

COMMERCIAL LAND FOR SALE

2006 SPERRY AVENUE | PATTERSON, CA

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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SALE PRICE: \$6,425,000

FEATURES:

- 12.29± acres zoned IBP with a planned development overlay allowing for a variety of general retail and commercial uses, established in December of 2020
- The property is located on the hard corner of the signalized intersection of Sperry Avenue and Baldwin Road with over 485° of frontage along Sperry, which is the primary east-west thoroughfare in the City of Patterson
- The property is located at the “gateway” to the primary residential areas, and is one mile from Interstate 5
- The property is immediately south of Keystone Pacific Business Park, an Industrial Distribution Center of over 6,000,000 square feet

NEARBY RETAILERS:



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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font, with 'COMMERCIAL REAL ESTATE SERVICES' in a smaller sans-serif font below it.

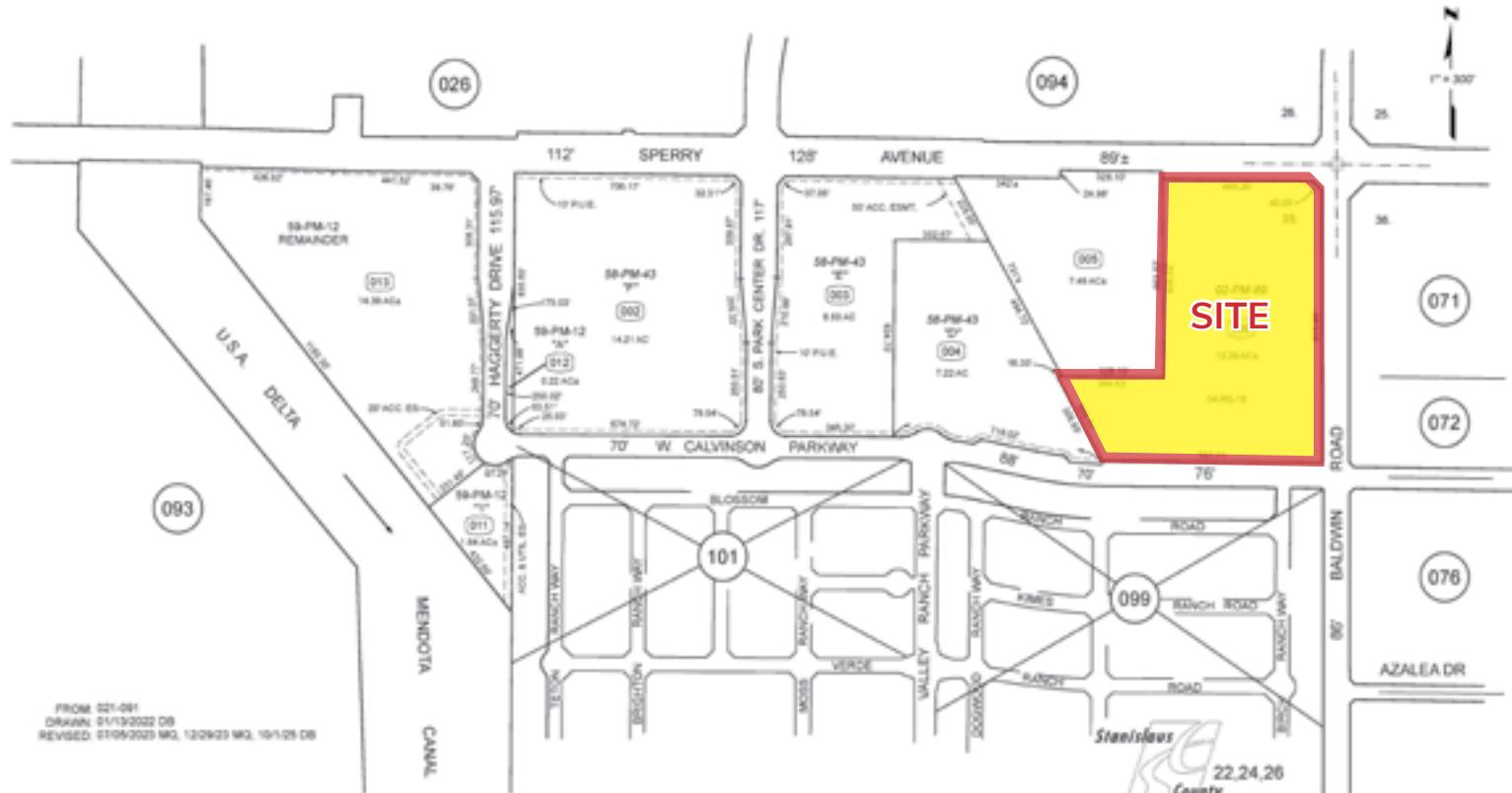
PARCEL MAP

POR. N. SECTION 35 T.5S. R.7E. M.D.B. & M.

TRA
005-047
005-048

021 - 098

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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CONCEPTUAL SITE PLAN



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DEMOGRAPHICS



The City of Patterson, known as the “Apricot Capital of the World” was formed in 1919 and has grown to a population of approximately 25,000. The communities desirably geographic location in the Stanislaus County has allowed it to become a hub for refined distribution and large retailers including: Wal-Mart. The City of Patterson is poised for long term residential, industrial commercial growth!

DRIVE TIME PROFILE	5 MILE RADIUS	10 MILE RADIUS	5 MILE RADIUS
2025 POPULATION	28,904	34,043	149,238
Daytime Population	5,939	6,273	26,634
Median HH Income	\$76,495	\$72,786	\$62,146
Number of Households	8,263	9,874	42,582



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The city Patterson is located on Highway 33, along the Interstate 5 corridor, and is approximate:

280 miles north of Los Angeles

92 miles south of Sacramento

89 miles southeast of San Francisco

45 miles southeast of Livermore

