

Commercial/auto motive property near CA 99

2,760 AND 1,100 SQ FT
COMMERCIAL BUILDINGS, 0.55
ACRES

OFFERING MEMORANDUM

1095 S 9th St
Modesto, CA 95351



Commercial/automotive property near CA 99

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1095 S 9th St Modesto CA 95351
COUNTY	Stanislaus
BUILDING SF	3,860 SF
LAND ACRES	0.553
LAND SF	24,086 SF
YEAR BUILT	1946
YEAR RENOVATED	2023
APN	038-039-022-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$899,990
PRICE PSF	\$233.16
OCCUPANCY	100%
NOI (CURRENT)	\$29,500
NOI (Pro Forma)	\$107,500
CAP RATE (CURRENT)	3.28%
CAP RATE (PRO FORMA)	11.94%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	15,435	124,847	237,394
2025 Median HH Income	\$56,250	\$70,441	\$77,143
2025 Average HH Income	\$72,665	\$86,410	\$95,101

Investment Summary

- Property: 1095 & 1099 S 9th St, Modesto, CA 95351
Parcel size: ± 24,088 SF
Buildings:

1095 S 9th St: ± 2,760 SF (currently leased to auto-service operator)
1099 S 9th St: ± 1,100 SF (vacant, offered at \$6,500/month including majority of land)
- Dual-building layout with flexibility – two separate structures on one large lot, enabling phased expansion, subleasing, reconfiguration, or repurposing.
- Stable income plus upside potential – existing lease in Place on 1095 provides base cash flow; 1099 offers immediate re-tenanting or owner-use upside.
- Strong automotive corridor location – well positioned in an established auto/repair cluster, benefiting from demand for service bay space and ancillary uses.
- Access & visibility – direct proximity to Highway 99, offering high accessibility for customers, delivery / parts traffic, and exposure to passing vehicles.
- Entitled for auto and food uses – Owner reports approvals / allowances for both auto-related operations and food truck / vendor use, broadening tenant pool.
- Land / parking buffer – the large lot affords generous parking, storage yard, staging, drive aisles, expansion pad, or outdoor uses.
- Adjacent to high-traffic destination – steps from the 7th Street Flea Market, which draws weekend foot traffic and local patronage (300+ vendors)
- Growth in Central Valley auto support demand – region continues to see demand for light industrial, repair, ancillary service properties, with limited new supply in infill locations.

- Optional repositioning / redevelopment upside – depending on zoning and infrastructure, may support alternative users (light industrial, parts distribution, small manufacturing, etc.).
- Scalable to owner-user or 1031 buyer – attractive to those wanting to occupy one portion and lease the other, or to investors wanting a stabilized income property with room to grow.

02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Traffic Counts
- Drive Times

Regional & Market Context

- Modesto is the county seat of Stanislaus County and central in the San Joaquin / Central Valley corridor, serving as a logistics, agricultural, and industrial hub.
- The subject sits in a well-established automotive and service node south of downtown, with a mix of repair shops, parts suppliers, and related uses.
- Highway 99 is a primary north–south artery through the Central Valley, facilitating vehicle traffic and commercial connectivity to Stockton to the north, and to Fresno, Bakersfield directions south.

Immediate Area Attributes

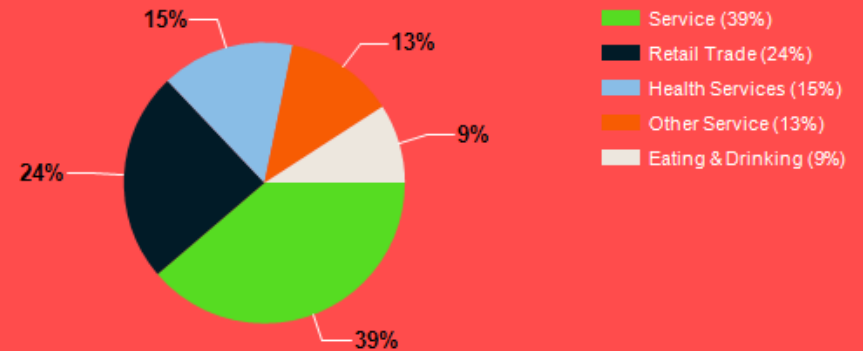
- 7th Street Flea Market / Modesto Livestock Auction (1107 S 7th St) is immediate neighbor — a regional draw with 300+ vendors, livestock auctions, food, live music, weekend foot traffic
- Surrounding land uses consist of automotive repair shops, independent service bays, parts retailers, light industrial and warehouse uses, and smaller commercial users.
- Street and arterial access: location features direct ingress/egress to 9th Street, short distance to major cross-streets and arterial ramps feeding Highway 99.
- Utility infrastructure is present and capable, given the existing auto service operations.
- The site is also convenient to Modesto's core and regional amenities — local labor pool, parts suppliers, transport connectivity, and vendor networks.

Market Strengths

- Constrained development in infill zones – scarcity of vacant land in this service corridor heightens value of existing buildings and lots.
- Demand for auto service / garage space – aging vehicle fleet, aftermarket growth, and rising demand for repair capacity in the Central Valley supports underlying tenancy.

- Mix-user attraction – the ability to host food trucks or light retail-adjacent uses near a weekend market further diversifies prospects beyond pure auto tenants.
- Visibility & foot traffic synergy – adjacency to the flea market may lead to ancillary demand (parts, accessories, services) from strolling patrons.
- Strong regional growth patterns – Modesto and its environs continue to grow in both residential and commercial development, supporting service needs in the trade area.

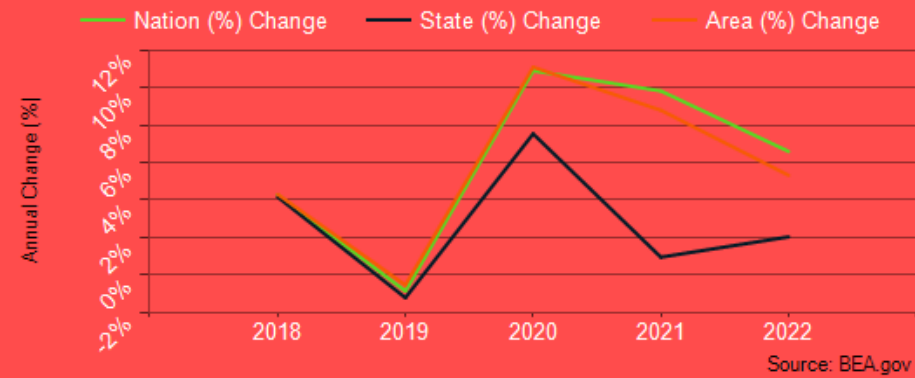
Major Industries by Employee Count



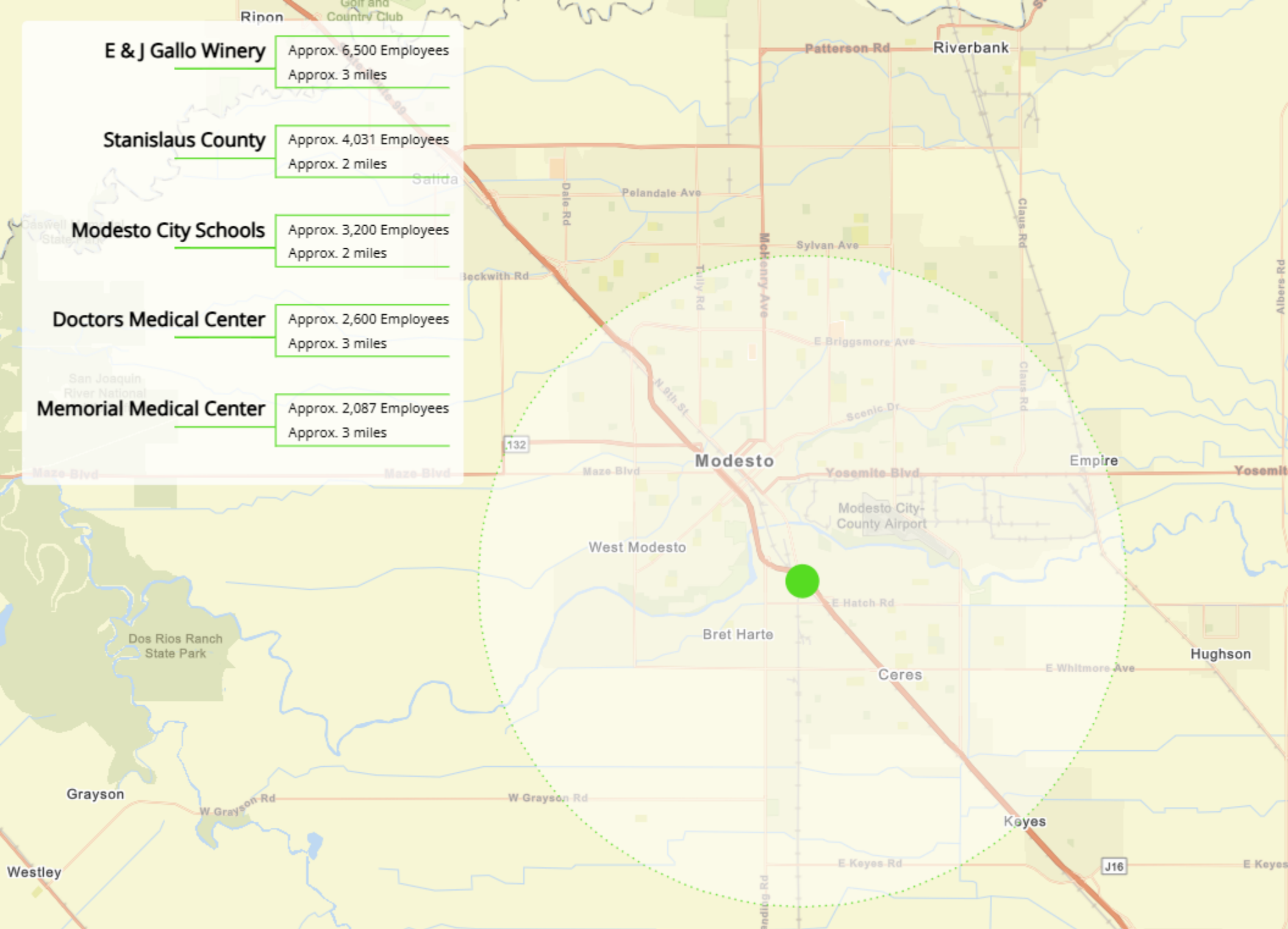
Largest Employers

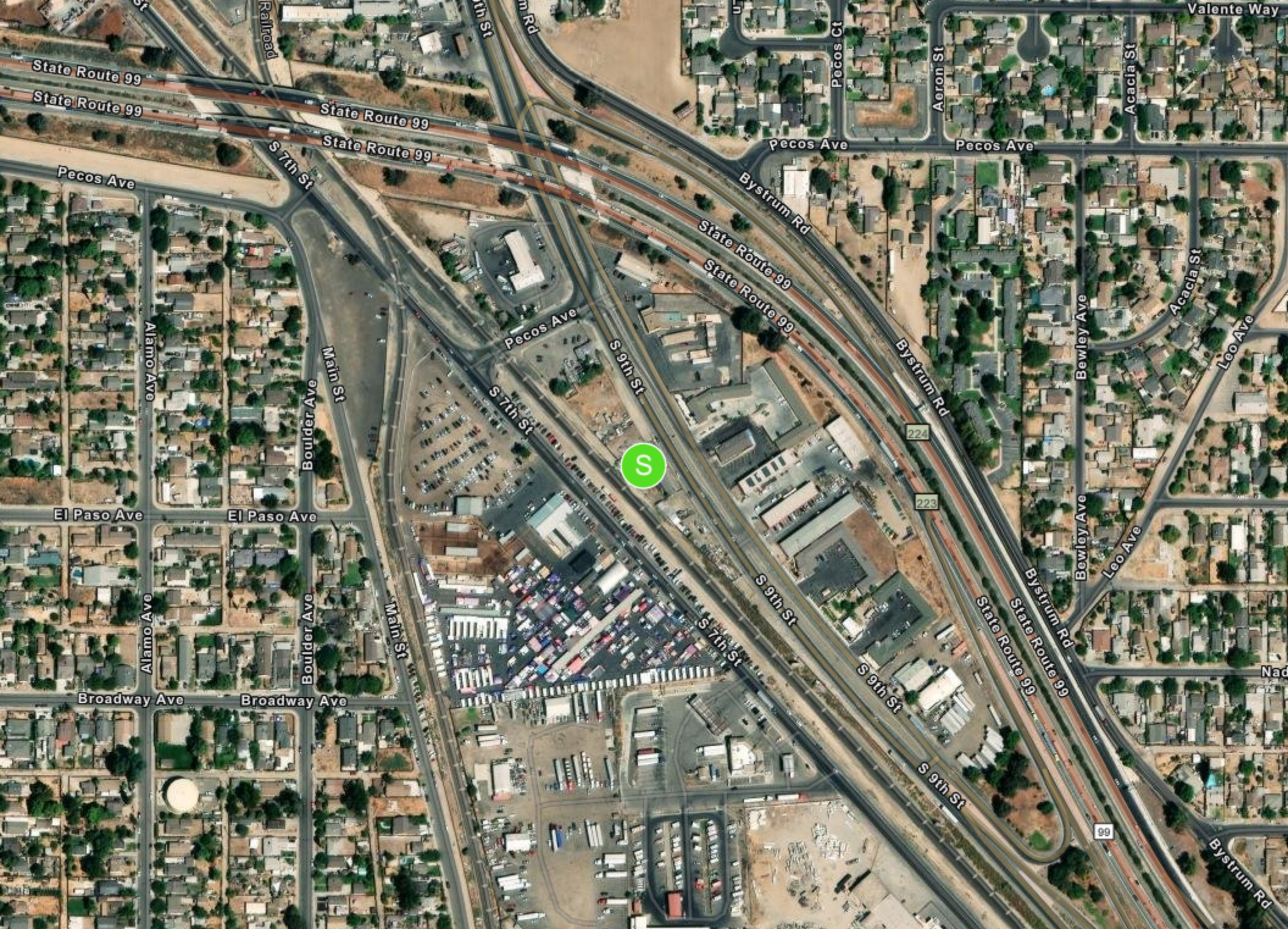
E & J Gallo Winery	6,500
Stanislaus County	4,031
Modesto City Schools	3,200
Doctors Medical Center	2,600
Memorial Medical Center	2,087
Foster Farms Poultry	2,000
Del Monte Foods Inc	1,500
City of Modesto	1,325

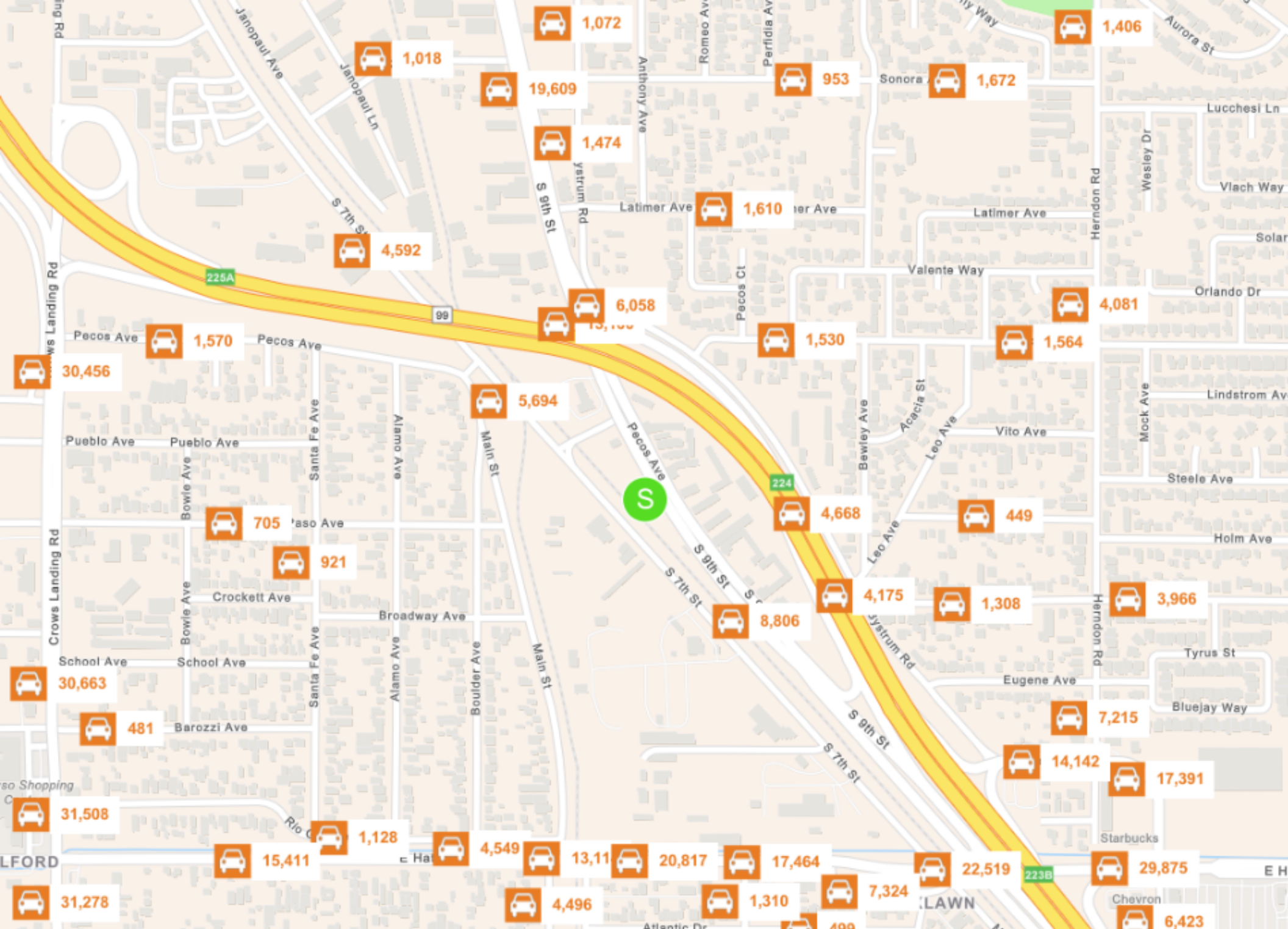
Stanislaus County GDP Trend

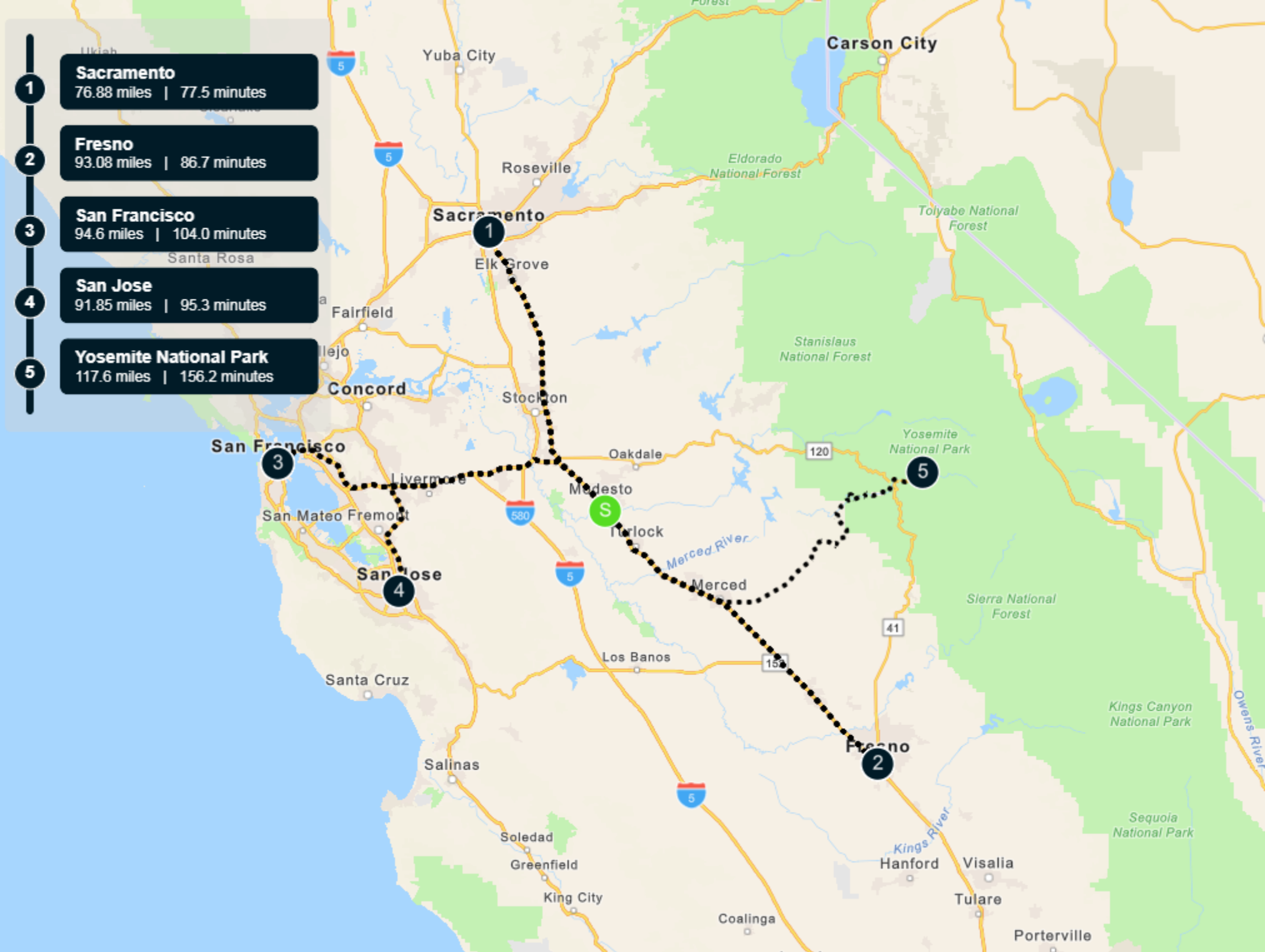














03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	3,860
LAND SF	24,086
LAND ACRES	0.553
YEAR BUILT	1946
YEAR RENOVATED	2023
ZONING TYPE	General Commercial
NUMBER OF BUILDINGS	2



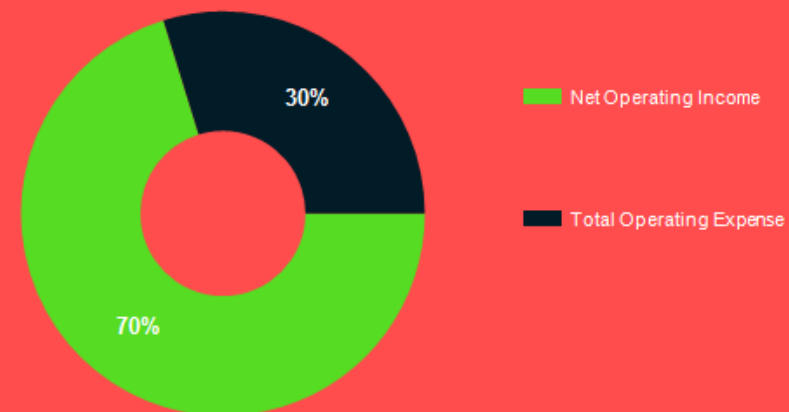
04

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Vacant Space/Second Gen Leasing
- Cash Flow Analysis
- Financial Metrics

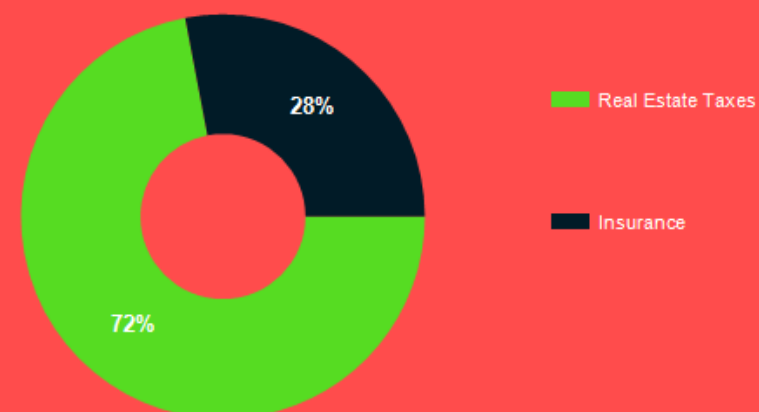
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$42,000	\$120,000
Effective Gross Income	\$42,000	\$120,000
Less Expenses	\$12,500 29.76%	\$12,500 10.41%
Net Operating Income	\$29,500	\$107,500



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$9,000	\$9,000
Insurance	\$3,500	\$3,500
Total Operating Expense	\$12,500	\$12,500
Expense / SF	\$3.24	\$3.24
% of EGI	29.76%	10.41%

DISTRIBUTION OF EXPENSES CURRENT

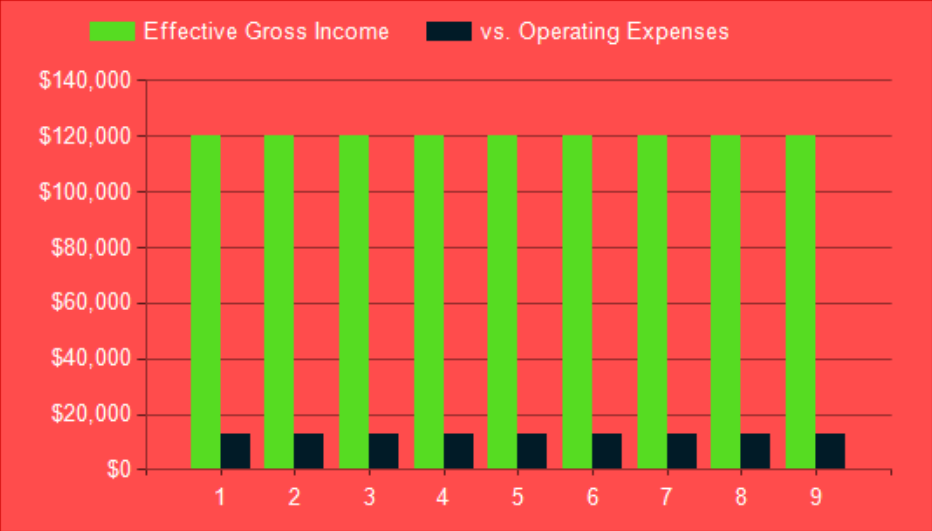


GLOBAL	
Price	\$899,990
MillageRate	1.00000%

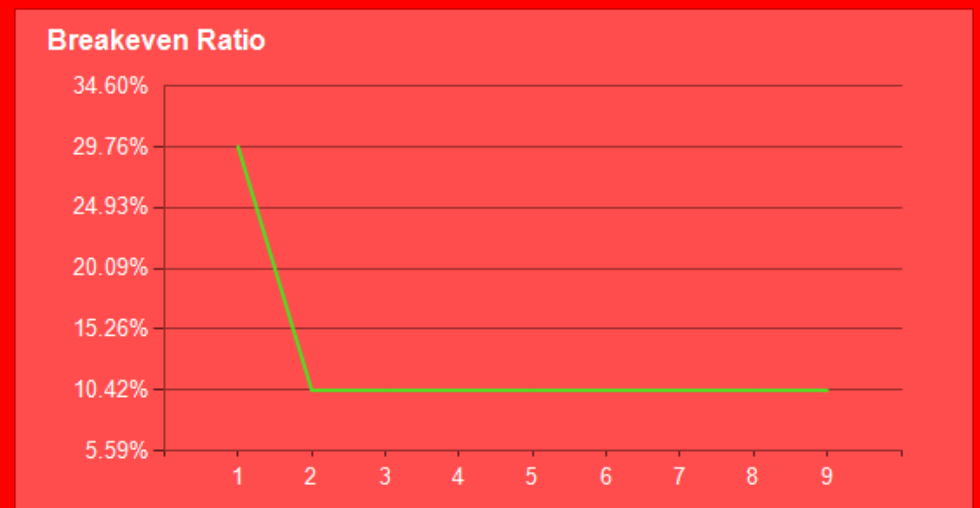
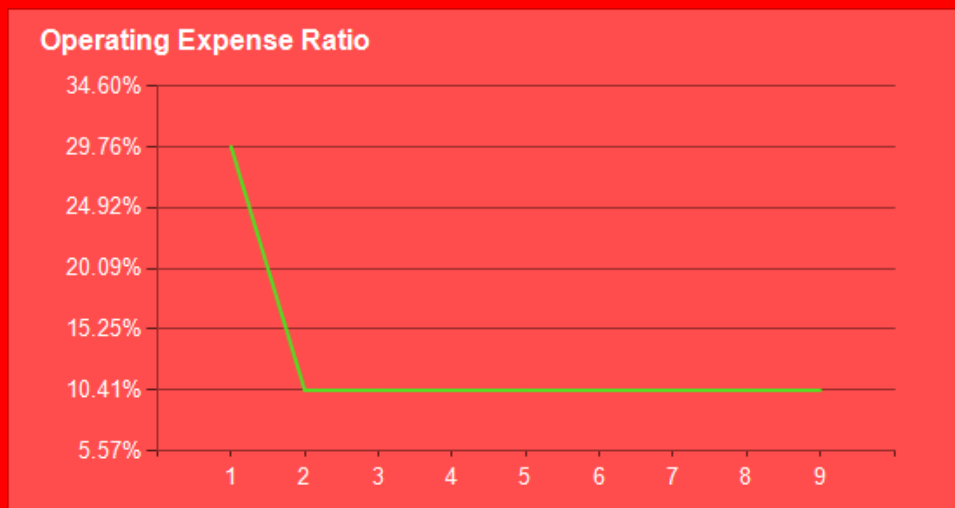
VACANT SPACE LEASING

AVAILABLE SPACE	RSF	LEASE START	LEASE TERM YEARS	FREE RENT MONTHS	TENANT IMPROVEMENTS	START RATE PSF/ANNUAL
1099	1,100					

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$42,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Effective Gross Income	\$42,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Operating Expenses										
Real Estate Taxes	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Insurance	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Total Operating Expense	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Net Operating Income	\$29,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	3.28%	11.94%	11.94%	11.94%	11.94%	11.94%	11.94%	11.94%	11.94%	11.94%
Operating Expense Ratio	29.76%	10.41%	10.41%	10.41%	10.41%	10.41%	10.41%	10.41%	10.41%	10.41%
Breakeven Ratio	29.76%	10.42%	10.42%	10.42%	10.42%	10.42%	10.42%	10.42%	10.42%	10.42%
Price / SF	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16	\$233.16
Income / SF	\$10.88	\$31.08	\$31.08	\$31.08	\$31.08	\$31.08	\$31.08	\$31.08	\$31.08	\$31.08
Expense / SF	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23	\$3.23



05

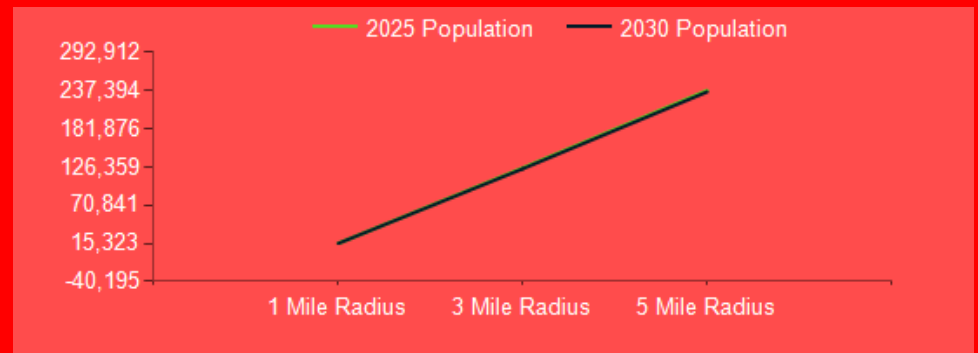
Demographics

General Demographics

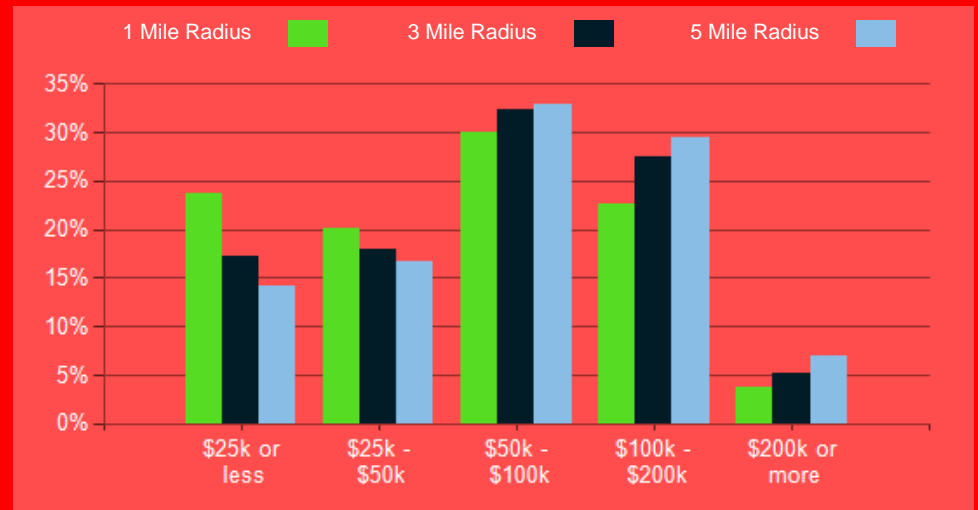
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,635	115,562	215,698
2010 Population	14,963	119,774	224,977
2025 Population	15,435	124,847	237,394
2030 Population	15,323	123,655	235,336
2025 African American	248	3,415	7,824
2025 American Indian	408	2,934	4,809
2025 Asian	559	6,580	15,666
2025 Hispanic	12,539	85,398	135,604
2025 Other Race	8,402	51,757	78,190
2025 White	3,530	38,831	89,856
2025 Multiracial	2,207	20,623	39,049
2025-2030: Population: Growth Rate	-0.75%	-0.95%	-0.85%

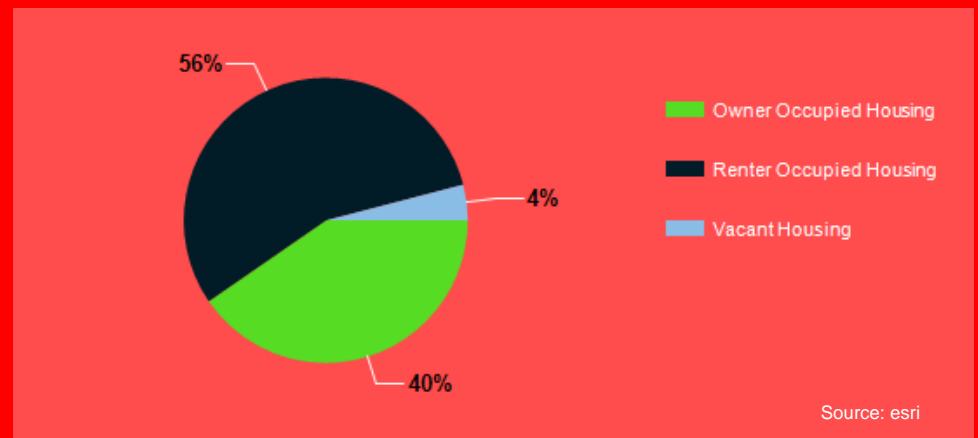
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	626	4,175	6,937
\$15,000-\$24,999	394	2,177	3,758
\$25,000-\$34,999	396	2,554	4,231
\$35,000-\$49,999	467	4,034	8,245
\$50,000-\$74,999	856	6,393	13,066
\$75,000-\$99,999	430	5,495	11,557
\$100,000-\$149,999	826	7,237	15,328
\$150,000-\$199,999	143	2,865	6,820
\$200,000 or greater	162	1,915	5,170
Median HH Income	\$56,250	\$70,441	\$77,143
Average HH Income	\$72,665	\$86,410	\$95,101



2025 Household Income

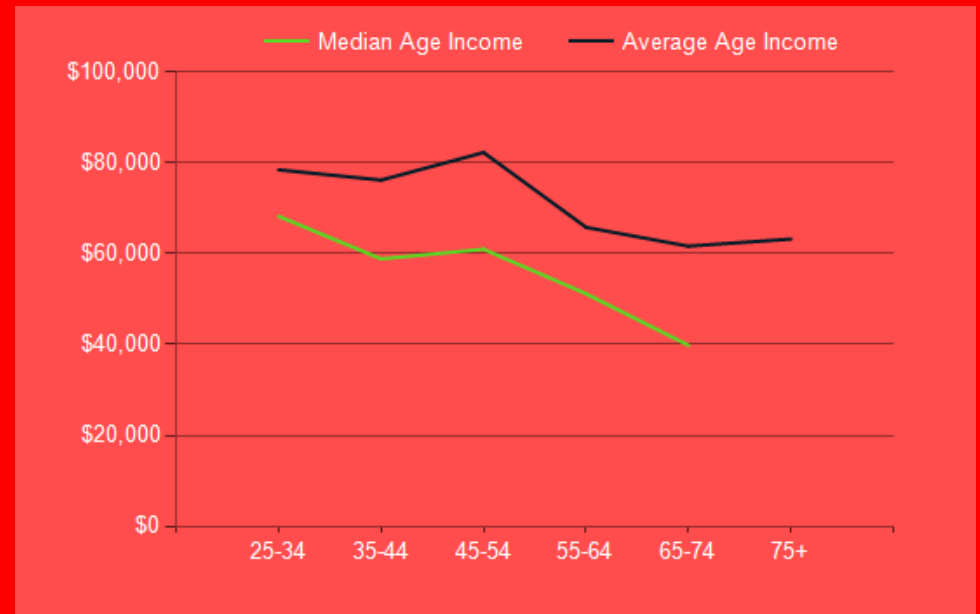
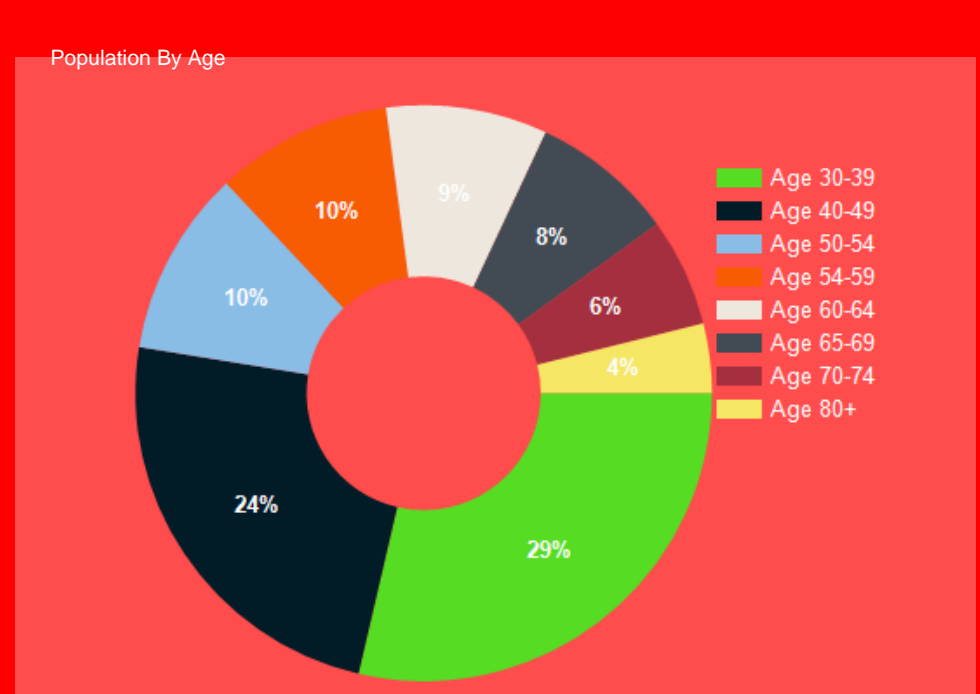


2025 Own vs. Rent - 1 Mile Radius



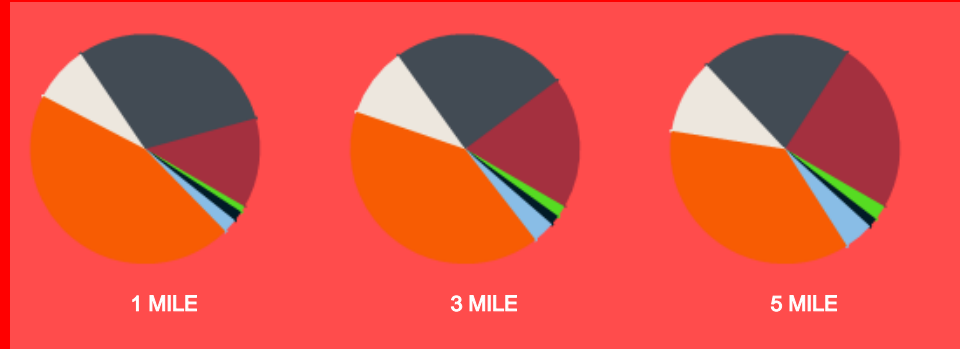
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,133	9,264	17,680
2025 Population Age 35-39	1,088	8,707	16,913
2025 Population Age 40-44	977	8,376	16,161
2025 Population Age 45-49	880	7,320	13,828
2025 Population Age 50-54	810	6,679	12,910
2025 Population Age 55-59	768	6,416	12,401
2025 Population Age 60-64	703	6,260	12,512
2025 Population Age 65-69	624	5,470	11,543
2025 Population Age 70-74	472	4,370	9,386
2025 Population Age 75-79	303	2,944	6,765
2025 Population Age 80-84	161	1,636	3,921
2025 Population Age 85+	127	1,350	3,379
2025 Population Age 18+	11,156	91,851	177,781
2025 Median Age	31	33	35
2030 Median Age	32	34	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,257	\$78,285	\$82,025
Average Household Income 25-34	\$78,489	\$89,072	\$95,880
Median Household Income 35-44	\$58,872	\$79,149	\$86,648
Average Household Income 35-44	\$76,223	\$97,667	\$107,807
Median Household Income 45-54	\$60,998	\$78,629	\$88,228
Average Household Income 45-54	\$82,305	\$95,151	\$108,026
Median Household Income 55-64	\$51,195	\$68,980	\$79,852
Average Household Income 55-64	\$65,826	\$85,453	\$98,260
Median Household Income 65-74	\$39,834	\$56,133	\$63,390
Average Household Income 65-74	\$61,673	\$75,897	\$83,648
Average Household Income 75+	\$63,239	\$66,158	\$69,800



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	83	86
Diversity Index (current year)	74	83	86
Diversity Index (2020)	76	84	85
Diversity Index (2010)	75	79	78

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	45%	41%	37%
Multiracial	8%	10%	11%
Other Race	30%	25%	21%
White	13%	19%	24%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	35	36
Median Asian Age	34	36	37
Median Black Age	34	35	35
Median Hispanic Age	29	29	30
Median Multiple Races Age	33	31	30
Median Other Race Age	29	30	30
Median Pacific Islander Age	37	37	37
Median White Age	36	40	43

2025 MEDIAN AGE BY RACE



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