

OFFERING MEMORANDUM

# 6901 & 6911 3<sup>RD</sup> STREET

*Religious Properties in Riverbank, CA*



RIVERBANK, CA

**km** Kidder  
Mathews

# 6901 & 6911 3RD STREET

## Overview

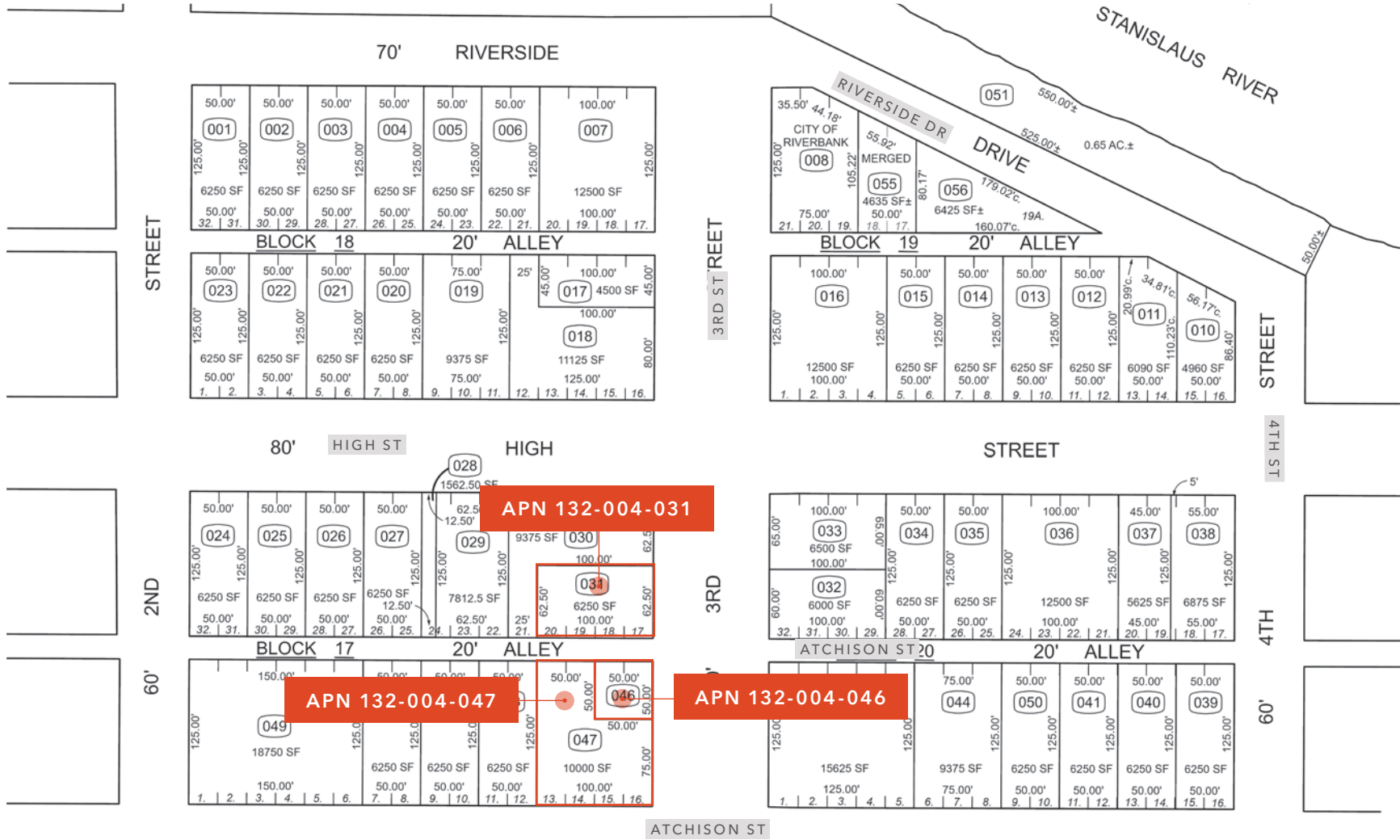
6901 3RD STREET	±6,604 SF, ±0.36 AC
6911 3RD STREET	±1,651 SF, ±0.05 AC
TOTAL SIZE	±8,255 SF, ±0.41 AC
APNS	132-004-031, 046 & 047
ZONING	(GC) General Commercial
SALE PRICE	\$1,100,000, or \$133/SF



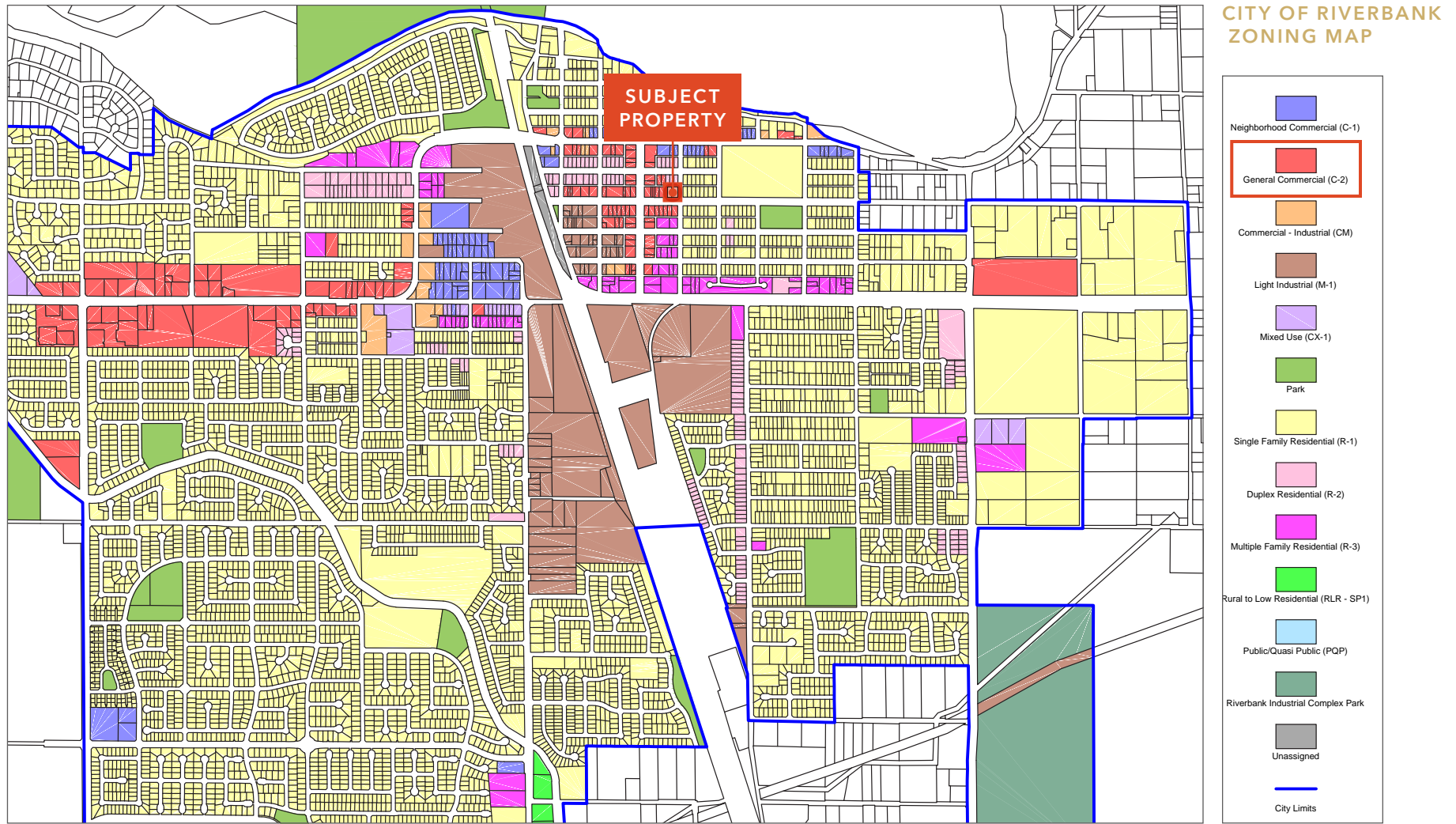




# PARCEL MAP



# CITY OF RIVERBANK ZONING MAP





# RIVERBANK IS A *VIBRANT COMMUNITY* IN STANISLAUS COUNTY

## RIVERBANK

In 2022, Riverbank, CA had a population of 24.8k people with a median age of 33.6 and a median household income of \$89,504. Between 2021 and 2022 the population of Riverbank, CA grew from 24,714 to 24,803, a 0.36% increase and its median household income grew from \$75,216 to \$89,504, a 19% increase.

The 5 largest ethnic groups in Riverbank, CA are White (Non-Hispanic) (33.7%), Two+ (Hispanic) (20.3%), White (Hispanic) (20.2%), Other (Hispanic) (13.4%), and Asian (Non-Hispanic) (6.26%).

None of the households in Riverbank, CA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

90.8% of the residents in Riverbank, CA are U.S. citizens.

In 2022, the median property value in Riverbank, CA was \$411,300, and the homeownership rate was 69.3%.

Most people in Riverbank, CA drove alone to work, and the average commute time was 28.8 minutes. The average car ownership in Riverbank, CA was 2 cars per household.

## POPULATION & DIVERSITY

Riverbank, CA is home to a population of 24.8k people, from which 90.8% are citizens. As of 2022, 22% of Riverbank, CA residents were born outside of the country (5.46k people).

In 2022, there were 1.66 times more White (Non-Hispanic) residents (8.37k people) in Riverbank, CA than any other race or ethnicity. There were 5.04k Two+ (Hispanic) and 5.02k White (Hispanic) residents, the second and third most common ethnic groups.

## ECONOMY

The economy of Riverbank, CA employs 10.6k people. The largest industries in Riverbank, CA are Manufacturing (1,480 people), Health Care & Social Assistance (1,252 people), and Retail Trade (1,084 people), and the highest paying industries are Public Administration (\$92,961), Professional, Scientific, & Technical Services (\$82,768), and Finance & Insurance (\$69,228).

## EMPLOYMENT

From 2021 to 2022, employment in Riverbank, CA grew at a rate of 2.86%, from 10.3k employees to 10.6k employees.

The most common job groups, by number of people living in Riverbank, CA, are Office & Administrative Support Occupations (1,284 people), Management Occupations (904 people), and Production Occupations (900 people). This chart illustrates the share breakdown of the primary jobs held by residents of Riverbank, CA.





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