

**2936 ELITE BUILDER
SERVICES**
FARRAR AVE | MODESTO, CA

FOR SALE

38,000 SF | \$4,235,000



7.25 Years
WALT



\$296,400
NOI



38,000
Square Foot



7%
Cap Rate

THOMAS SOLOMON
209.535.8099
thomass@cosol.net
Lic: 01954944

TOM SOLOMON
209.541.5026
TSolomon@cosol.net
Lic: 00713735

JACOB FRIEDRICH
209.481.5438
jfriedrich@cosol.net
Lic: 02017662

2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net
Lic: 00713735



TABLE OF CONTENTS

CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.



3

PROPERTY SUMMARY

4

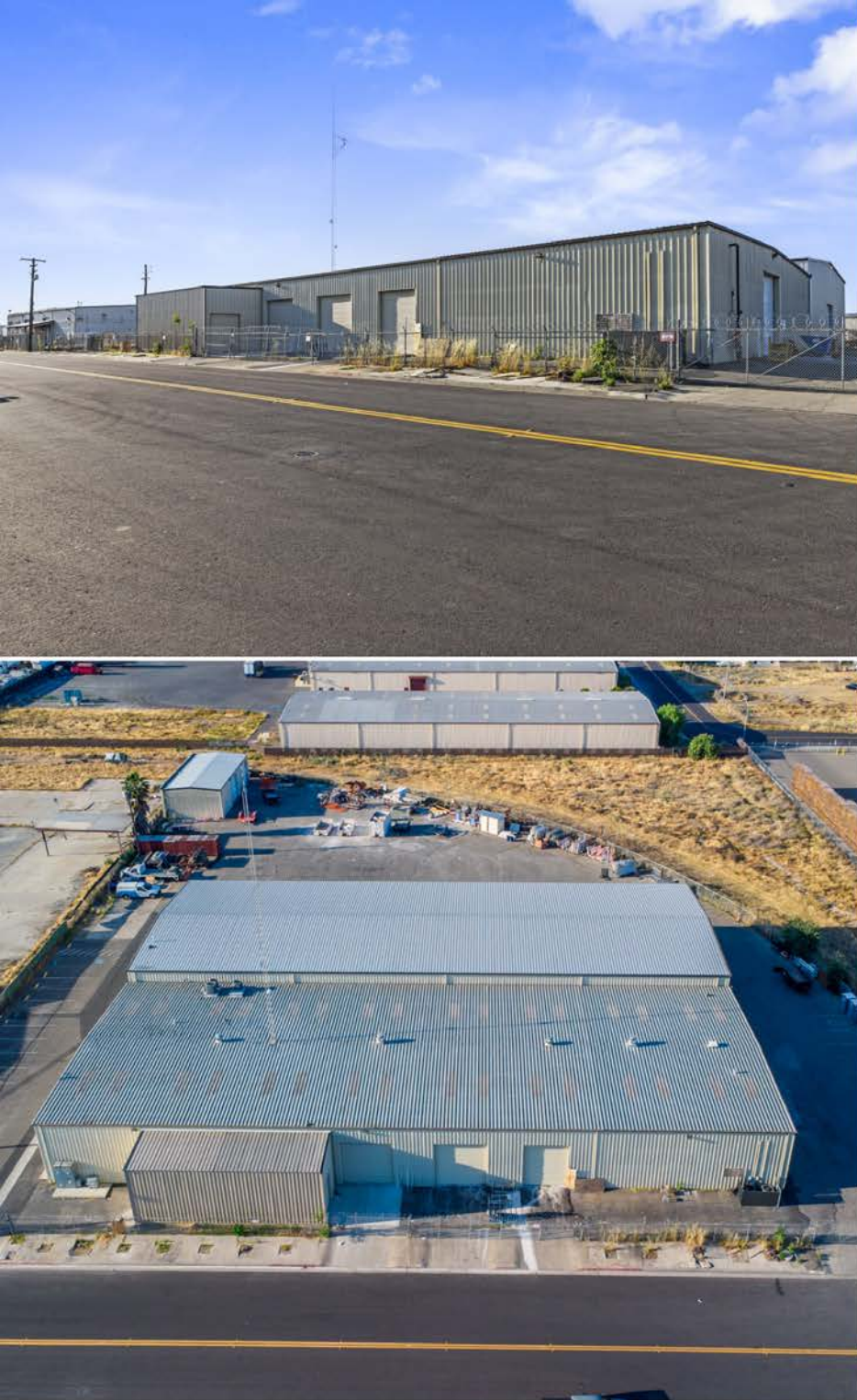
TENANT SUMMARY

5

DEMOGRAPHICS

6

PROPERTY PHOTOS & RECENT UPGRADES



2936 FARRAR AVE

MODESTO, CA 95354

OFFERING PRICE \$4,235,000

MONTHLY BASE RENT:	\$24,700 NNN
CAP RATE:	7%
LEASE TERM:	10 YEARS LEASE 1/1/2023-12/31/2032 OPTIONS: 3 x 5-year
LEASE RATE:	\$0.65 PSF / Month
SQUARE FOOTAGE:	38,000
PRICE PER SQUARE FOOT:	\$111.45
LOT SIZE:	2.5 ACRES
YEAR BUILT:	1971 & 2022
APN:	036-008-030-000
ZONING:	M

INVESTMENT HIGHLIGHTS

- Established Commercial Asset: This 38,000 sq ft two-building industrial manufacturing and warehouse facility, built in 1971 and 2022, is situated on a 2.5-acre lot within Modesto's well-established Beard Industrial Park. One of the two main buildings was constructed in 2022 and is equipped with cranes, enhancing its functionality for heavy fabrication work.
- Stable Long-Term Tenancy: The property is currently occupied by Elite Builder Services, Inc., a well-established building materials and installation services provider, offering a consistent and reliable income stream for investors.
- Strategic Operational Site: This location serves as the company's primary countertop and slab yard supporting its Northern California operations. Elite Builder Services uses this property as its only fabrication shop, making it a critical component of their supply chain and overall business operations.

TENANT SUMMARY



Established company with a strong reputation in California's building materials and construction supply industry.



Strategic and sophisticated operator with growth-oriented leadership and expansion potential.



Distribution hub in Modesto, California to support operations throughout Northern and Southern California.



According to an IBISWorld report, the California building materials industry is projected to expand significantly by 2025.

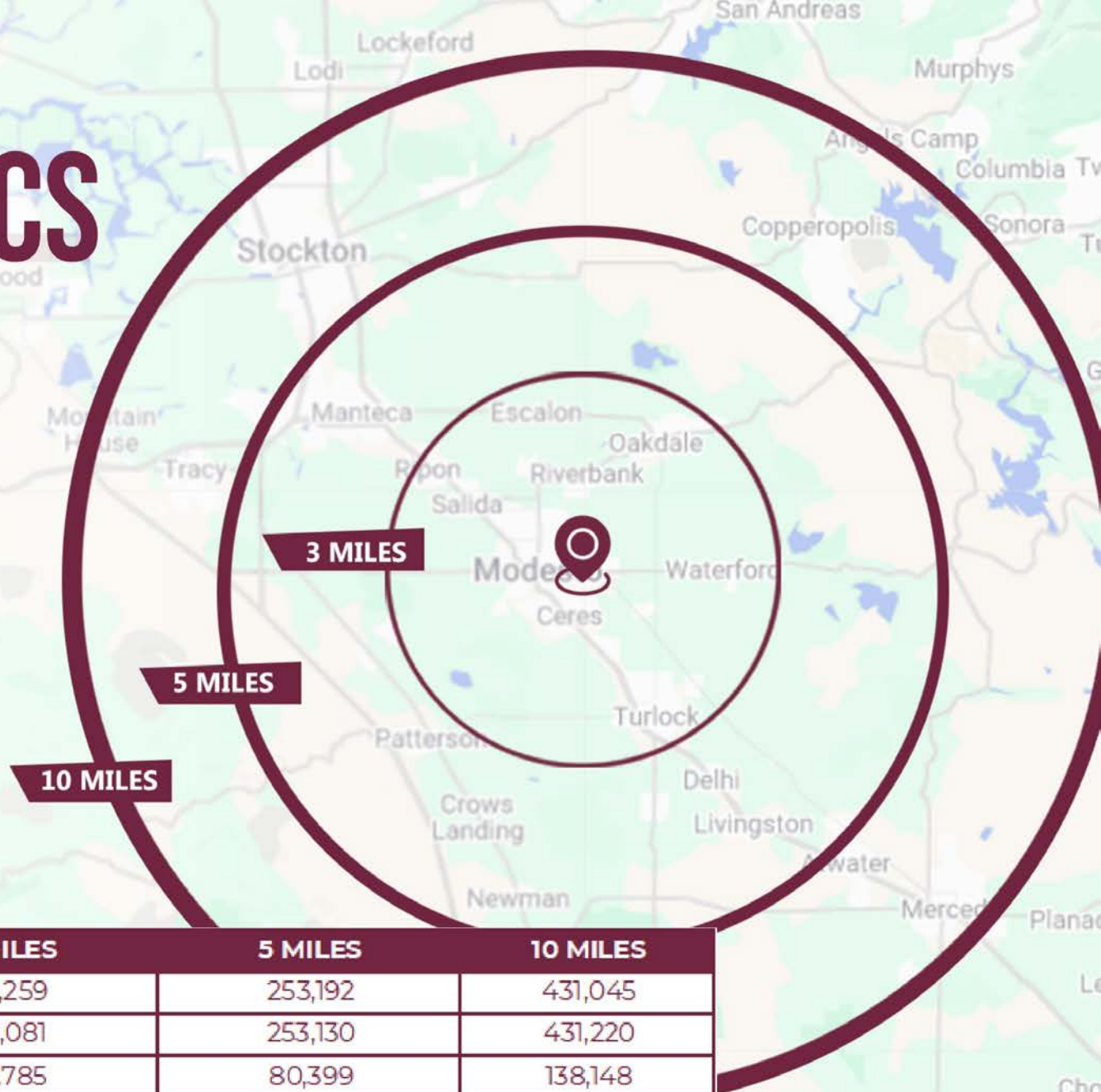


Elite Builder Services was founded in January 2010. Elite Tile handed over the torch, transitioning from a tile company to one with a broader focus of servicing builders in the greater Bay Area and throughout California. Since then, we've built successful & long-standing relationships with many of our state's top homebuilders.

The new owner's goal is to provide a partnership to builders - one that supports the needs of the final stages of the building process. This means providing exceptional products, professionalism, installation services and most importantly: exemplary communication.

Put simply, Elite Builder Services is a homebuilder service provider with the focus on service. We pride ourselves on the quality of that service, which we tailor to meet the needs of each individual builder and homeowner with whom we partner.

DEMOGRAPHICS



SUMMARY	3 MILES	5 MILES	10 MILES
2024 Population	113,259	253,192	431,045
2029 Population	113,081	253,130	431,220
2024 Households	36,785	80,399	138,148
2029 Households	36,718	80,373	138,210
Annual Growth 2024-2029	0.00%	0.00%	0.00%
Median Home Value	\$372,949	\$384,584	\$400,750
Median Household Income	\$69,296	\$70,353	\$74,275

PROPERTY PHOTOS











RECENT UPGRADES

The property has several key upgrades, including a separate office building, multiple cranes, a large yard, and strong power supply. These features make it well-suited for industrial and manufacturing operations.











PACIFIC
MOBILE STRUCTURES
800-225-6539



AERIAL





**2936 ELITE BUILDER
SERVICES**
FARRAR AVE | MODESTO, CA

THOMAS SOLOMON
209.535.8099
thomass@cosol.net
Lic: 01954944

TOM SOLOMON
209.541.5026
TSolomon@cosol.net
Lic: 00713735

JACOB FRIEDRICH
209.481.5438
jfriedrich@cosol.net
Lic: 02017662

2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net

