

COMMERCIAL LAND FOR SALE

2006 SPERRY AVENUE | PATTERSON, CA



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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SALE PRICE: \$6,425,000

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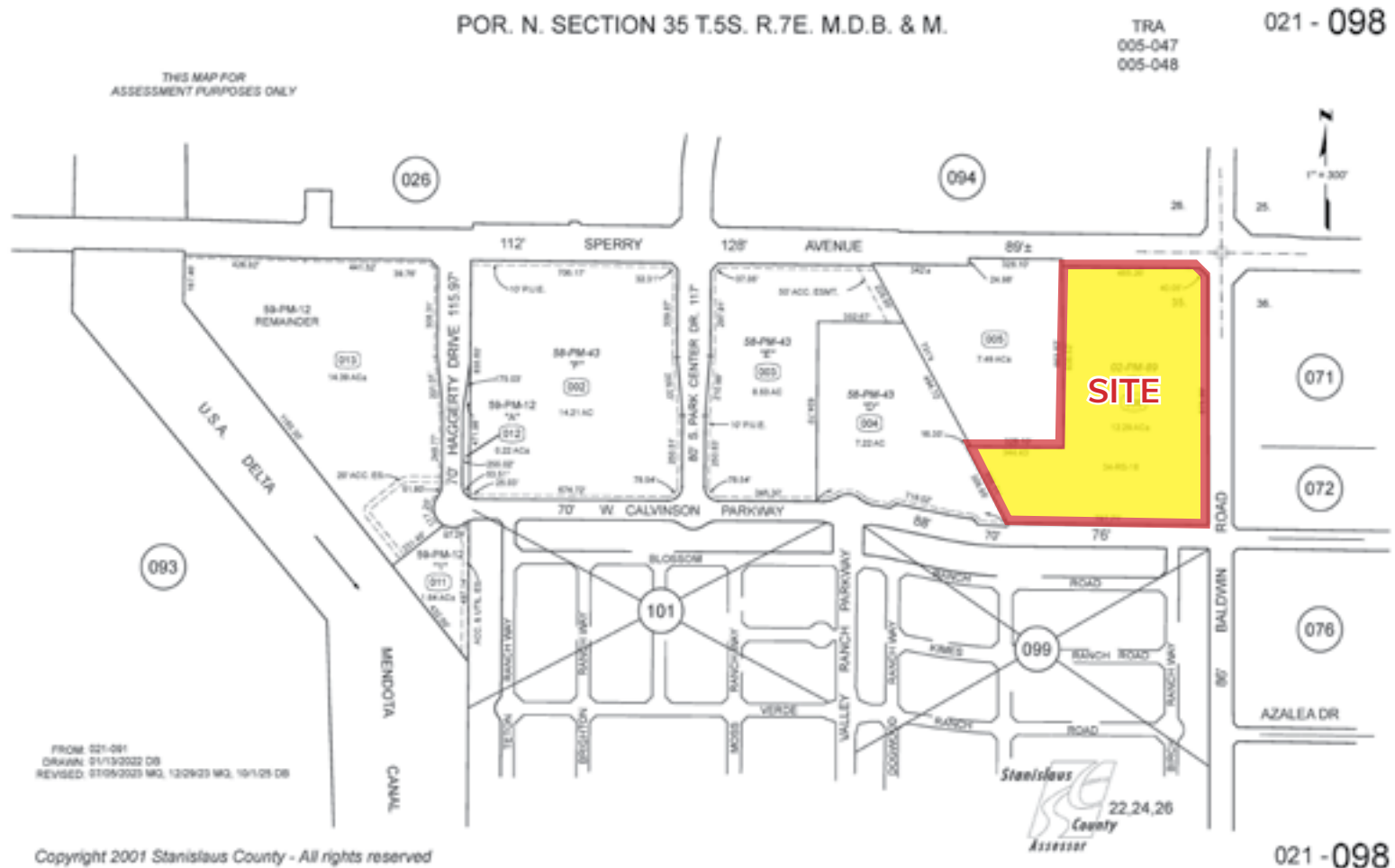
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PARCEL MAP



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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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

