

FOR SALE OR LEASE
MULTI TENANT
OWNER USER/INVESTMENT
OPPORTUNITY

304 F STREET

Waterford, CA 95386

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

COLTON TOSTE

209.461.6400 | colton@fcrei.com
CA DRE #01993261

JOSE ALTAMIRANO

209.636.3818 | jose@fcrei.com
CA DRE #02240190

All materials and information received or derived from First Commercial Real Estate, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Commercial Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by First Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

Property Information	3
Property Summary	4
Property Description	5
Floor Plan	6
Additional Photos	7
Retailer Map	8
Demographics	9
Demographics Map & Report	10



PROPERTY INFORMATION

FIRST COMMERCIAL REAL ESTATE & ADVISORY SERVICES

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 includes an existing California ABC Type 20 (Off Beer & Wine) License, and 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 that can help offset mortgage payments.

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	ESTIMATED SF
Vacant Space	±6,600 SF
Bakery & Café	±2,250 SF
Barbershop	±1,794 SF

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

LOCATION DESCRIPTION

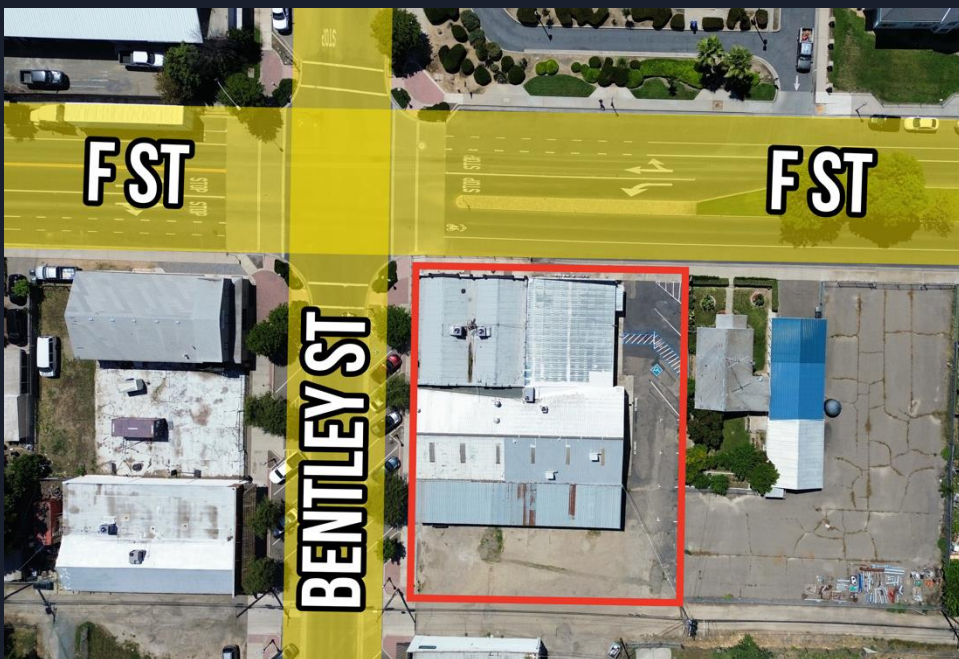
Located in the heart of downtown Waterford, 304 F Street benefits from a prominent corner location with excellent visibility and accessibility. The property is situated directly next to the local farmers market, generating consistent traffic and strong exposure to the surrounding community.

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	\$999,999
Building Size	±10,644 SF
Price/SF	\$93.95
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.

California ABC Type 20 (Off-Sale Beer & Wine) License Available with the Property

The property benefits from an existing California ABC Type 20 (Off-Sale Beer & Wine) license, providing a valuable opportunity for grocery, specialty food, convenience, or retail operators to offer packaged beer and wine sales.

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.

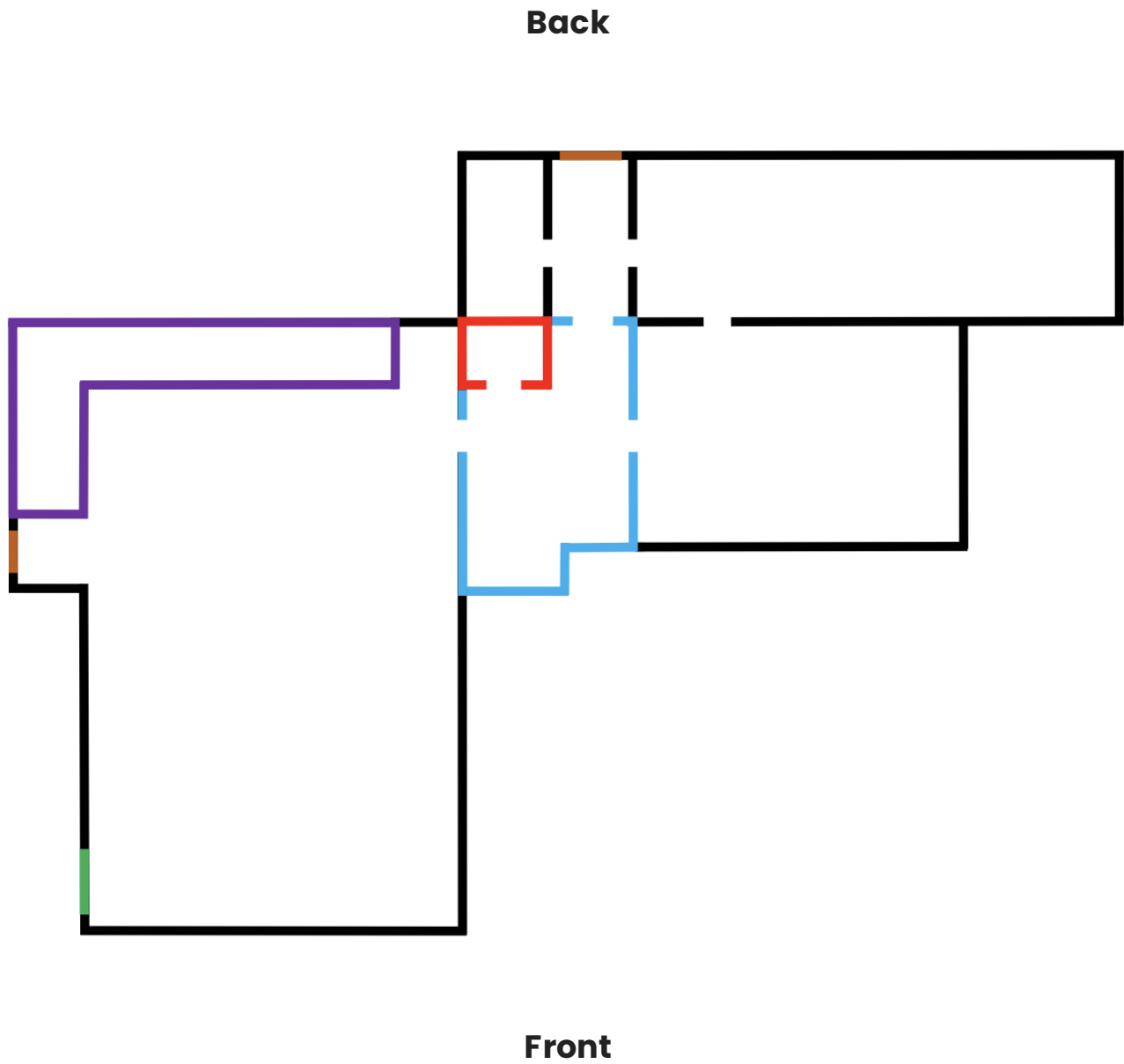
Convenient Access to Highway 132

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.

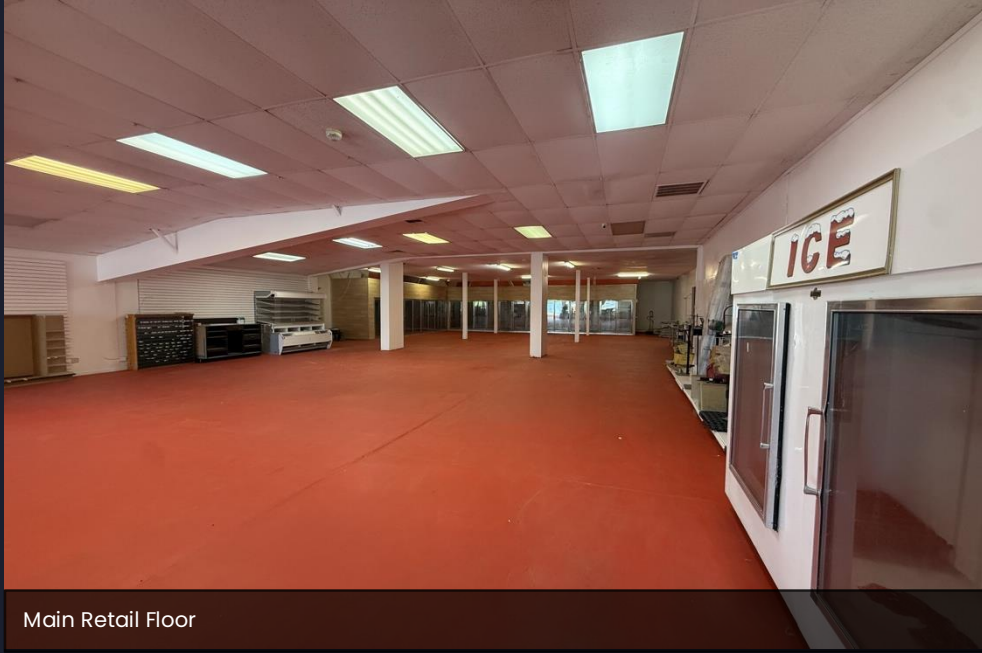
FLOOR PLAN - VACANT SPACE



LEGEND

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

ADDITIONAL PHOTOS



RETAILER MAP





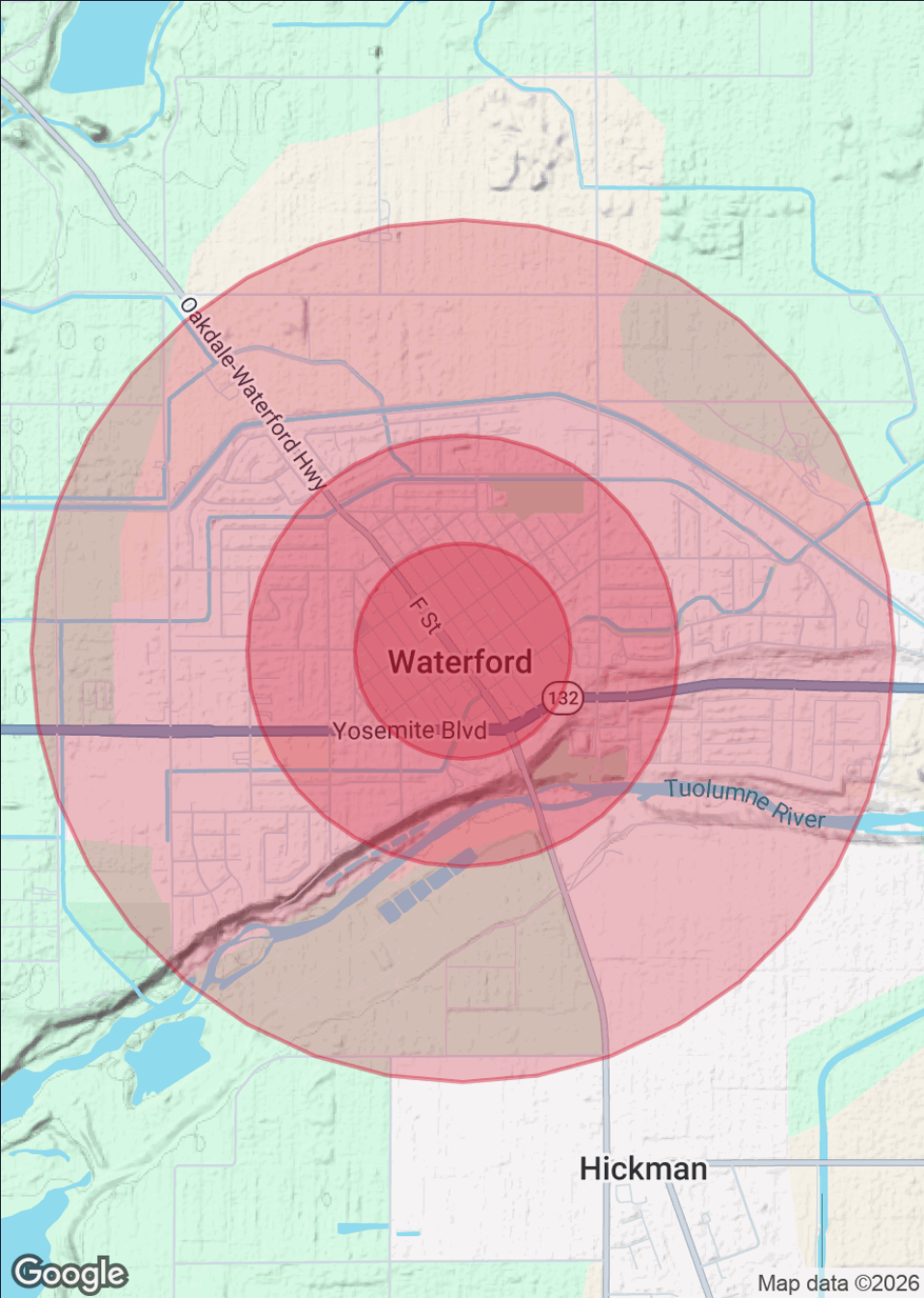
DEMOGRAPHICS

FIRST COMMERCIAL REAL ESTATE & ADVISORY SERVICES

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:



COLTON TOSTE

Managing Partner

209.461.6400 | 209.752.0296

colton@fcrei.com

CA DRE #01993261

JOSE ALTAMIRANO

Sales Associate

209.636.3818

jose@fcrei.com

CA DRE #02240190