

OFFERING MEMORANDUM



Coffee Rd Professional

2301 Coffee Rd
Modesto CA 95355

Coffee Rd Professional

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Exclusively Marketed by:

Jason Winter

Rand Commercial Properties

Senior Vice President

(916) 677-9090

Jwinter@racps.com

01736374



4306 Sisk Rd, Suite 10, Modesto, CA 95356

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01

Executive Summary

Investment Summary

COFFEE RD PROFESSIONAL

OFFERING SUMMARY

ADDRESS	2301 Coffee Rd Modesto CA 95355
COUNTY	Stanislaus
MARKET	Stockton/Modesto
SUBMARKET	Modesto
NET RENTABLE AREA (SF)	5,400 SF
LAND ACRES	.53
LAND SF	23,087 SF
YEAR BUILT	1986
YEAR RENOVATED	2012
APN	120-19-10
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,590,000
PRICE PSF	\$294.44

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	22,336	141,388	276,126
2026 Median HH Income	\$73,764	\$82,961	\$82,359
2026 Average HH Income	\$90,701	\$106,316	\$104,688

INVESTMENT DESCRIPTION

- Rare opportunity to acquire a stand alone medical/professional office building on Coffee Rd.

Building is currently broken up in to three leasable units:

Suite A - General Office +/- 2,573 SF

Suite B - General Office +/- 1,200 SF

Suite C - Medical Office +/- 1,407 SF

INVESTMENT HIGHLIGHTS

- Rare Stand Alone Building
- Ample Parking to Support a Variety of Uses
- Prime Coffee Rd Corridor Location
- Priced Below Replacement Cost



02

Location

Location Summary
Local Business Map
Aerial View Map
Traffic Counts

Coffee Rd

- Overall, the subject site is considered a good office site in terms of its location, corner exposure, and access to employment, education and shopping centers, recognizing its location along a main arterial.

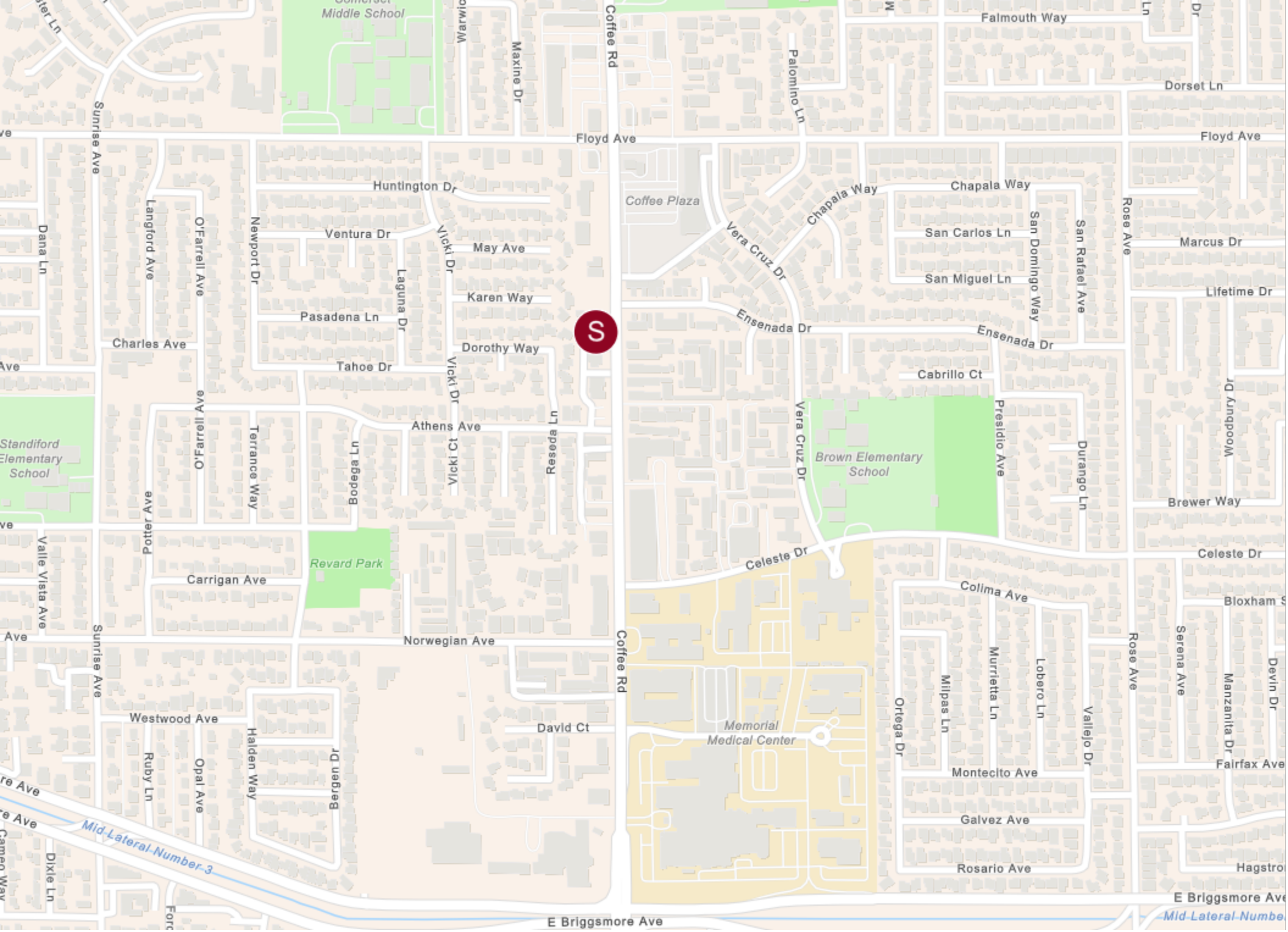
Modesto

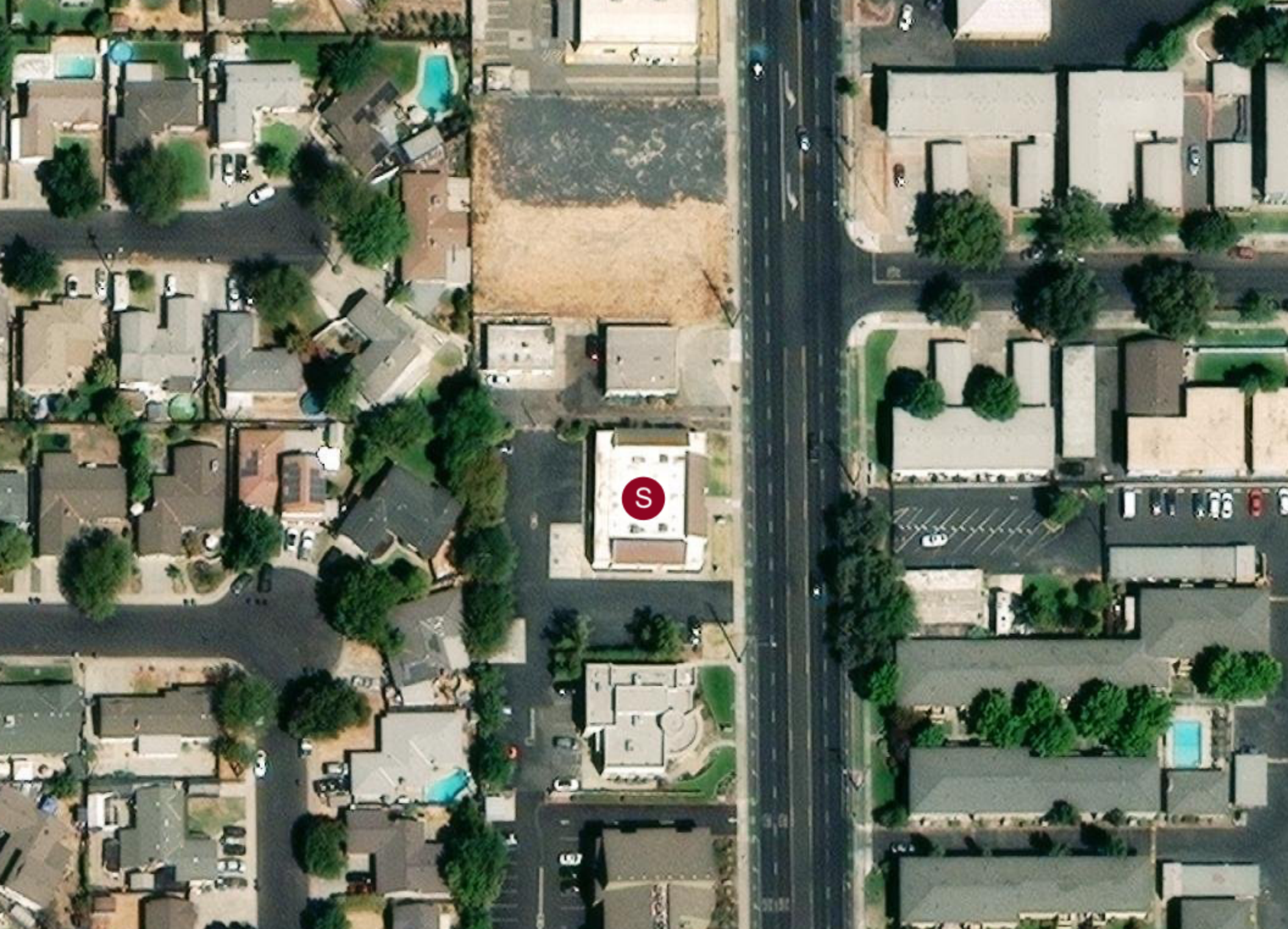
- The Modesto, CA MSA benefits from its central location along transportation routes with convenient access to major metropolitan areas in California and Nevada and close proximity to two deep-water ports. The region has a well-positioned economic base, as well as its attractive location in the center of the agribusiness core on the west coast.

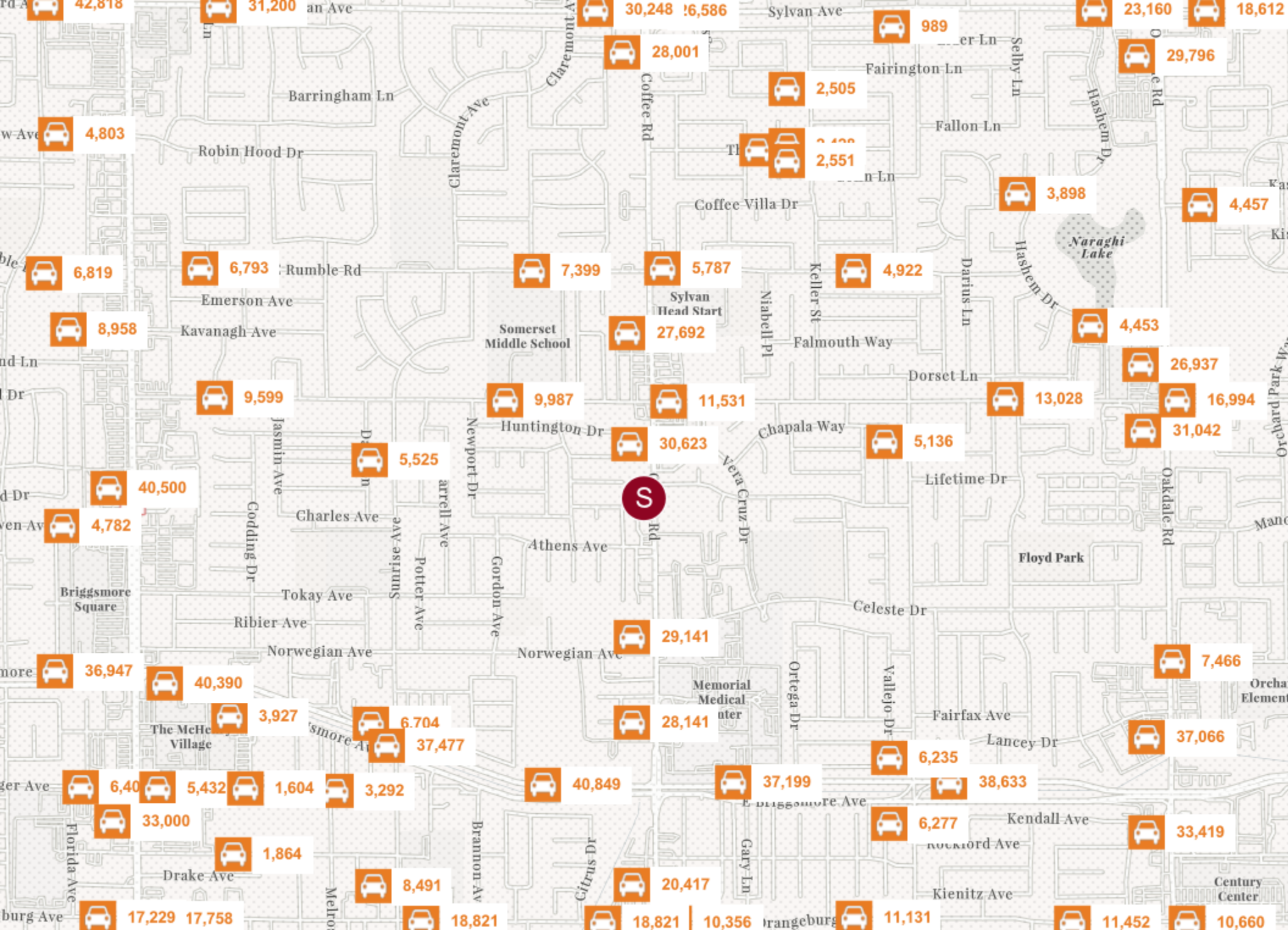
Stanislaus County

- 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.











03

Property Description

Property Features
Floor Plan
Additional Map
Additional Map

PROPERTY FEATURES

NUMBER OF TENANTS	3
NET RENTABLE AREA (SF)	5,400
LAND SF	23,087
LAND ACRES	.53
YEAR BUILT	1986
YEAR RENOVATED	2012
# OF PARCELS	1
ZONING TYPE	Professional Office
BUILDING CLASS	C
LOCATION CLASS	A
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32
PARKING RATIO	5.93/1000
BUILDING FAR	.23
TRAFFIC COUNTS	30000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Office
SOUTH	Office
WEST	Residential

MECHANICAL

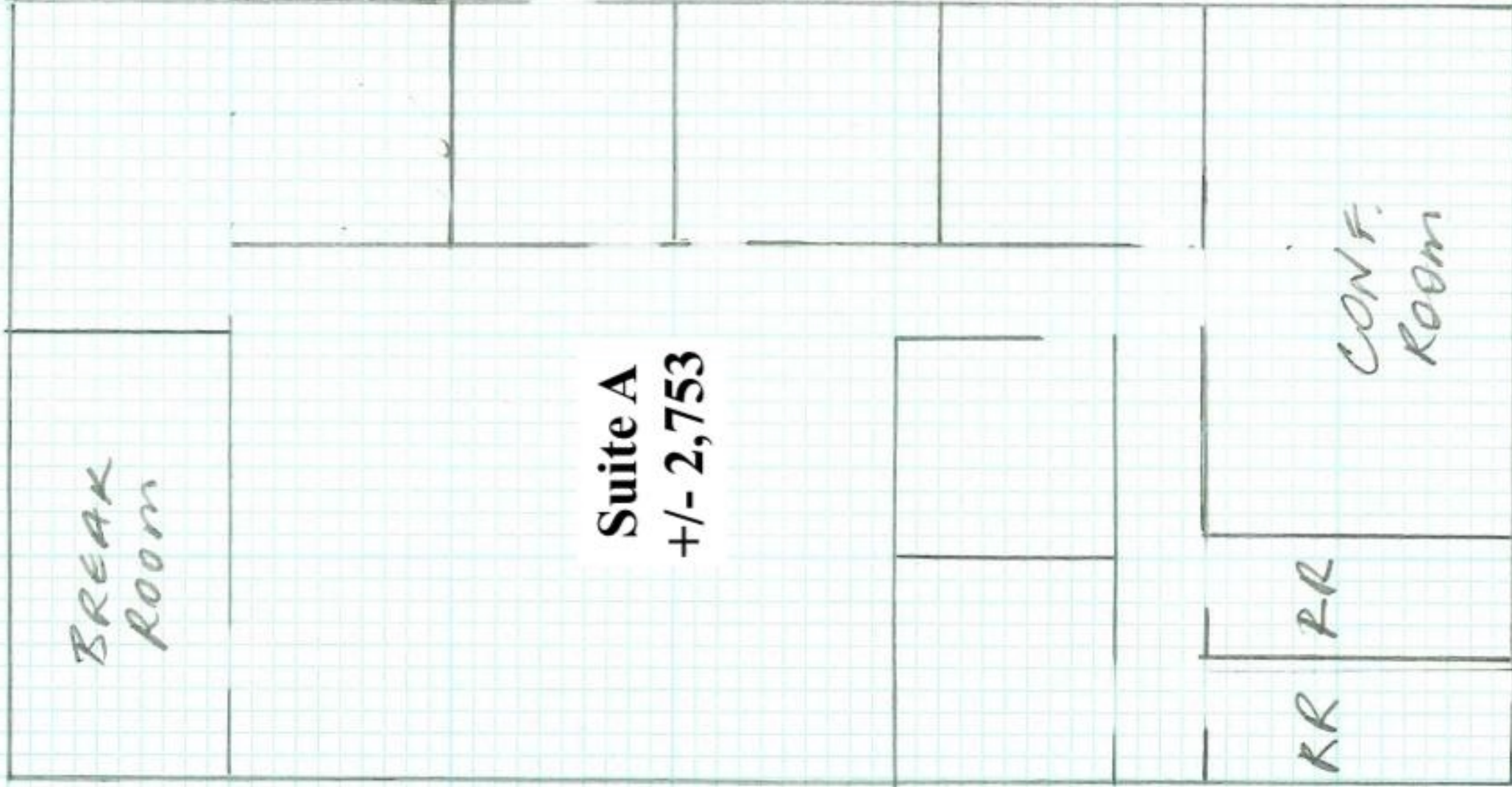
HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

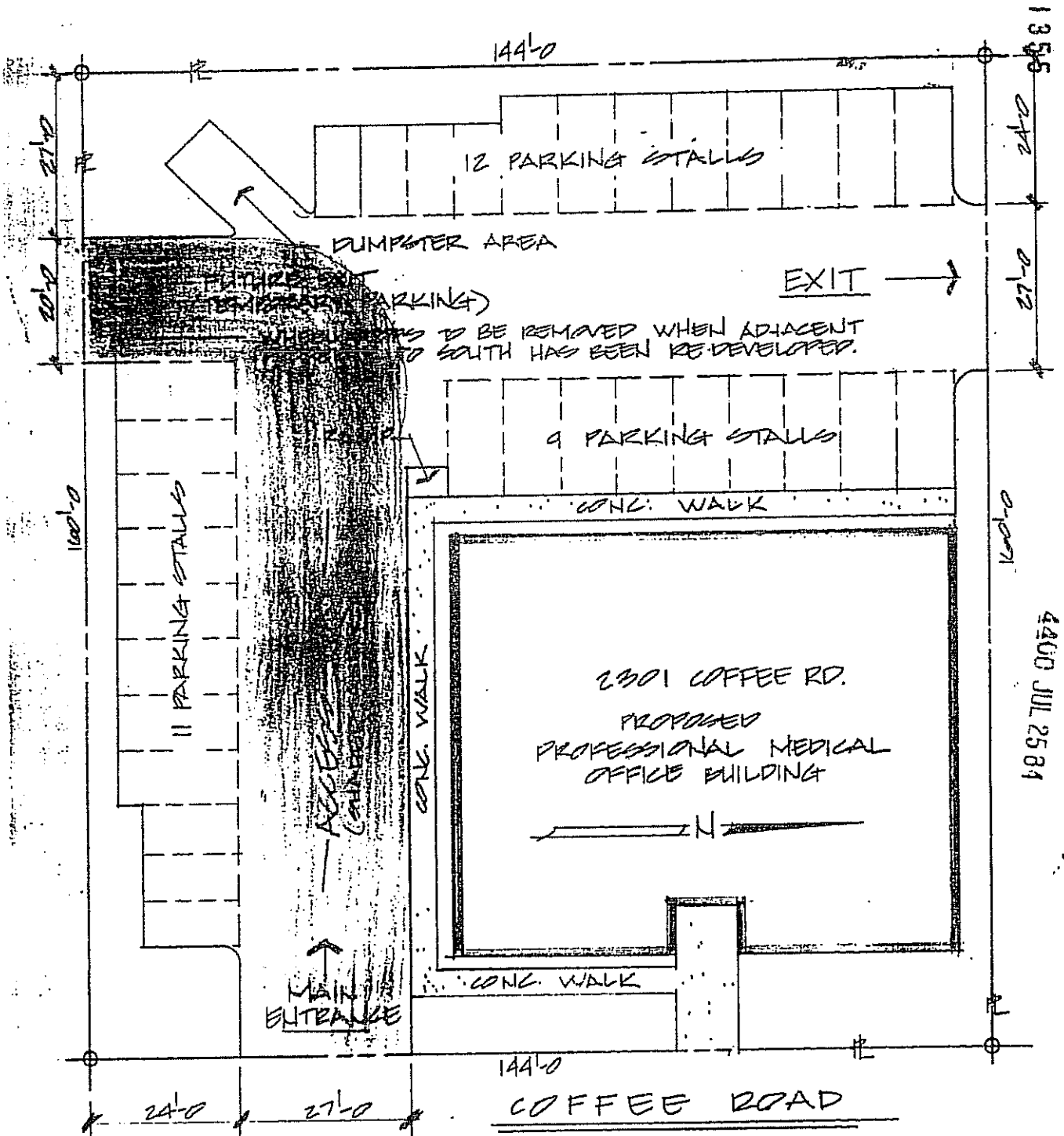
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Yes







002





04

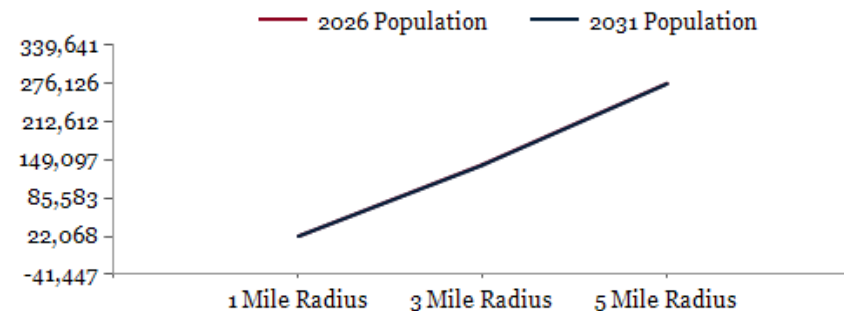
Demographics

General Demographics

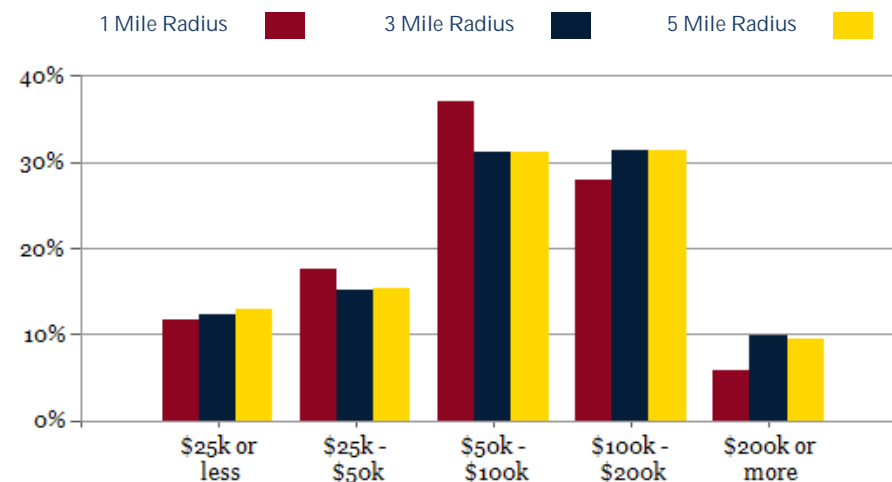
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,088	120,950	239,846
2010 Population	21,314	131,266	257,965
2026 Population	22,336	141,388	276,126
2031 Population	22,068	140,529	275,384
2026 African American	1,059	6,261	10,380
2026 American Indian	384	2,427	5,297
2026 Asian	1,450	11,890	22,235
2026 Hispanic	8,781	55,183	135,416
2026 Other Race	4,325	27,387	74,380
2026 White	11,334	69,079	116,713
2026 Multiracial	3,548	22,706	44,217
2026-2031: Population: Growth Rate	-1.20%	-0.60%	-0.25%

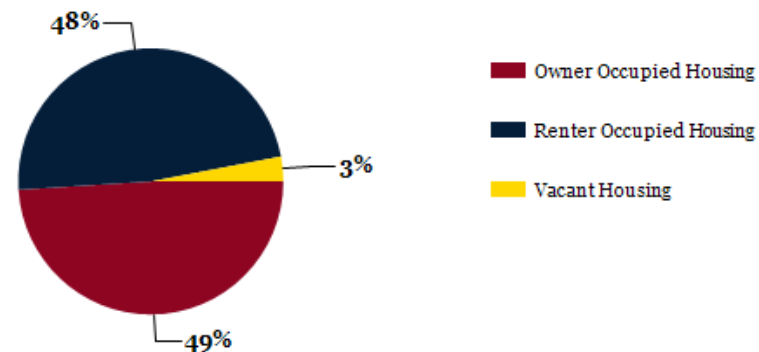
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	648	4,099	7,764
\$15,000-\$24,999	311	2,214	4,086
\$25,000-\$34,999	522	2,410	4,607
\$35,000-\$49,999	926	5,330	9,456
\$50,000-\$74,999	1,772	8,688	15,388
\$75,000-\$99,999	1,278	7,192	13,297
\$100,000-\$149,999	1,711	10,464	19,049
\$150,000-\$199,999	589	5,561	9,778
\$200,000 or greater	480	5,053	8,725
Median HH Income	\$73,764	\$82,961	\$82,359
Average HH Income	\$90,701	\$106,316	\$104,688



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

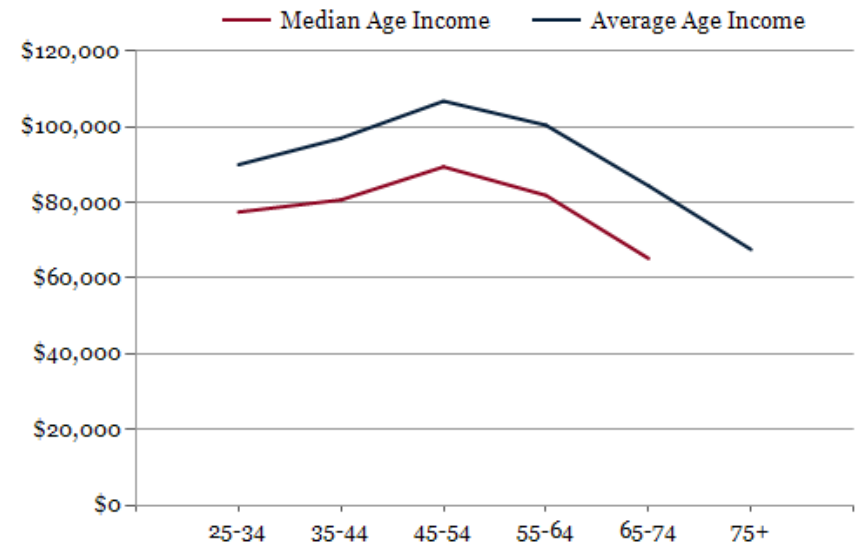
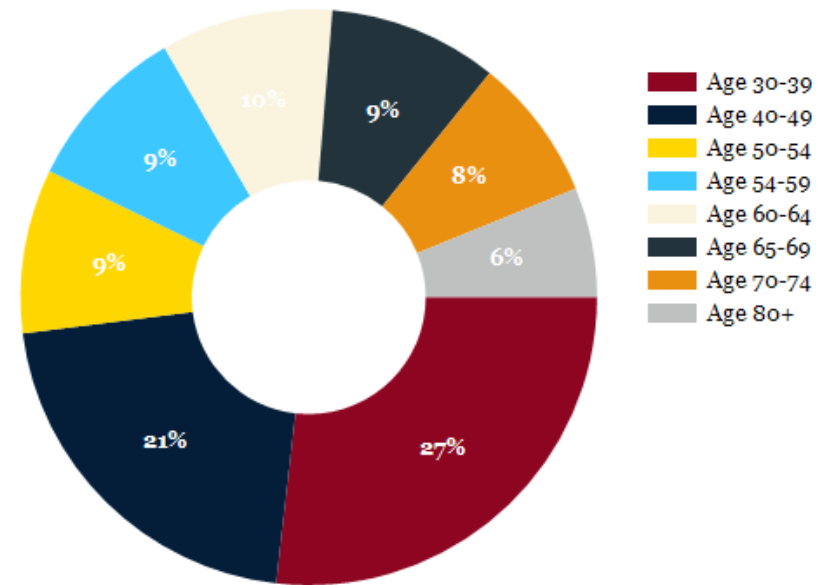


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,724	10,369	20,272
2026 Population Age 35-39	1,639	10,183	19,377
2026 Population Age 40-44	1,479	9,638	18,636
2026 Population Age 45-49	1,178	8,217	16,220
2026 Population Age 50-54	1,157	8,075	15,447
2026 Population Age 55-59	1,185	7,842	15,040
2026 Population Age 60-64	1,211	7,998	15,233
2026 Population Age 65-69	1,190	7,707	14,252
2026 Population Age 70-74	1,009	6,701	12,049
2026 Population Age 75-79	772	5,297	9,076
2026 Population Age 80-84	502	3,191	5,364
2026 Population Age 85+	554	2,858	4,786
2026 Population Age 18+	17,137	109,345	210,262
2026 Median Age	37	38	37
2031 Median Age	38	39	38

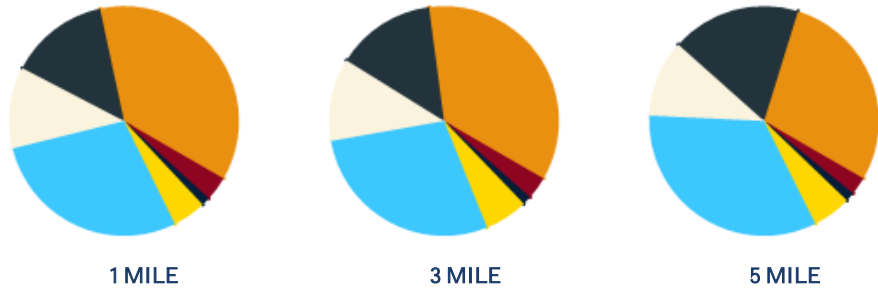
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,469	\$87,587	\$86,719
Average Household Income 25-34	\$90,000	\$106,715	\$104,369
Median Household Income 35-44	\$80,686	\$100,468	\$96,001
Average Household Income 35-44	\$97,003	\$123,193	\$119,188
Median Household Income 45-54	\$89,417	\$105,077	\$100,584
Average Household Income 45-54	\$106,790	\$128,341	\$122,366
Median Household Income 55-64	\$81,867	\$93,037	\$88,921
Average Household Income 55-64	\$100,416	\$116,253	\$112,523
Median Household Income 65-74	\$65,203	\$67,561	\$68,743
Average Household Income 65-74	\$84,400	\$90,206	\$91,340
Average Household Income 75+	\$67,582	\$71,924	\$72,986

Population By Age



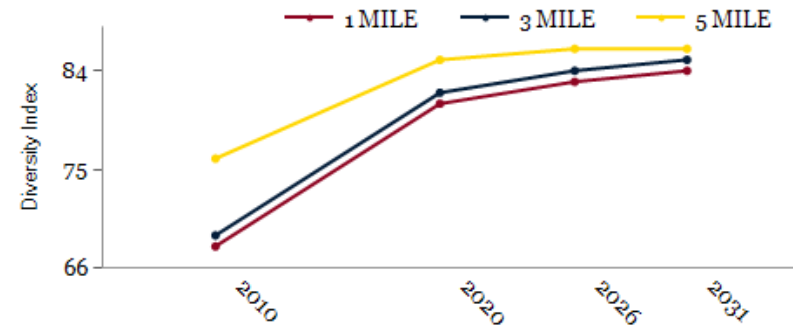
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	85	86
Diversity Index (current year)	83	84	86
Diversity Index (2020)	81	82	85
Diversity Index (2010)	68	69	76

POPULATION BY RACE



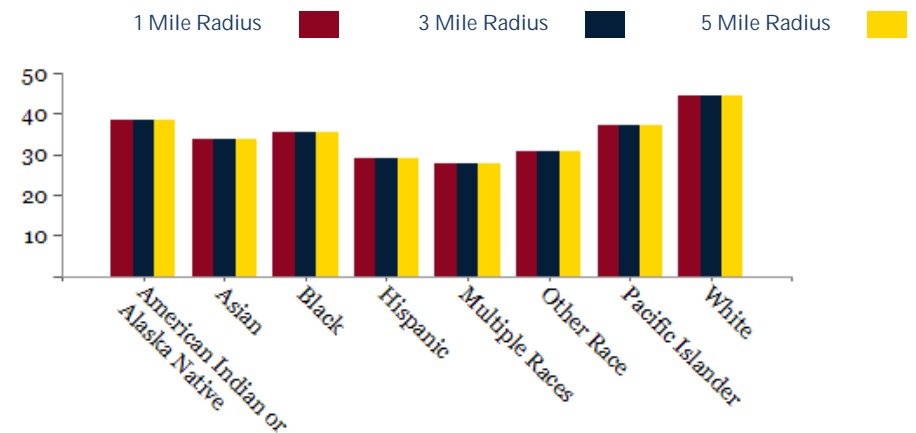
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	1%	1%
Asian	5%	6%	5%
Hispanic	28%	28%	33%
Multiracial	11%	12%	11%
Other Race	14%	14%	18%
White	37%	35%	29%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	37	37
Median Asian Age	34	38	38
Median Black Age	36	37	36
Median Hispanic Age	29	30	30
Median Multiple Races Age	28	30	31
Median Other Race Age	31	31	31
Median Pacific Islander Age	37	39	38
Median White Age	45	45	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:

Jason Winter

Rand Commercial Properties
Senior Vice President
(916) 677-9090
Jwinter@racps.com
01736374

