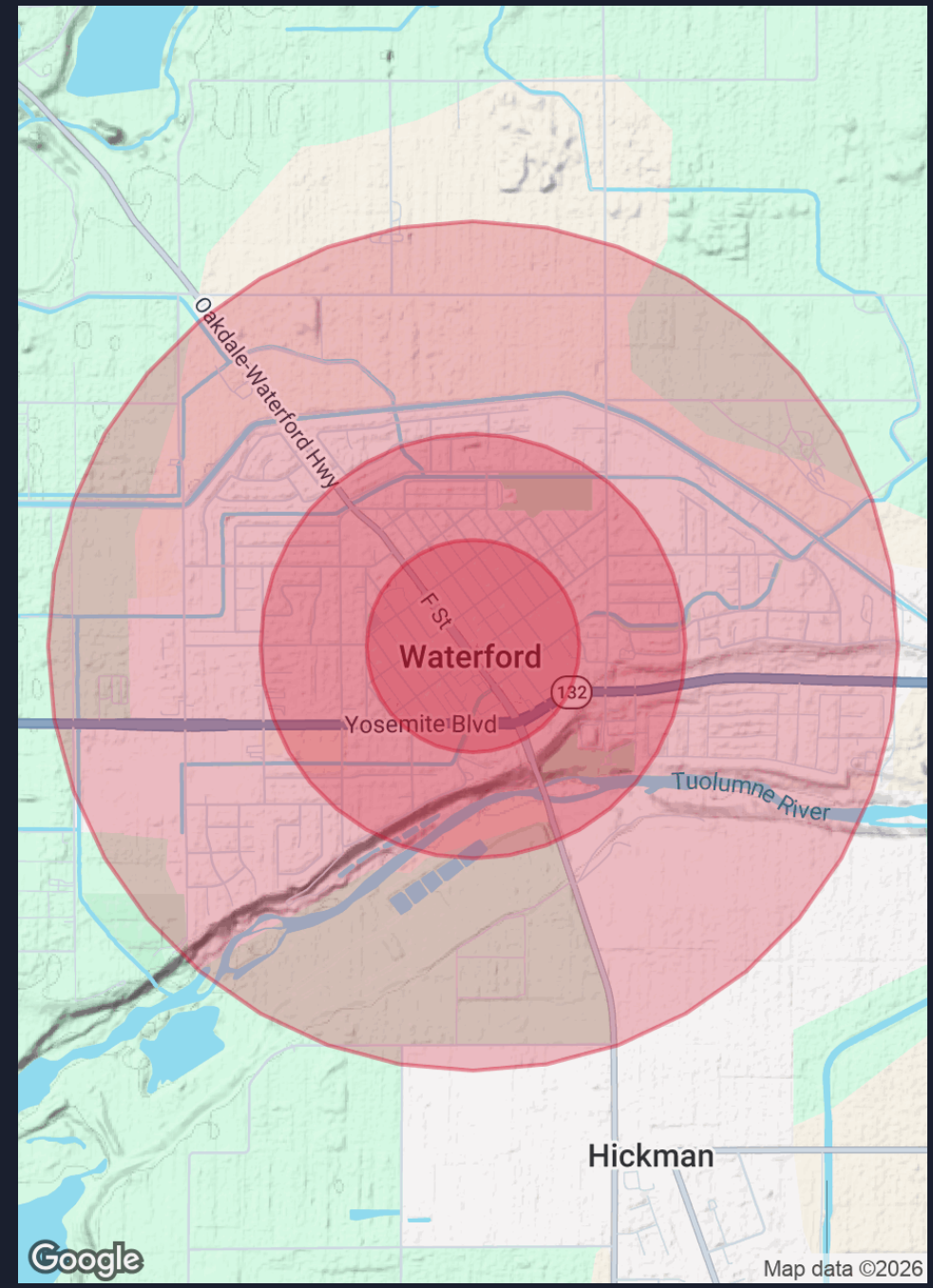
| POPULATION | 0.25 MI | 0.5 MI | 1 MI |
|----------------------|---------|--------|-------|
| Total Population | 1,232 | 3,984 | 8,147 |
| Average Age | 28.5 | 29.2 | 30.3 |
| Average Age (Male) | 26.7 | 27.8 | 29.1 |
| Average Age (Female) | 29.5 | 29.5 | 30.1 |

| HOUSEHOLDS & INCOME | 0.25 MI | 0.5 MI | 1 MI |
|---------------------|-----------|-----------|-----------|
| Total Households | 297 | 1,003 | 2,144 |
| # of Persons per HH | 4.1 | 4.0 | 3.8 |
| Average HH Income | \$93,476 | \$92,629 | \$91,649 |
| Average House Value | \$366,313 | \$369,103 | \$375,869 |

| ETHNICITY (%) | 0.25 MI | 0.5 MI | 1 MI |
|---------------|---------|--------|-------|
| Hispanic | 65.0% | 60.5% | 56.8% |

| RACE | 0.25 MI | 0.5 MI | 1 MI |
|------------------------------------|---------|--------|-------|
| Total Population – White | 695 | 2,285 | 4,743 |
| % White | 56.4% | 57.4% | 58.2% |
| Total Population – Black | 5 | 26 | 61 |
| % Black | 0.4% | 0.7% | 0.7% |
| Total Population – Asian | 18 | 93 | 267 |
| % Asian | 1.5% | 2.3% | 3.3% |
| Total Population – Hawaiian | 3 | 23 | 68 |
| % Hawaiian | 0.2% | 0.6% | 0.8% |
| Total Population – American Indian | 0 | 6 | 22 |
| % American Indian | 0.0% | 0.2% | 0.3% |
| Total Population – Other | 61 | 224 | 500 |
| % Other | 5.0% | 5.6% | 6.1% |

2023 American Community Survey (ACS)





EXCLUSIVELY LISTED BY:



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