



Sunrise Ave Medical Offices

1600 Sunrise Ave  
Modesto CA 95350

# Sunrise Ave Medical Offices

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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	1600 Sunrise Ave Modesto CA 95350
COUNTY	Stanislaus
MARKET	Sacramento-Stockton-Modesto
SUBMARKET	Stockton-Modesto
BUILDING SF	11,111 SF
NET RENTABLE AREA (SF)	10,775
LAND SF	30,000 SF
YEAR BUILT	1978
YEAR RENOVATED	Various
APN	120-048-002-000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,100,000
PRICE PSF	\$194.90
OCCUPANCY	100%
NOI (CURRENT)	\$140,442
NOI (Pro Forma)	\$154,842
CAP RATE (CURRENT)	6.69%
CAP RATE (PRO FORMA)	7.37%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	19,530	153,020	285,733
2024 Median HH Income	\$70,768	\$75,958	\$77,212
2024 Average HH Income	\$88,833	\$100,939	\$101,636



## PROPERTY DESCRIPTION

- Unleash the potential of this prime investment opportunity! This one-of-a-kind, renovated medical office building is nestled in the heart of Central Modesto, just off Briggsmore & Sunrise Ave. With nine spacious individual suites, a convenient common area restroom, and exceptional visibility, this turn-key property is a dream come true for any savvy investor. Picture-perfect with mature landscaping, ample parking, and a strong emphasis on safety and privacy. Don't miss out on this rare chance to secure your financial future in the thriving commercial real estate market.
- Prime Opportunity for Owner Occupier: Suite 16 at 1600 Sunrise Ave presents an incredible chance for an operator. Formerly a medical office, this well-designed space boasts six private offices, nine exam rooms, a spacious break room, a nurse station, and a welcoming reception area. With plumbing for water and air already in place, this turnkey property is ready to help you achieve your financial goals.

## HIGHLIGHTS

- Prime Modesto Location: This exceptional office property is strategically situated just off Briggsmore Ave, offering a highly desirable central location for medical operators. With its prime positioning, this property presents an unparalleled opportunity for investors seeking a lucrative return on investment.
- Recently Renovated Interior: Step into this modern and sleek office space that has undergone a stunning transformation. With a fresh and contemporary design, this property offers a professional and inviting atmosphere that will impress both clients and employees alike. The thoughtfully updated interior features state-of-the-art amenities and high-end finishes, providing a comfortable and productive work environment. Don't miss out on the opportunity to own a space that reflects the pinnacle of style and functionality.
- Low Price PSF: This incredible office property at 1600 Sunrise Ave offers an unrivaled opportunity for savvy investors looking to maximize their return on investment. With a remarkably low price per square foot for medical space, this property is a true gem in the market. Don't miss your chance to secure a lucrative deal that will leave your competitors in the dust.

- Below Replacement Cost: This prime office property at 1600 Sunrise Ave is an investment opportunity that is priced substantially below replacement cost. With its strategic location and exceptional features, this property offers an unbeatable value proposition for savvy investors. Don't miss out on this rare chance to acquire a high-quality asset at a fraction of its worth!





02

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Building Sketch
- Dental Floorplan

## PROPERTY FEATURES

NUMBER OF TENANTS	9
BUILDING SF	11,111
NET RENTABLE AREA (SF)	10,775
LAND SF	30,000
YEAR BUILT	1978
YEAR RENOVATED	Various
# OF PARCELS	1
ZONING TYPE	P-O, Modesto
BUILDING CLASS	B
LOCATION CLASS	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	56/49
PARKING RATIO	5/1,000
BUILDING FAR	.37
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4
ELEVATOR	No
SUBTERRANEAN PARKING	No

## NEIGHBORING PROPERTIES

NORTH	Office
SOUTH	Residential
EAST	Office
WEST	Residential

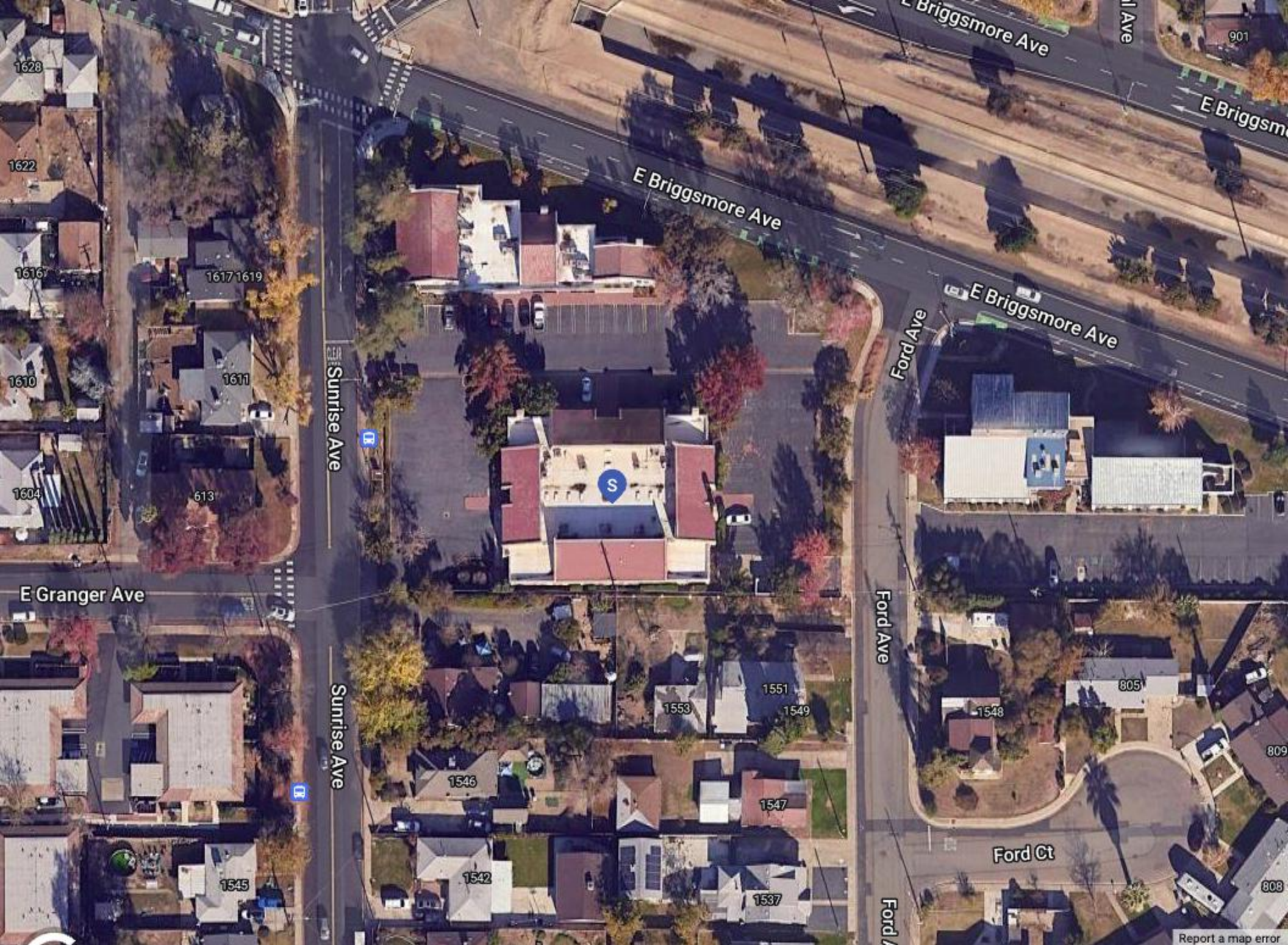
## MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Title and flat silicone membrane
LANDSCAPING	Mature



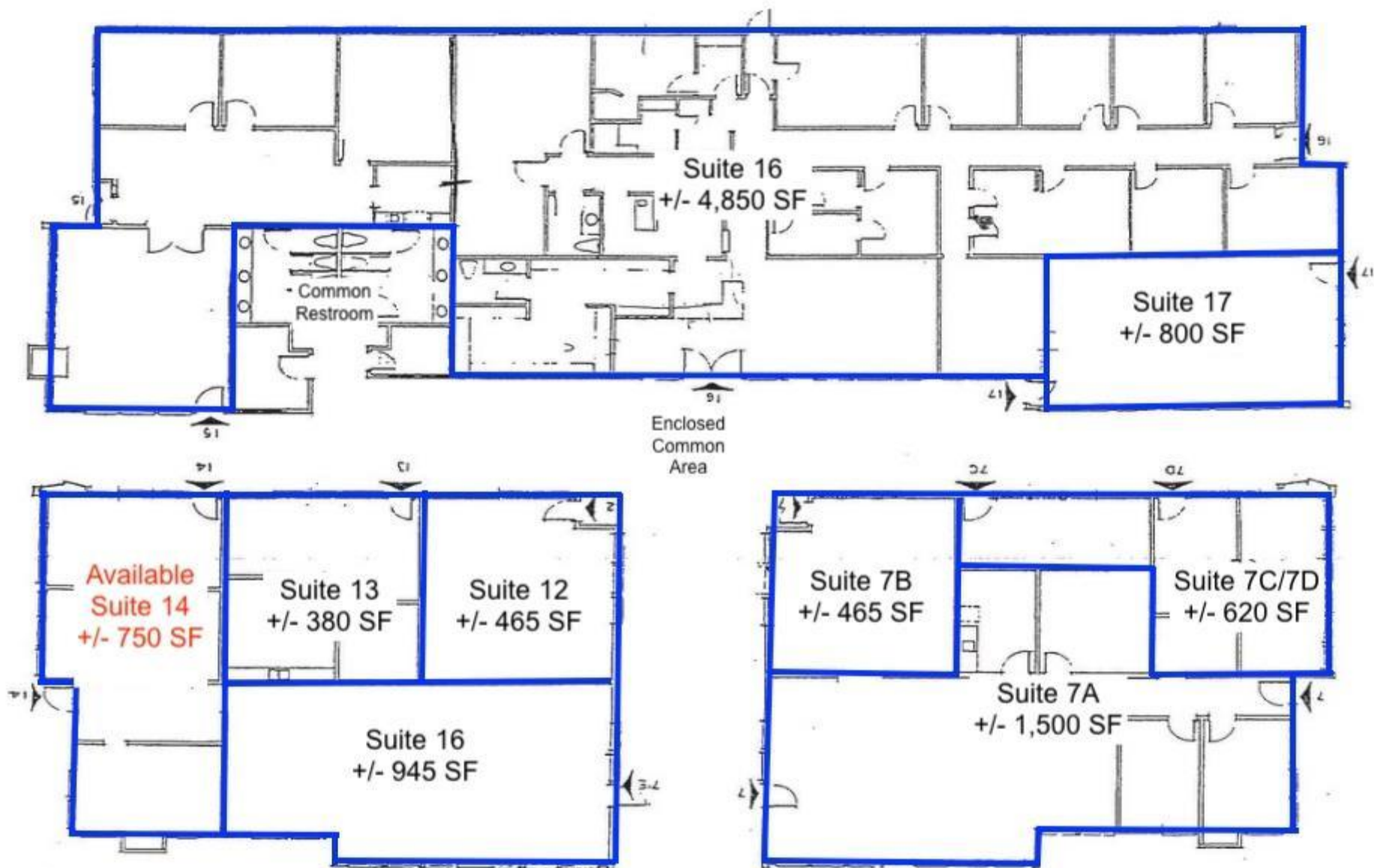


[Report a map error](#)



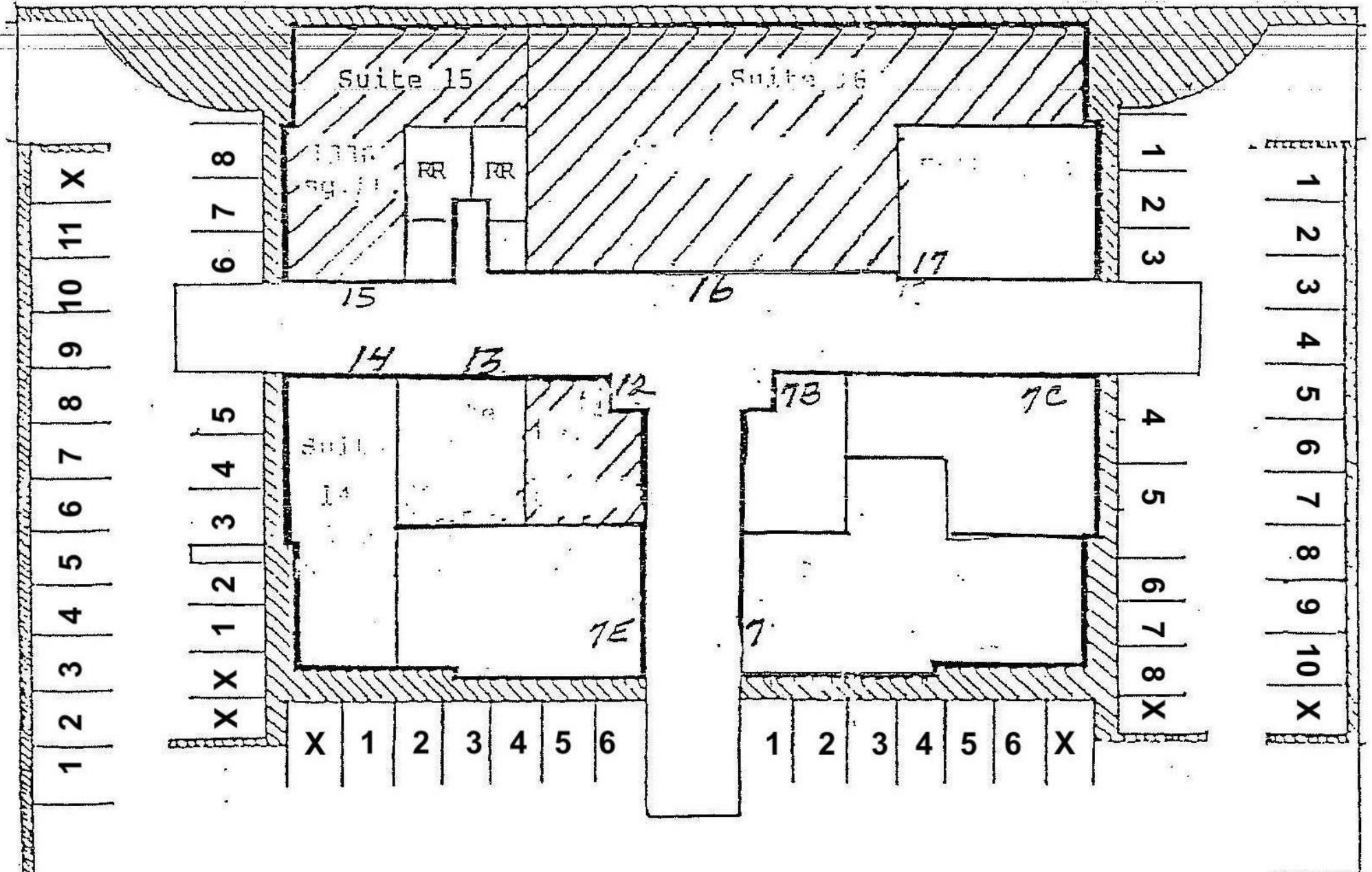


# 1600 Sunrise Ave



# Parking Map

56 total / 49 operational





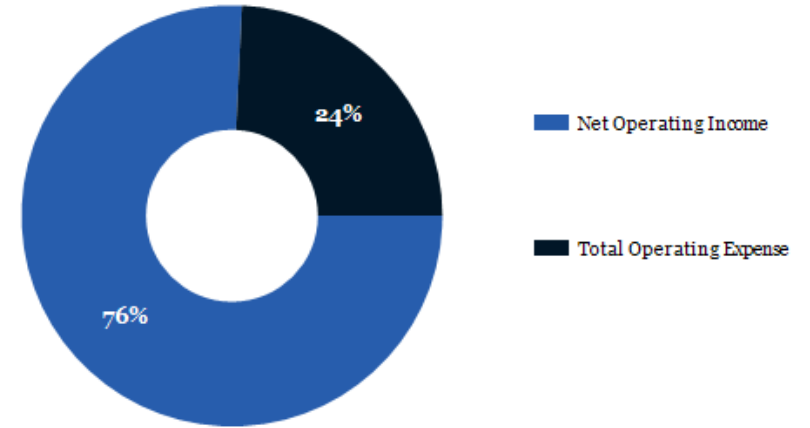
03

Financial Analysis

Income & Expense Analysis

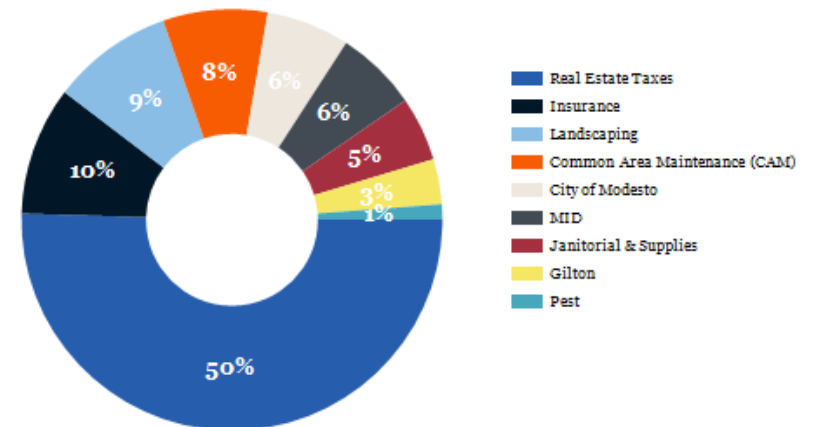
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$185,370	\$199,770
<b>Effective Gross Income</b>	<b>\$185,370</b>	<b>\$199,770</b>
Less Expenses	\$44,928 24.23%	\$44,928 22.48%
<b>Net Operating Income</b>	<b>\$140,442</b>	<b>\$154,842</b>



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$22,680	\$22,680
Insurance	\$4,440	\$4,440
Common Area Maintenance (CAM)	\$3,600	\$3,600
City of Modesto	\$2,880	\$2,880
Landscaping	\$4,200	\$4,200
MID	\$2,820	\$2,820
Gilton	\$1,560	\$1,560
Pest	\$528	\$528
Janitorial & Supplies	\$2,220	\$2,220
<b>Total Operating Expense</b>	<b>\$44,928</b>	<b>\$44,928</b>
Expense / SF	\$4.17	\$4.17
% of EGI	24.23%	22.48%

## DISTRIBUTION OF EXPENSES CURRENT





STATE FARM INS.

AUTO

LIFE

RETIREMENT

FIRE

HEALTH

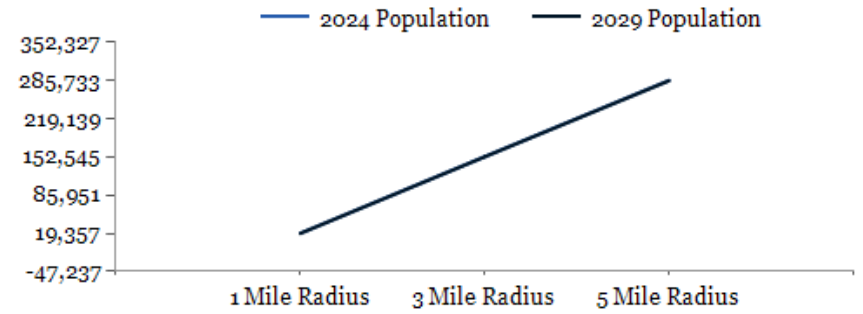
COMMERCIAL

04 Demographics  
Demographics

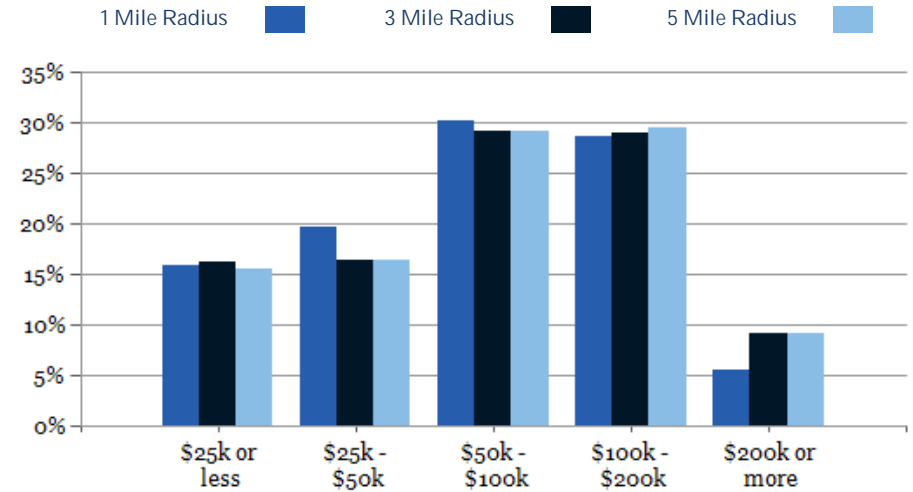
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,013	137,146	247,268
2010 Population	18,125	142,075	267,129
2024 Population	19,530	153,020	285,733
2029 Population	19,357	152,761	285,295
2024-2029: Population: Growth Rate	-0.90%	-0.15%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	596	5,357	8,818
\$15,000-\$24,999	557	3,431	5,775
\$25,000-\$34,999	588	3,366	5,863
\$35,000-\$49,999	839	5,535	9,528
\$50,000-\$74,999	1,197	9,118	15,582
\$75,000-\$99,999	994	6,730	11,860
\$100,000-\$149,999	1,556	10,840	18,941
\$150,000-\$199,999	524	4,883	8,786
\$200,000 or greater	402	5,031	8,691
Median HH Income	\$70,768	\$75,958	\$77,212
Average HH Income	\$88,833	\$100,939	\$101,636

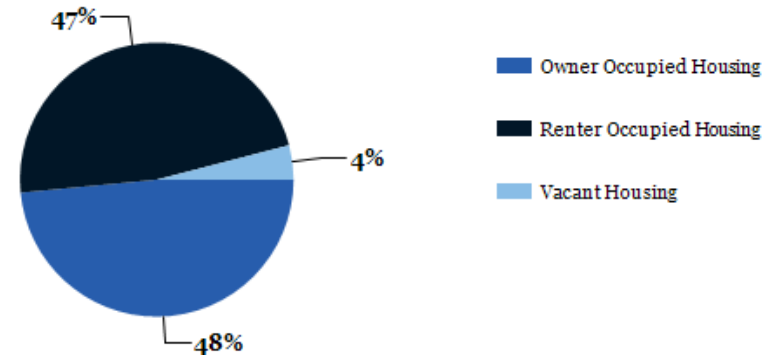
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,490	51,147	85,100
2010 Total Households	6,938	51,062	87,967
2024 Total Households	7,251	54,290	93,845
2029 Total Households	7,205	54,362	94,120
2024 Average Household Size	2.61	2.78	3.01
2024-2029: Households: Growth Rate	-0.65%	0.15%	0.30%



2024 Household Income

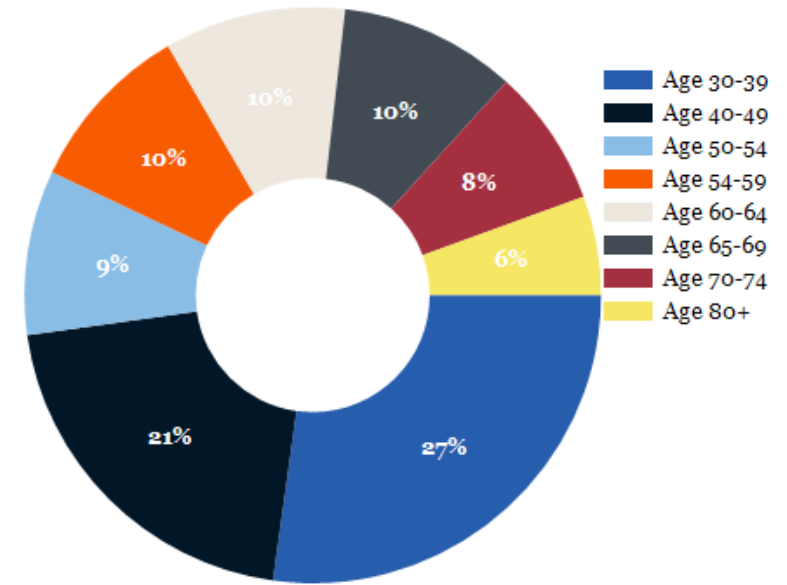


2024 Own vs. Rent - 1 Mile Radius

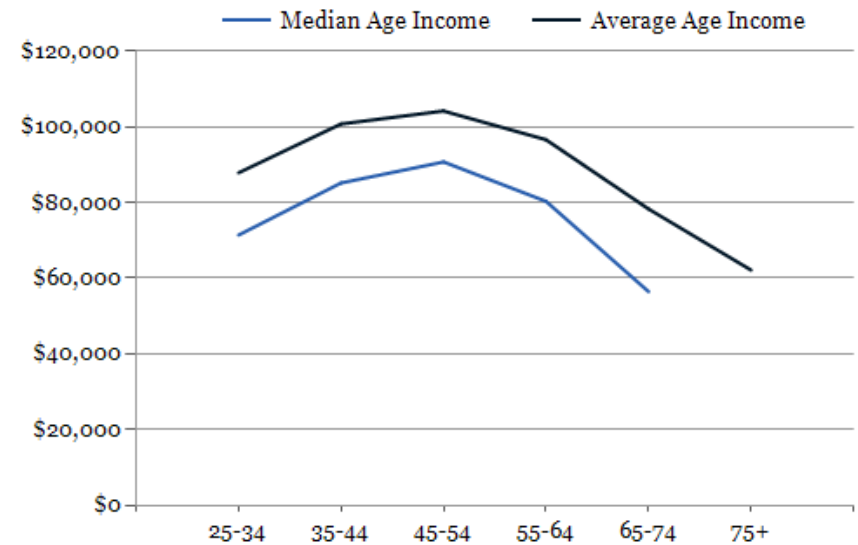


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,569	11,494	20,613
2024 Population Age 35-39	1,467	11,076	20,125
2024 Population Age 40-44	1,290	10,349	19,707
2024 Population Age 45-49	1,005	8,764	16,837
2024 Population Age 50-54	1,032	8,861	16,637
2024 Population Age 55-59	1,072	8,385	15,709
2024 Population Age 60-64	1,135	8,855	16,156
2024 Population Age 65-69	1,106	8,239	14,452
2024 Population Age 70-74	862	6,897	11,716
2024 Population Age 75-79	620	5,177	8,569
2024 Population Age 80-84	400	3,044	5,042
2024 Population Age 85+	526	3,104	5,107
2024 Population Age 18+	14,998	117,484	216,480
2024 Median Age	38	38	37
2029 Median Age	39	39	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,392	\$77,269	\$78,688
Average Household Income 25-34	\$87,848	\$96,898	\$97,954
Median Household Income 35-44	\$85,163	\$92,881	\$90,519
Average Household Income 35-44	\$100,766	\$117,367	\$115,105
Median Household Income 45-54	\$90,718	\$98,054	\$95,045
Average Household Income 45-54	\$104,182	\$120,500	\$118,109
Median Household Income 55-64	\$80,305	\$81,826	\$82,485
Average Household Income 55-64	\$96,591	\$107,783	\$108,003
Median Household Income 65-74	\$56,439	\$61,763	\$64,380
Average Household Income 65-74	\$78,293	\$88,398	\$90,837
Average Household Income 75+	\$62,151	\$70,377	\$72,045





# Sunrise Ave Medical Offices

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