

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are arranged in a way that creates a sense of height and scale. The sky is a clear, bright blue. The entire image is framed by a white border.

GO COMMERCIAL WITH CONFIDENCE

RE/MAX
COMMERCIAL®

For Sale or Investment

Indoor & Outdoor Family Entertainment Center



Highlights

- Opportunity to present for sale to qualified investors the land and approved development plans for a Family Fun Center in Patterson, California. The opportunity is priced at \$2,998,000 and is comprised of 6.65 acres (3 parcels) and approved plans to develop a highly sought indoor/outdoor leisure venue which includes an Arcade, Miniature Golf, Esports, Laser Tag, Food and Beverage including a beer and wine license and plans for a go cart raceway.



NORTH ELEVATION



EAST ELEVATION

- Opportunity Two, you can invest in the project projected to offer good consistent returns with a \$500,000 minimum for approximately 6 ½ percent ownership in the land and the finished fun center improvements.



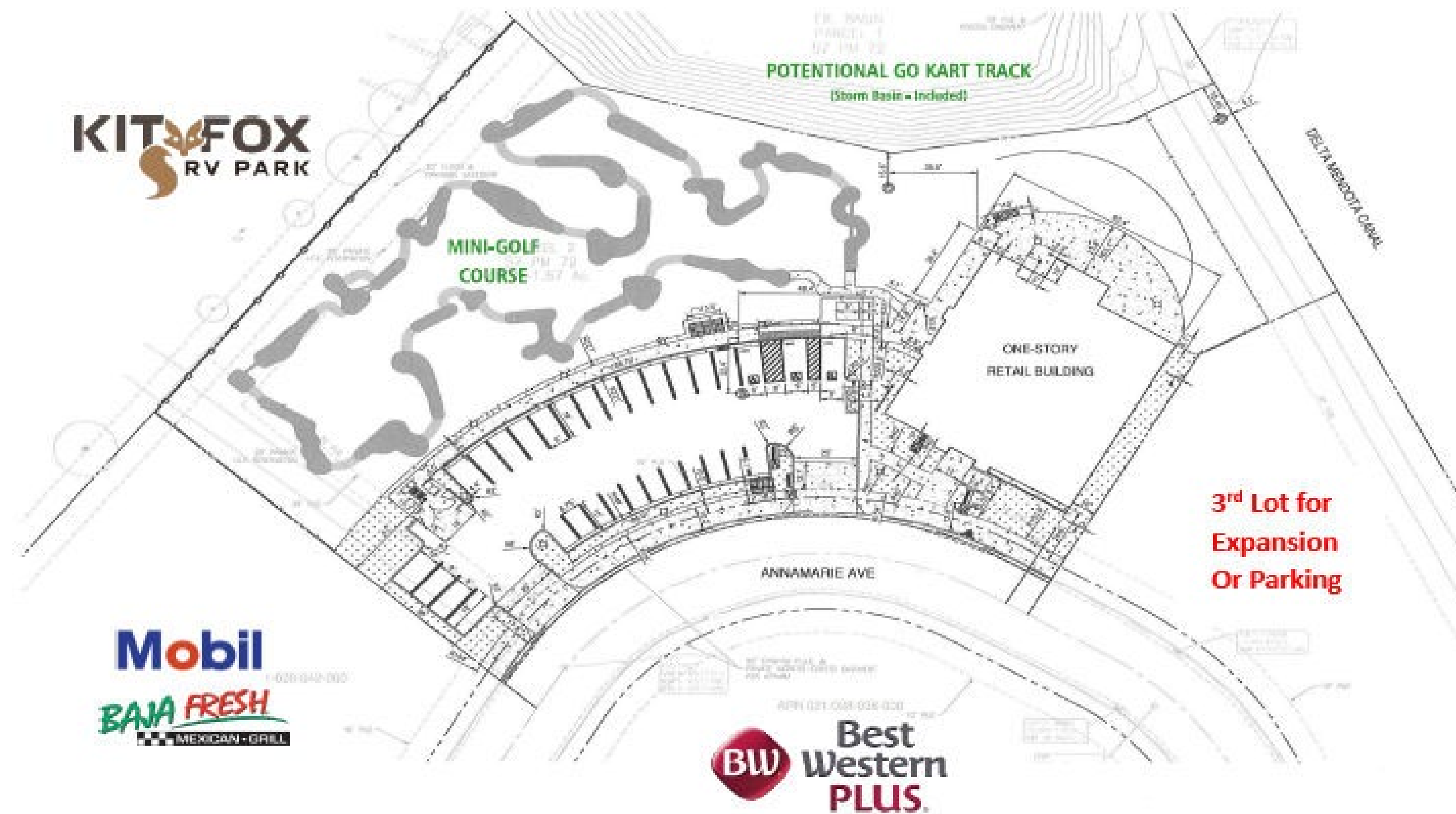
Investment opportunity Entitled Family Entertainment Project

Annamarie Ave and Rodgers Road * Patterson California



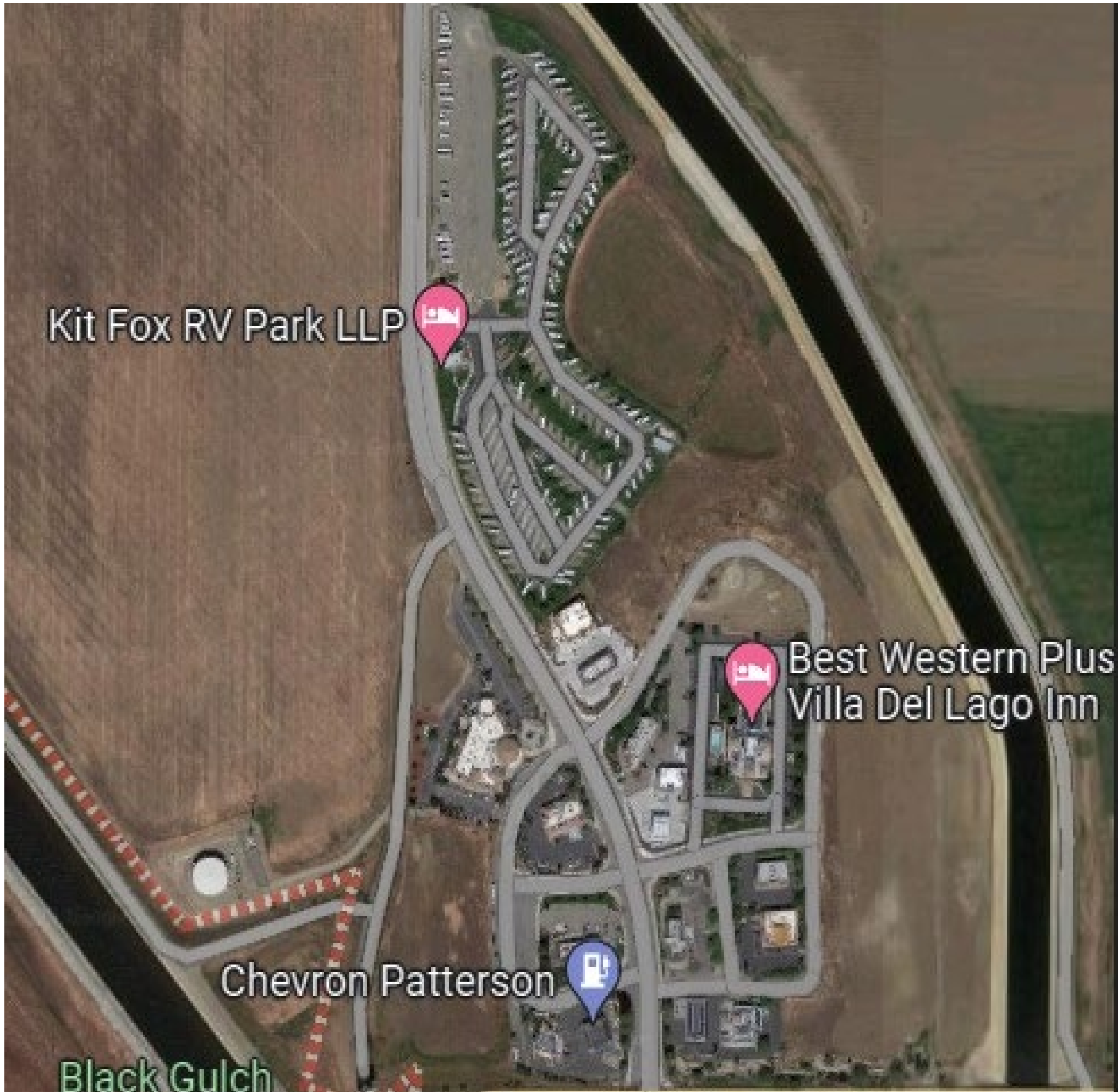
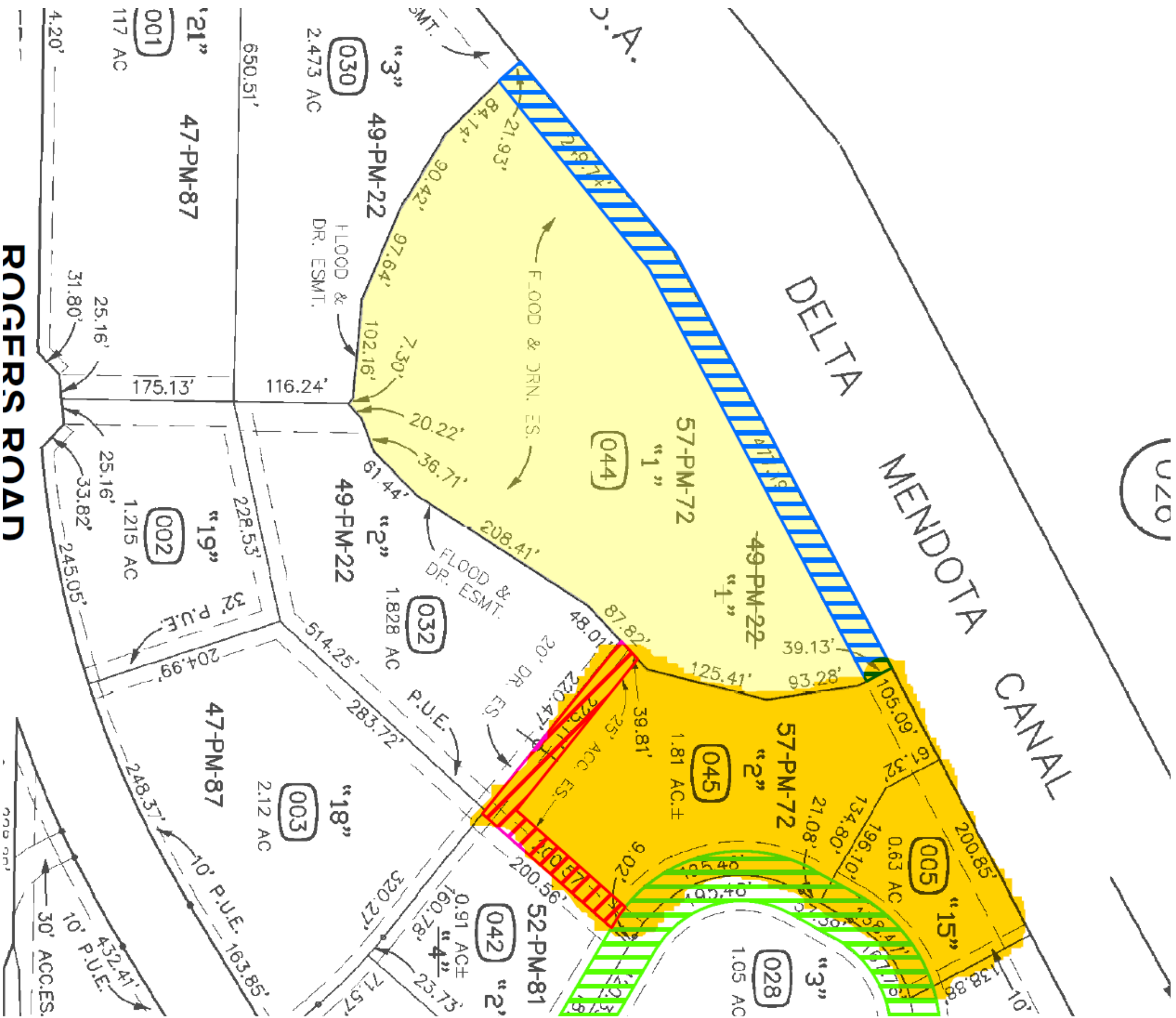
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Entitled Family Fun Entertainment Project

Annamarie Ave & Rodgers Road * Patterson CA



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population			
Total Population	966	21,702	24,506
Median HH Income			
	\$86,666	\$75,110	\$73,841
Households			
Total Households	264	6,123	6,912

DISTANCES

Modesto	20 miles
Stockton.....	40 miles
Sacramento.....	87 miles
Tracy	26 miles
San Francisco	84 miles
Turlock.....	20 miles
Merced	45 miles

TRAFFIC COUNTS

Rogers Rd @ Renzo Ln.....	5,856 ADT
Rogers Rd @ Sperry Ave.....	10,821 ADT
I-5 at Sperry Avenue (South)	41,000 ADT
I-5 at Sperry Avenue (North)	47,600 ADT

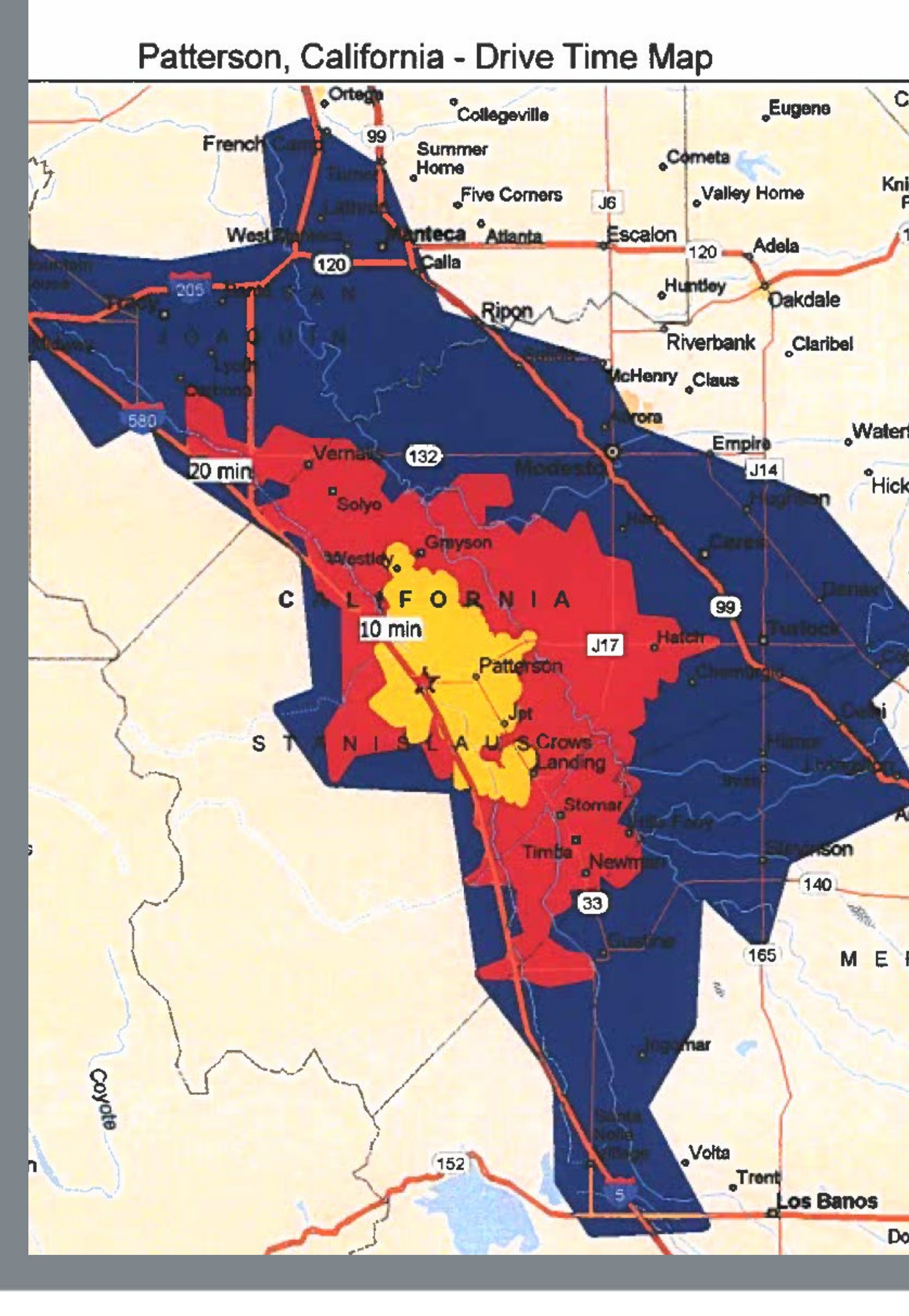
CITY OF PATTERSON POPULATION

2020 Population	22,822
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Entitled Family Fun Entertainment Project

Annamarie Ave & Rodgers Road * Patterson CA

Stanislaus County has seen dramatic population growth, at times largely from an influx of Bay Area commuters seeking relief from high priced house & congestion in the Bay Area. While the surrounding area is currently served by competitive locations, the local Patterson area is underserved for family entertainment options. There are a limited number of locations along I-5 that provide opportunities for entertainment venues combined with highway services. The City of Patterson is fully committed to this project as well as local citizen groups. There is a possibility of approval for extended operating hours. The access and visibility to the site allows for easy customer identification and entry. The site also has a Best Western hotel across the street, providing better-than-average visitor exposure which will be further enhanced by cross marketing opportunities. The location offers the opportunity to build a strong, local customer base, as well as regional. In addition to travelers, Recreational vehicles are underserved in the marketing area, and this facility has RV parking adjacent to the subject location



BIG GOALS NEED A BIG BRAND



Backed by the RE/MAX® brand's 50 years of experience, RE/MAX Commercial® is committed to researching and investing in industry-leading tools to help our brokers capitalize on your big goal needs.

In addition to comprehensive, one-on-one service, RE/MAX brokers bring you big brand leverage and access to an entire global network to help you expand your investment opportunities and exposure.

Maximize your portfolio with RE/MAX Commercial.



“ I need to control my business. With RE/MAX Commercial, I'm in control. It's built for the entrepreneurial broker. I have the freedom I need to run my business with a world-class brand behind me. ”

- Hayden Hulse, CCIM, RE/MAX Results Commercial

OUR DIFFERENCE IS IN THE DATA

2022 BY THE NUMBERS

13,322

RE/MAX Commercial brokers in all segments (agents with COMM or COMRES as primary specialty)

55,000+

Worldwide commercial transactions

110+

Countries and territories with RE/MAX representation²

\$21.9B+

Year-over-year growth in sales and lease volume¹

631

RE/MAX Commercial offices and divisions (with COMM or RESCOM specialty)

69

Countries with at least one commercial transaction³

“
Before joining RE/MAX Commercial, I'd spend 30 minutes on an initial meeting trying to explain that I did commercial real estate. Once I transitioned into RE/MAX Commercial, people knew what I did immediately.
– Travis LeBouf, Broker/Owner, RE/MAX Platinum Properties, Long Beach, CA
”

PROPERTIES AROUND THE WORLD

When choosing to work with a RE/MAX Commercial broker, you gain access to a global network backed by the power of one of the most recognized brands in real estate. The RE/MAX brand gives instant credibility and opens doors to properties all over the world.

With a presence in over 110 countries and territories, and a network of more than 140,000 RE/MAX agents around the world, working with RE/MAX could mean big commercial opportunities for you.

“

Everybody knows RE/MAX—both on the commercial and residential side of the business. In the commercial world, people need a brand they can trust and people they believe can give them great advice.

– Jeff Wright, Broker/Owner,
RE/MAX Right Choice, Trumbull, CT

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DIVERSIFY YOUR PORTFOLIO

“

Unlike many other commercial brands, RE/MAX Commercial allows brokers to work all property and transaction types.

– Doug Jennings, Employing Commercial Broker RE/MAX Commercial Alliance, Denver, CO

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You won't be siloed into one commercial sector here. Our brokers have the tenure, tools and education to help educate you on diverse listings and expand your portfolio across multiple property types.

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RE/MAX COMMERCIAL'S PROPERTY REACH GIVES YOU MORE OPTIONS.



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