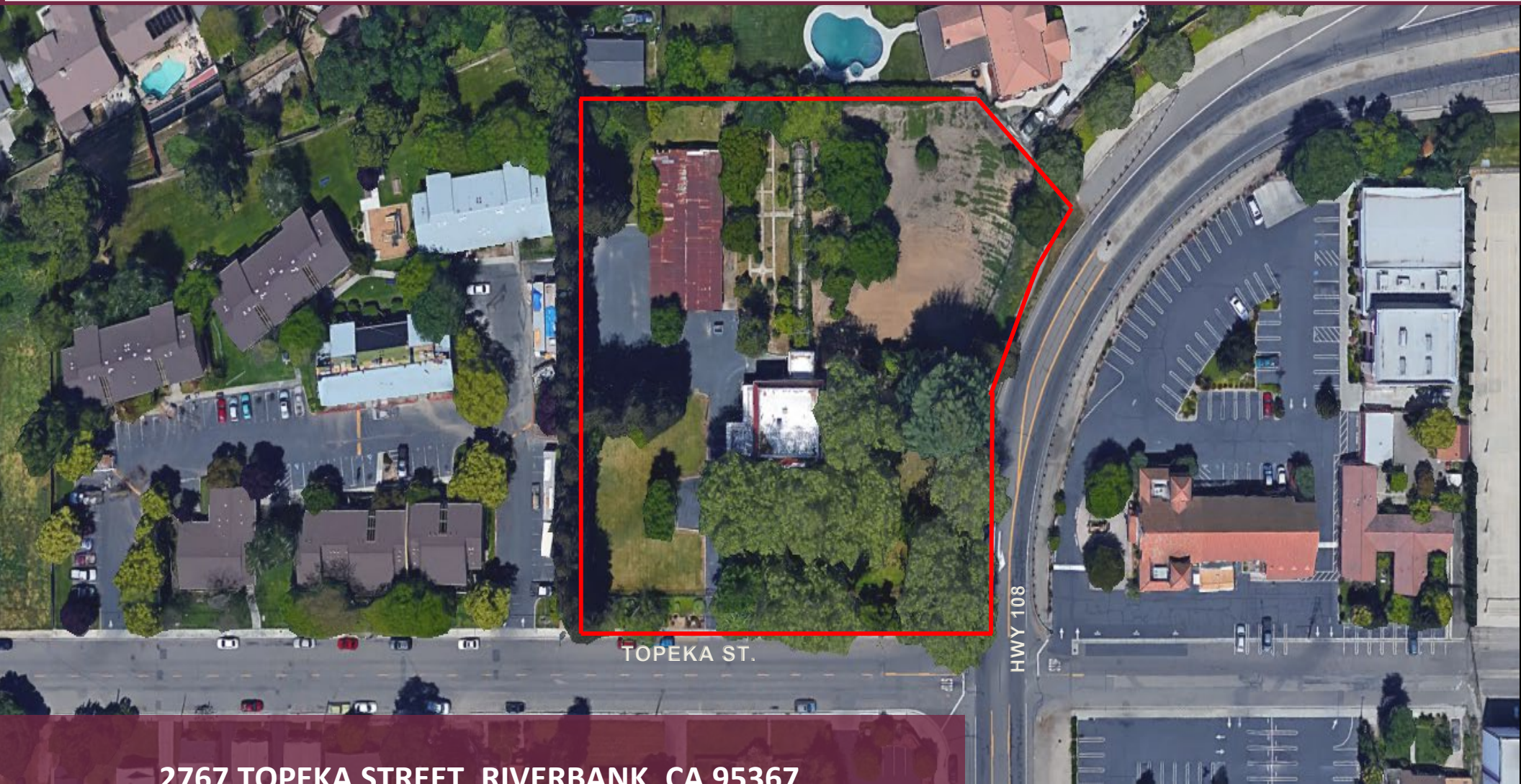


# Prime Multi-Family Development Opportunity



**2767 TOPEKA STREET, RIVERBANK, CA 95367**  
**Situated on an Approximate 2.04 Acres**

**THOMAS SOLOMON**  
**209-521-1591 cell**  
**Thomass@cosol.net**  
**LIC: 01453218**

2020 Standiford Ave, Bldg A  
Modesto, CA 95350  
[www.CoSol.net](http://www.CoSol.net)  
Co Sol Commercial Real Estate License: 00713735





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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.

### THOMAS SOLOMON

209.521.1591 office  
[thomass@cosol.net](mailto:thomass@cosol.net)  
Lic: .01954944

### TOM SOLOMON

209.521.1591 office  
[tsolomon@cosol.net](mailto:tsolomon@cosol.net)  
Lic: 00713735

CoSol Commercial Real Estate  
Lic: 00713735

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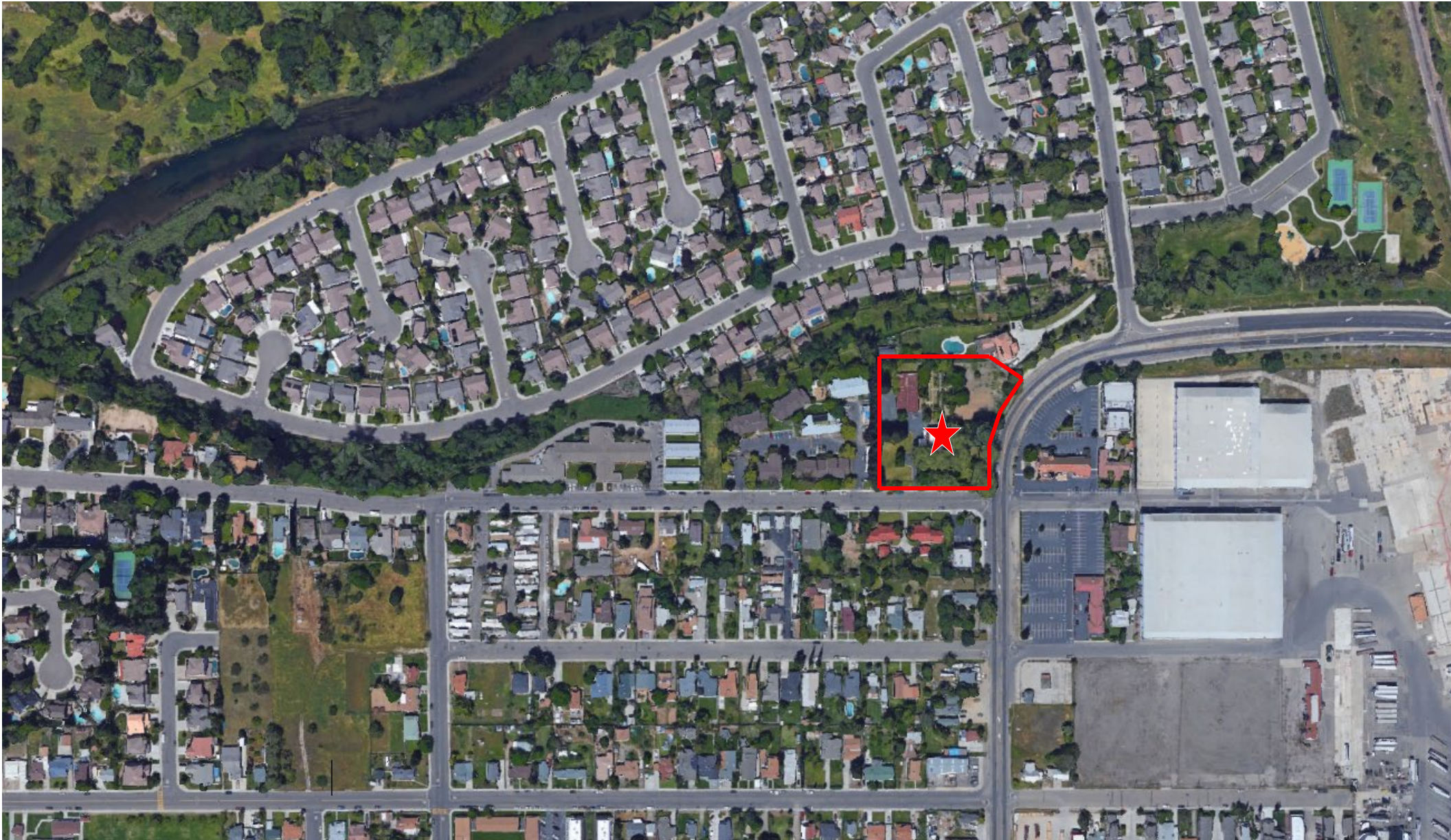
### PROPERTY OVERVIEW

ADDRESS:	2767 Topeka Street Riverbank, CA 95367
APN:	075-003-012 and 075-008-011
SIZE:	Situated on ±2.04 Acres with an existing ±3,740 SF office building
PRICE:	\$600,000.00
COUNTY:	Stanislaus, Riverbank
ZONING::	R3 Multi family

#### Overview:

This multi-family development opportunity covers ± 2.04 acres and includes an existing ±3,740 SF office building. The property is located at the intersection of Topeka Street and Highway 108, with an **Average Daily Traffic (ADT) count of 18,738**. Utilities, including water, sewer, and electricity, are available at the site, supporting straightforward development. The location provides direct access and high visibility.

**For more information, please contact us.**



# FOR SALE

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## MODESTO, CA

Modesto, California, is a dynamic and culturally rich city located in the heart of the Central Valley. Known for its agricultural heritage and vibrant arts scene, Modesto is home to the renowned Gallo Center for the Arts, a premier venue that hosts a wide range of performances, from Broadway shows to concerts and community events. The city also embraces its unique history with Graffiti Nights, an annual celebration of classic cars inspired by the film *American Graffiti*, directed by Modesto native George Lucas. This iconic event brings locals and visitors together to honor the city's role in shaping car culture and 1950s nostalgia. With its strategic location along Highway 99 and I-5, Modesto serves as a vital hub for commerce and travel, while offering a variety of opportunities for residential and commercial investment. The city's growing population, rich history, and commitment to arts and community make it an attractive destination for both investors and residents seeking a thriving, culturally vibrant community in California's Central Valley.



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