

OFFERING MEMORANDUM



River Bluff - Flex Building

142 N 9th Street
Modesto CA 95350

THE SPACE

Location	142 N 9th Street Modesto, CA 95350
County	Stanislaus
APN	109-014-047-000
Square Feet	2500
Rent Per SF (Annual)	\$1.15
Lease Type	Gross

HIGHLIGHTS

- Central Modesto Location
- Easy Access and Visibility
- Ample Parking
- Fenced Secure Parking Lot
- Flexible M-1 Zoning
- Conditioned Flex Space



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,681	130,980	275,132



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$94,357	\$87,377	\$99,169



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,689	42,835	89,800

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	12
BUILDING SF	14,400
GLA (SF)	14,400
LAND SF	83,200
YEAR BUILT	1980
YEAR RENOVATED	Various
ZONING TYPE	M-1, Modesto
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	89
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Office
SOUTH	Industrial
EAST	Industrial
WEST	N/A

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco/Wood
PARKING SURFACE	Asphalt
LANDSCAPING	Mature



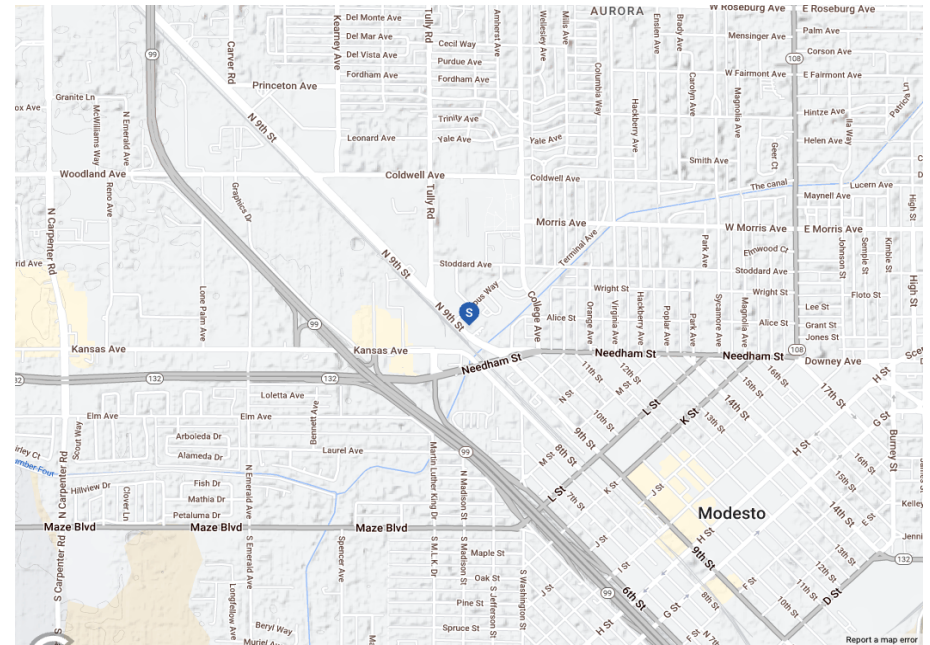
Modesto CA

- Modesto, California is located 68 miles south of Downtown Sacramento and 90 miles north of Fresno. Modesto is the largest city in Stanislaus County and the 18th largest city in the State of California. Situated on the corner of North 9th Street and Campus Way, the property is well located adjacent to Modesto Junior College (19,260 enrollment). Located along North 9th Street, the property offers excellent visibility for its diverse tenant mix.

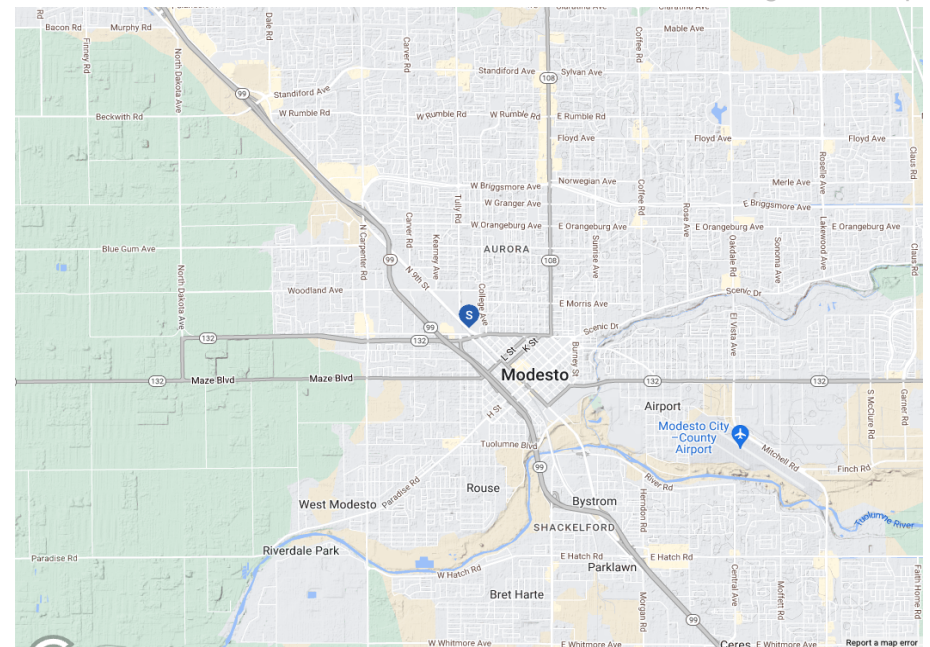
Stanislaus County

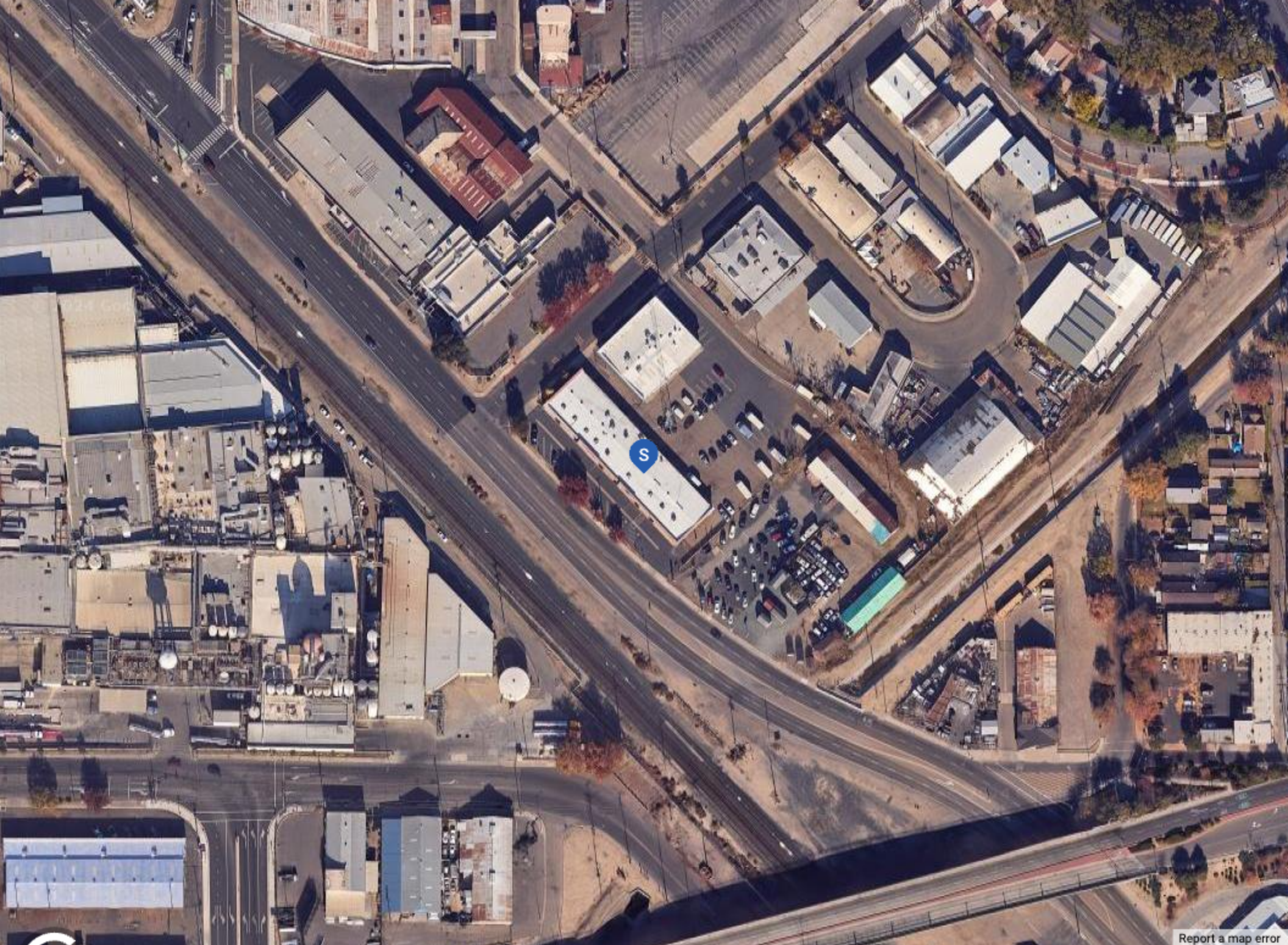
- The Modesto, CA MSA is located in the central valley of the state of California. Stanislaus County comprises the Modesto Metropolitan Statistical Area. Based on 2014 American Community Survey Statistics, the county had 531,997 residents. The Stanislaus County population is expected to reach 611,376 by 2025 according to state estimates.
- Two of California's major north-south transportation routes, Interstate 5 and Highway 99, intersect the area and the county has become one of the dominant logistics center locations on the west coast.
- Stanislaus County is situated 80 miles east of San Francisco, 300 miles north of Los Angeles, and 80 miles south of Sacramento. The region is noted for its agriculture and food processing. The county is situated in the agricultural heart of California's Central Valley.

Locator Map

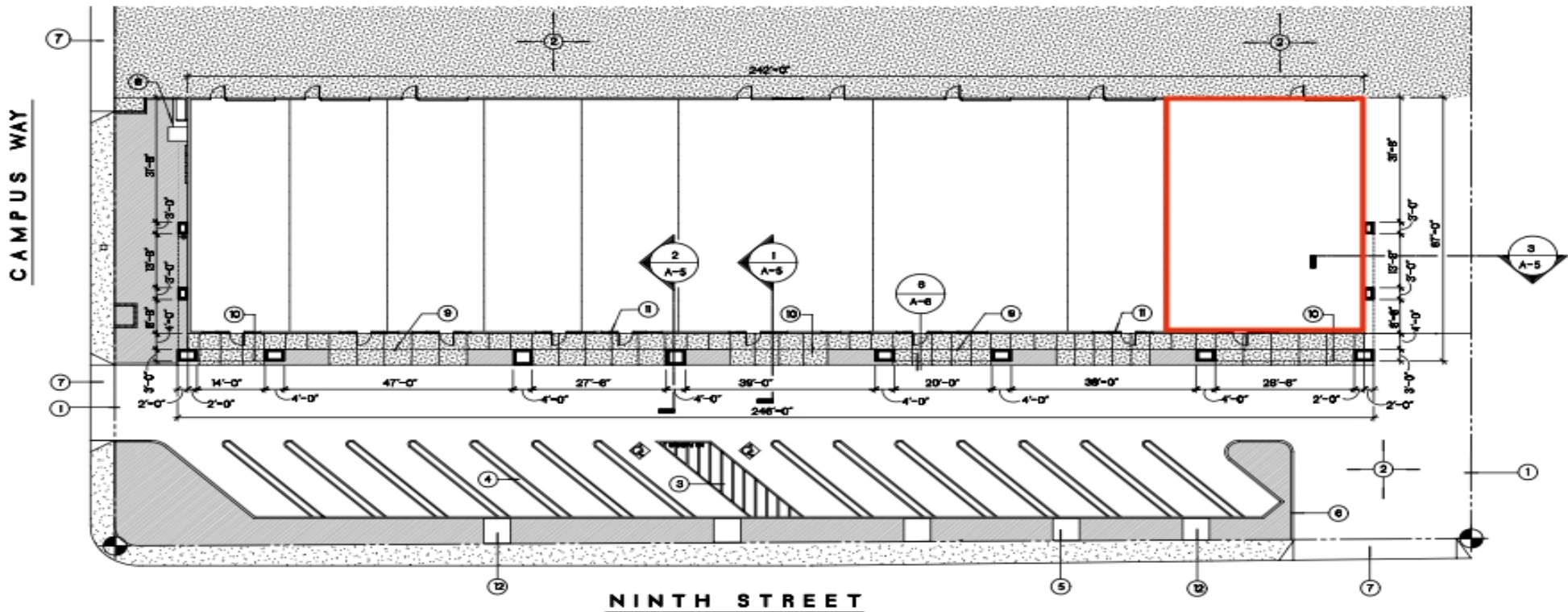


Regional Map





[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,412	128,334	243,768
2010 Population	12,577	123,635	258,266
2024 Population	13,681	130,980	275,132
2029 Population	13,617	130,061	274,460
2024 African American	645	4,668	10,100
2024 American Indian	297	3,079	5,540
2024 Asian	879	7,965	21,587
2024 Hispanic	6,873	71,042	141,180
2024 Other Race	3,774	41,101	79,337
2024 White	5,800	52,587	112,104
2024 Multiracial	2,181	20,508	43,693
2024-2029: Population: Growth Rate	-0.45 %	-0.70 %	-0.25 %

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	764	5,258	8,837
\$15,000-\$24,999	373	3,263	5,625
\$25,000-\$34,999	204	3,137	5,713
\$35,000-\$49,999	478	4,608	9,092
\$50,000-\$74,999	665	7,311	15,163
\$75,000-\$99,999	580	5,416	11,705
\$100,000-\$149,999	849	8,052	17,934
\$150,000-\$199,999	378	3,182	7,882
\$200,000 or greater	398	2,608	7,848
Median HH Income	\$68,246	\$65,600	\$75,756
Average HH Income	\$94,357	\$87,377	\$99,169

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,855	44,035	83,469
2010 Total Households	4,388	40,839	84,400
2024 Total Households	4,689	42,835	89,800
2029 Total Households	4,672	42,689	89,995
2024 Average Household Size	2.89	3.01	3.03
2000 Owner Occupied Housing	2,264	23,514	47,601
2000 Renter Occupied Housing	2,350	18,884	32,925
2024 Owner Occupied Housing	2,221	21,992	50,683
2024 Renter Occupied Housing	2,468	20,843	39,117
2024 Vacant Housing	221	1,751	3,110
2024 Total Housing	4,910	44,586	92,910
2029 Owner Occupied Housing	2,276	22,224	51,573
2029 Renter Occupied Housing	2,396	20,465	38,422
2029 Vacant Housing	253	1,929	3,205
2029 Total Housing	4,925	44,618	93,200
2024-2029: Households: Growth Rate	-0.35 %	-0.35 %	0.20 %

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,093	9,747	20,026
2024 Population Age 35-39	994	9,305	19,473
2024 Population Age 40-44	960	8,935	18,866
2024 Population Age 45-49	808	7,375	16,081
2024 Population Age 50-54	789	7,298	15,907
2024 Population Age 55-59	699	7,051	15,053
2024 Population Age 60-64	803	7,376	15,433
2024 Population Age 65-69	715	6,648	13,750
2024 Population Age 70-74	604	5,269	11,103
2024 Population Age 75-79	377	3,740	8,061
2024 Population Age 80-84	205	2,260	4,785
2024 Population Age 85+	199	2,355	4,876
2024 Population Age 18+	10,369	98,332	208,027
2024 Median Age	37	36	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,001	\$68,555	\$77,245
Average Household Income 25-34	\$87,546	\$85,298	\$95,649
Median Household Income 35-44	\$80,651	\$77,171	\$87,836
Average Household Income 35-44	\$106,948	\$98,796	\$112,048
Median Household Income 45-54	\$78,394	\$78,655	\$91,613
Average Household Income 45-54	\$102,808	\$98,545	\$115,252
Median Household Income 55-64	\$73,259	\$68,088	\$80,252
Average Household Income 55-64	\$101,802	\$89,353	\$105,160
Median Household Income 65-74	\$61,458	\$55,715	\$63,023
Average Household Income 65-74	\$93,975	\$80,296	\$88,727
Average Household Income 75+	\$68,724	\$68,673	\$70,396

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	890	8,552	18,533
2029 Population Age 35-39	1,060	9,362	19,702
2029 Population Age 40-44	936	8,750	18,668
2029 Population Age 45-49	909	8,338	17,692
2029 Population Age 50-54	763	6,917	15,128
2029 Population Age 55-59	725	6,657	14,402
2029 Population Age 60-64	643	6,465	13,742
2029 Population Age 65-69	716	6,580	13,881
2029 Population Age 70-74	636	5,910	12,283
2029 Population Age 75-79	484	4,421	9,418
2029 Population Age 80-84	291	2,873	6,246
2029 Population Age 85+	225	2,515	5,335
2029 Population Age 18+	10,435	99,278	211,164
2029 Median Age	38	37	37

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,486	\$79,129	\$87,957
Average Household Income 25-34	\$100,229	\$97,477	\$111,213
Median Household Income 35-44	\$90,162	\$87,603	\$100,953
Average Household Income 35-44	\$121,020	\$113,303	\$129,347
Median Household Income 45-54	\$86,786	\$90,010	\$103,338
Average Household Income 45-54	\$115,545	\$114,135	\$132,649
Median Household Income 55-64	\$84,181	\$79,181	\$92,921
Average Household Income 55-64	\$118,204	\$103,172	\$123,134
Median Household Income 65-74	\$78,301	\$67,083	\$76,583
Average Household Income 65-74	\$111,236	\$94,697	\$105,596
Average Household Income 75+	\$83,718	\$82,464	\$85,108

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