



JUST SOLD!



COMING SOON

“MAJOR EMPLOYMENT AREA”
Beard Industrial District ±2,000 Acres & ±16M Sq Ft

To discuss your property or an commercial real estate needs please contact

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Address	Yosemite Blvd, Modesto CA, 95357	County	Stanislaus County
Selling Price	NNN	Sale Type	Investment or Owner/User
Land Area	±6.4 AC	Secondary Type	Commercial
APN	033-089-030, 033-089-034, 033-089-035, 033-089-036, 033-077-049	Zoning	Commercial & Mixed Use

Property Description:

Five (5) parcels of commercial zoned land ranging from ±1 acre to ±1.6 acres each, collectively totaling ±6.4 acres on a contiguous basis. Can be sold individually or together as a bulk sale. Front parcels enjoy over 1000' of Yosemite Blvd frontage. Parcels are directly adjacent to new Dollar Tree, AutoZone, and Burger King stores, and across the street from Cost Less Grocery anchored shopping center with a McDonalds, Starbucks and others. The parcels are surrounded by dense residential housing and Modesto's dominant industrial district "The Beard Industrial District" which has about 2,000 acres and ±16M square feet, including E.&J. Gallo Winery, Del Monte Foods, Frito-Lay, Nestle, and several other prominent companies. Close proximity to Johansen High School.

Parcels have flexible general commercial zoning for retail, medical, general office, and potentially multi family or self storage for the rear parcels or self storage. The parcels were originally planned for a new charter school complex.

Sale Notes:

Cash or Terms acceptable to Seller. Potentially to sell individual parcels, or up to ±6.43 acres. Potential for ground lease or BTS as well. Pricing is based on individual parcel sales, bulk sale pricing for all parcels at a reduced p.s.f (contact listing agent for more details).

Highlights:

- Improved parcels with off-sites in place
- Flexible zoning
- Excellent visibility and access
- Reasonably priced for individual parcel sales or bulk (contact listing agent for bulk pricing)
- Available for ground lease or BTS as well (contact agent for pricing)

Proposed Use:

- Commercial
- Retail
- Office
- Apartment Units
- Bank
- Fast Food
- Hotel
- Medical
- Restaurant
- Self-Storage
- Strip Center

LOT 1:

Selling Price **\$590,000.00**

Lot Number **1**

APN **033-077-049**

Lot Size **1.13 AC**

Lot Description:

±1.13 acre parcel on Yosemite Blvd adjacent to new Dollar Tree, Autozone, and Burger King. Potential for parcel split. Can be sold separately or added for bulk sale for up to ±6.43 acres of contiguous land.

LOT 2:

Selling Price **\$575,000.00**

Lot Number **2**

APN **033-089-034**

Lot Size **1.1 AC**

Lot Description:

±1.1 acre parcel directly adjacent to new Dollar Tree, Autozone & Burger King.

LOT 3:

Selling Price **\$453,000.00**

Lot Number **3**

APN **033-089-035**

Lot Size **1.6 AC**

Lot Description:

±1.6 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Can be sold separately or added for bulk sale for up to ±6.43 acres of contiguous land.

LOT 4:

Selling Price **\$453,000.00**

Lot Number **4**

APN **033-089-036**

Lot Size **1.6AC**

Lot Description:

±1.6 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Can be sold separately or added for bulk sale for up to ±7.22 acres of contiguous land.

LOT 5:

Selling Price **\$268,983.00**

Lot Number **5**

APN **033-089-030**

Lot Size **±41,382 SF**

Lot Description:

Just shy of ±1 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Can be sold separately or added for bulk sale for up to ±7.22 acres of contiguous land.

AERIAL MAP - TOTAL LAND AREA





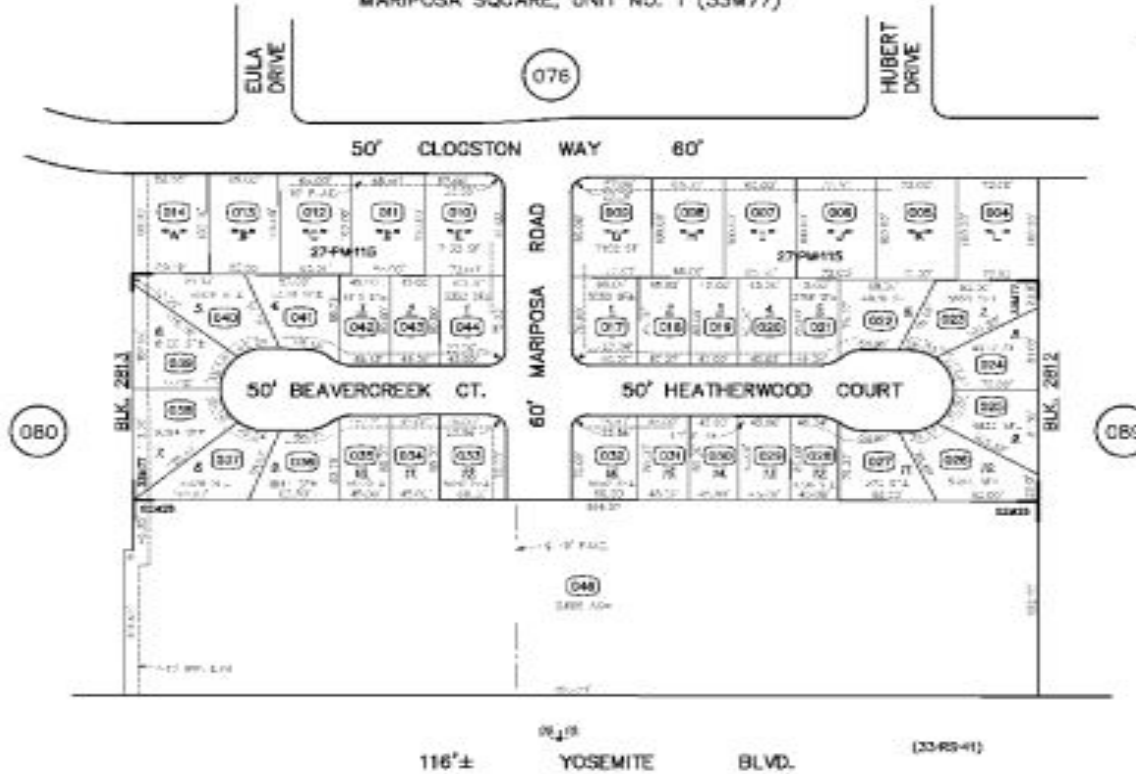
RETAIL BUSINESSES:



POR. SW 1/4 SECTION 25 T.3S. R.9E. M.D.B.& M.
POR. LAND OF H. T. CROW - POR. LOTS 9 & 10 (02M28)
MARIPOSA SQUARE, UNIT NO. 1 (33M77)

002 013 033 - 077

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



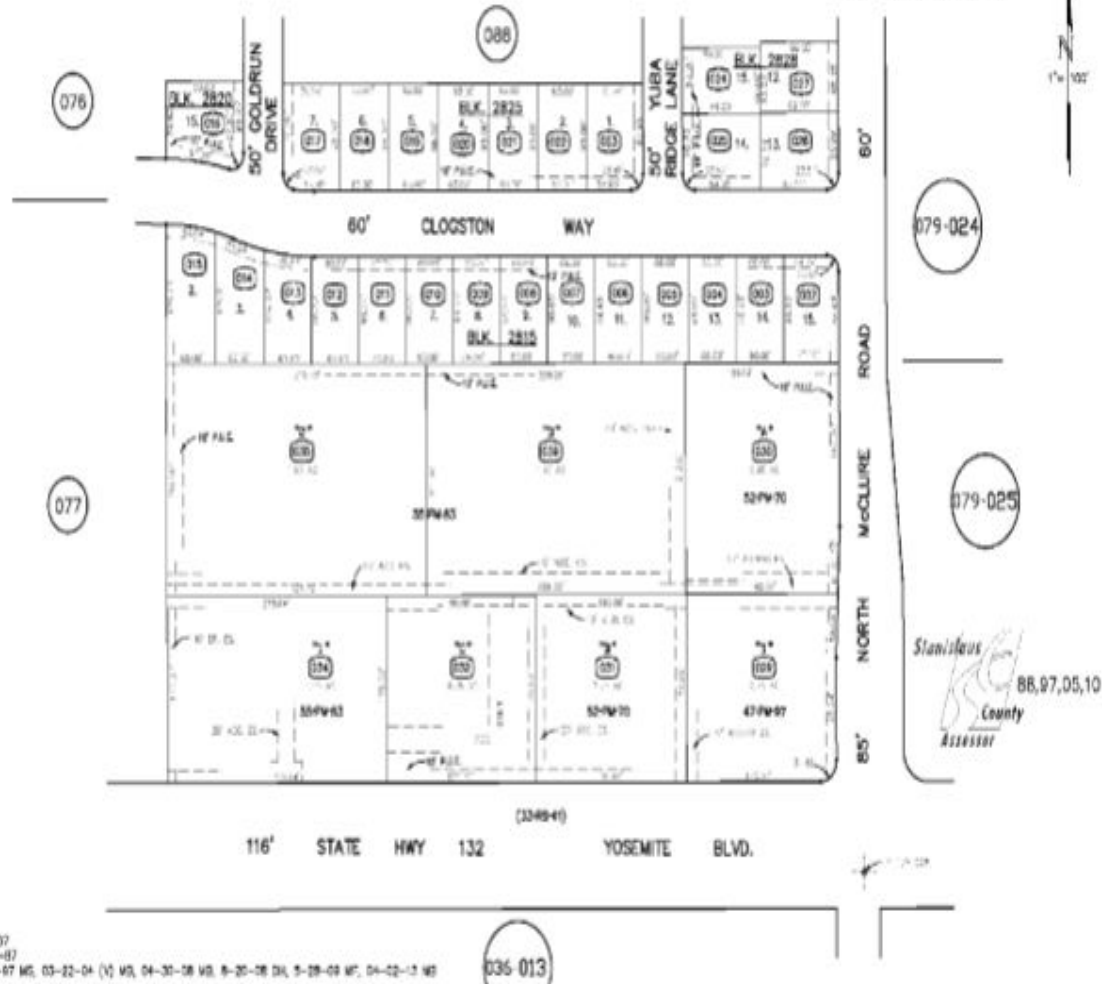
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REVISION: 4-14-88, 4-10-08(N) MF, 04-02-13 MB, 04-18-13 MB
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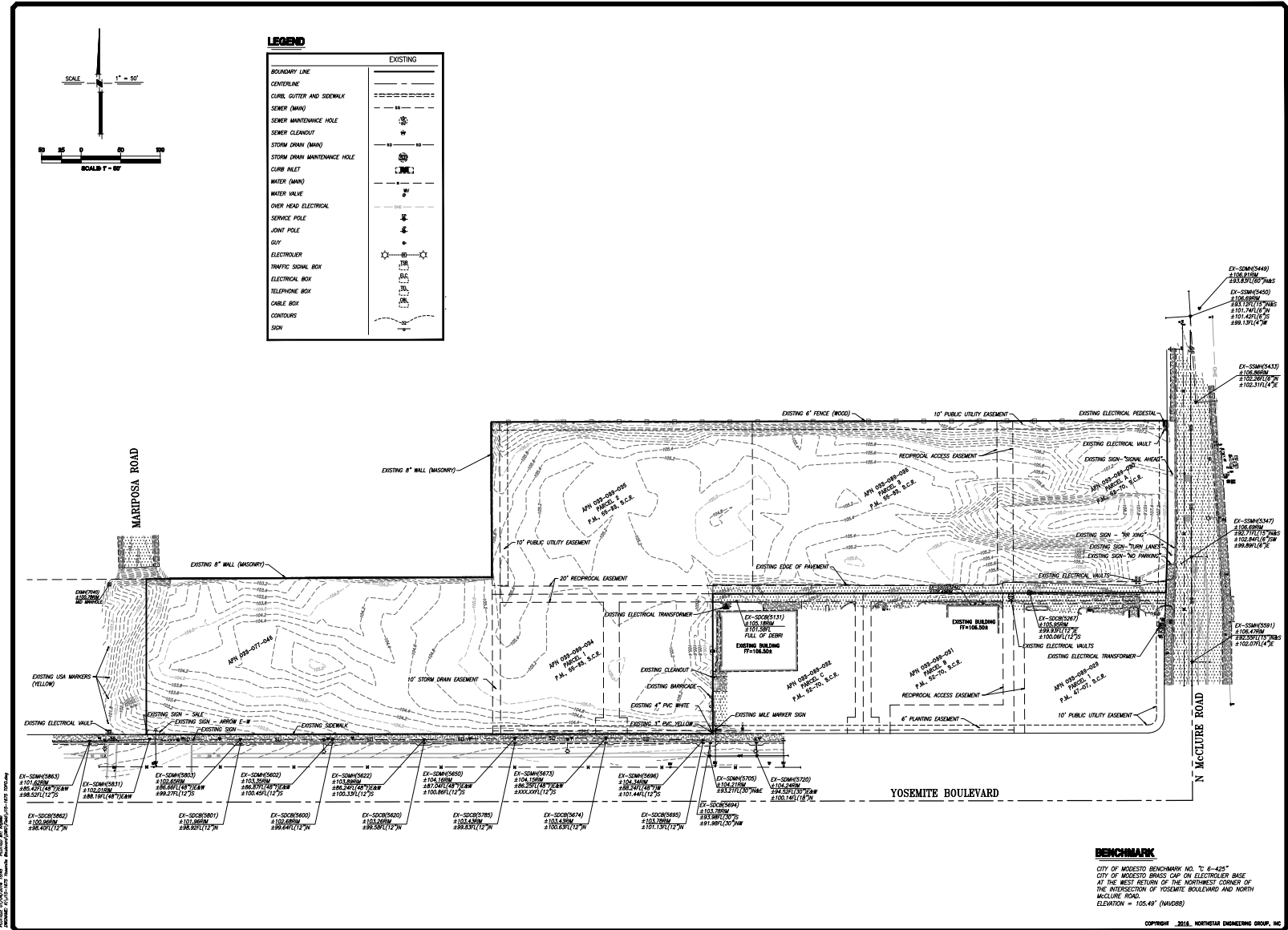
Stanislaus
County
Assessor
77,90,10,14
033 - 077

POR. SW 1/4 SECTION 25 T.3S. R.9E. M.D.B.&M.
POR. DRY CREEK WOODS (32M13)

002 117 033 - 089

THIS MAP FOR
ASSESSMENT PURPOSES ONLY





LEGEND

	EXISTING
BOUNDARY LINE	---
CENTERLINE	---
CURB, GUTTER AND SIDEWALK	=====
SEWER (MAIN)	---S---
SEWER MAINTENANCE HOLE	⊙
SEWER CLEANOUT	⊕
STORM DRAIN (MAIN)	---SD---
STORM DRAIN MAINTENANCE HOLE	⊙
CURB INLET	⊕
WATER (MAIN)	---W---
WATER VALVE	⊕
OVER HEAD ELECTRICAL	---
SERVICE POLE	⊕
JOINT POLE	⊕
GOV	⊕
ELECTRODER	⊕
TRAFFIC SIGNAL BOX	⊕
ELECTRICAL BOX	⊕
TELEPHONE BOX	⊕
CABLE BOX	⊕
CONDUITS	---
SOIL	---

TOPOGRAPHIC SURVEY
YOSEMITE AVENUE PROPERTY CALIFORNIA
MODOesto

NorthStar
Engineering Group, Inc.
10000 N. 1st Street, Modesto, CA 95208
(209) 521-1111

BENCHMARK
CITY OF MODOesto BENCHMARK NO. "C" 6-425"
CITY OF MODOesto BRASS CAP ON ELECTRODER BASE
AT THE WEST RETURN OF THE NORTHEAST CORNER OF
THE INTERSECTION OF YOSEMITE BOULEVARD AND NORTH
MCCLEURE ROAD.
ELEVATION = 105.43' (NAVEBS)

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