

FOR SALE

3941 & 3943 Roselle Avenue • Modesto • CA • 95357-1636



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Property Overview

Address: 3941 & 3943 Roselle Avenue
Modesto, CA 95357

Sales Price: \$2,045,000.00

Building Size: ± 20,062 SF (Commercial)
± 2,358 SF (Residential)

Lot Size: ± 122,404 SF / ± 2.81 AC

County: Stanislaus County

Zoning: Neighborhood
Commercial (NC)

Parcel Numbers: 083-004-086 & 085

Procuring Broker Fee: 2.5%

Highlights:

Both properties are intended to be sold together, and both properties were recently appraised. As Tivoli develops these properties will become a "hard corner" location via Roselle Ave and Aria Way, further enhancing the development potential.

3941 Roselle Ave is a well-located commercial property, zoned neighborhood commercial (NC) within Modesto's crown jewel master planned community "Tivoli". The property consists of a ±20,062 square foot building on ±1.81 acre parcel. Being zoned NC the property benefits from a vast list of allowable uses that are permitted or potentially permitted via CUP.

3943 Roselle Ave is also zoned neighborhood commercial (NC) within Modesto's crown jewel master planned community "Tivoli". The property consists of a ±2,358 square foot home on ±1 acre.

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Location Map



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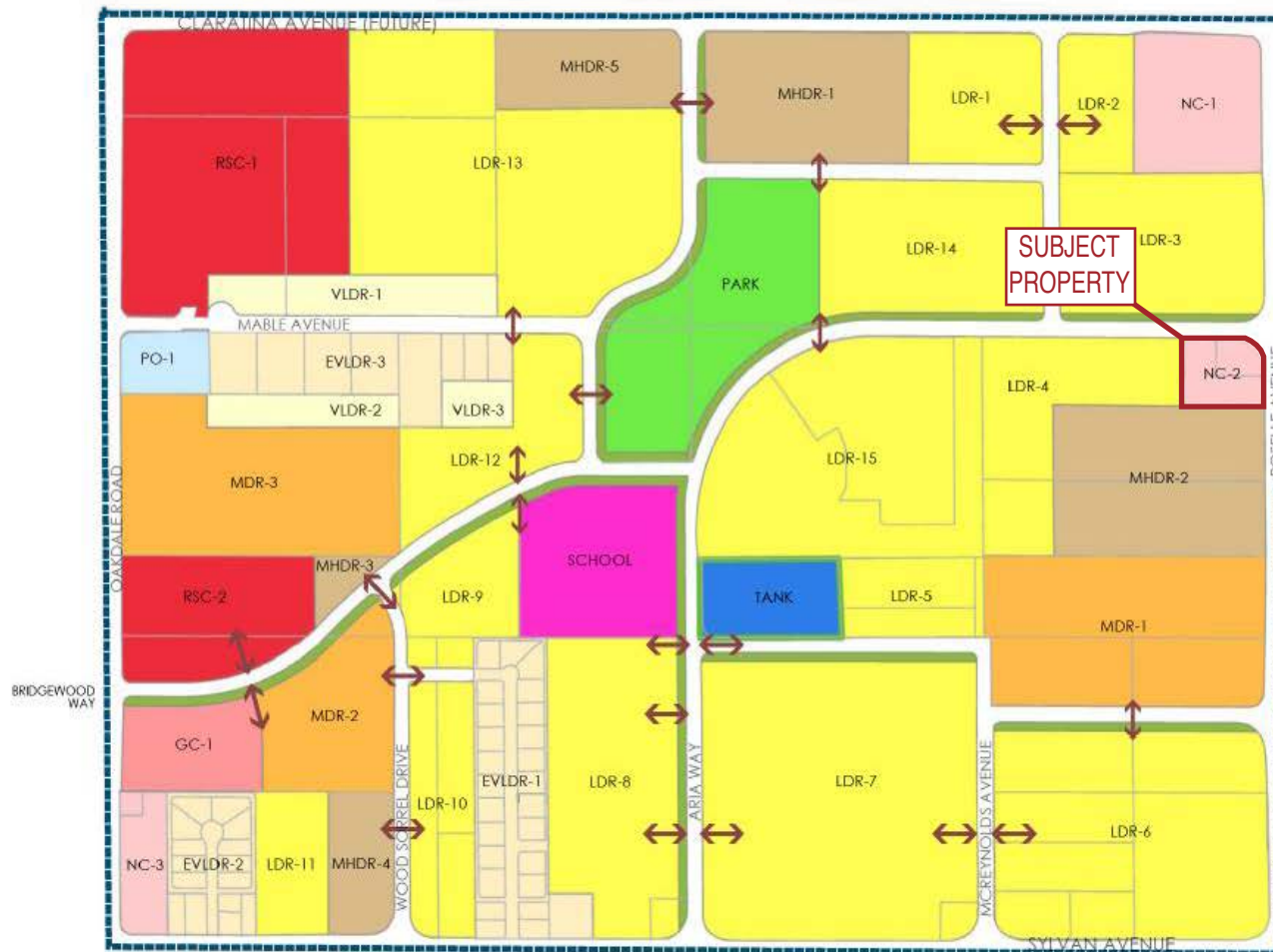
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Tivoli Specific Plan



LAND USE

- VERY LOW DENSITY RESIDENTIAL (VLDR) (2-3 DU/AC)
- LOW DENSITY RESIDENTIAL (LDR) (4-8 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (8-18 DU/AC)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) (18-24 DU/AC)
- EXISTING OR NEW NEIGHBORHOOD COMMERCIAL (NC)
- GENERAL COMMERCIAL (GC)
- REGIONAL SERVING COMMERCIAL (RSC)
- PROFESSIONAL OFFICE (PO)
- ELEMENTARY SCHOOL
- NEIGHBORHOOD PARK/STORM BASIN
- PASEO
- LOCAL RESIDENTIAL STREET/ POTENTIAL ACCESS POINT
- PROJECT BOUNDARY

EXISTING LAND USES

- EXISTING VERY LOW DENSITY RESIDENTIAL (EVLDR) (1-3 DU/AC)
- PUBLIC INFRASTRUCTURE: WATER TANK & WELL SITE (CITY OF MODESTO) WITH LANDSCAPE BUFFER

TIVOLI SPECIFIC PLAN
MODESTO, CALIFORNIA

LAND USE DIAGRAM

AMENDED 2025

MAY 13, 2023



CREDIT: O'DELL ENGINEERING, DAHLIN GROUP

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Specific Plan Elements

Table 3.2 TSP Permitted Land Uses

Tivoli Specific Plan Permitted Land Uses	Land Use Zones (P = Permitted; C = Conditional)								Comments
	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Residential and Related Uses									
Residential: Single-Family Detached Home, 10,000 SF min. and greater lot	P								
Residential: Single-Family Detached Home, 3,000-12,000 SF		P							Existing lots may exceed 12,000 SF
Residential: Single-Family Detached Home 2,000 SF to less than 3,000 SF lot			P						
Residential: Apartments, Condominiums, Townhomes, Duplex, Triplex, other Multi-Family Residential (including senior housing)			P	P	P	P	P		Multi-family residential as an accessory with limited scale to commercial and office use
Residential Related Facility: Boarding House, Lodging House		P/C	P/C	P/C					Permitted up to 3.4 or more requires CU
Residential Related Facility: Homeless Shelter (large scale)						C	C	C	
Residential Related Facility: Transitional Housing		P/C	P/C	P/C					2 week - 6 month stay. Six persons or less permitted. 7 or more requires CUP
Commercial and Other Uses									
Accountant					P	P	P	P	
Animal Grooming (small animal only)						P	P	P	
Antennas/Cell Towers						C	C	C	
Antique Store					P	P	P	P	
Apparel Store					P	P	P	P	
Appliance Store (radio, television & electronic device store (sales & repair)							P	P	
Appliance Store (kitchen, laundry, small appliance)					P	P	P	P	
Architect					P	P	P	P	
Art Studio, Gallery						P	P	P	
Art Supply Store						P	P	P	
Attorney					P	P	P	P	
Auto & Truck Rental							P	P	
Automotive, Audio and Security System Sales and Installation						C	C		*
Automotive, Car Wash and/or Detailing							C	C	
Automotive, Parts and Accessories (retail only, includes marine, motorcycle, and/or trailer parts and accessories)					P	P	P	P	
Automotive, Tune-up, Smog & Mini-lube (minor repair only)					P	P	P	P	*
Automotive, Gas Stations					P	P	P	P	
Automotive, Tire and Wheel, Service and Minor Repair (excluding tire rebuilding, recapping and retreading)						P	P	P	*

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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Automotive, Window Tinting						P	P	P	
Bail Bond Office					P	P	P	P	
Bakery, Retail						P	P	P	
Banquet Hall						C	C	C	
Bar, Cocktail Lounge, Sports Bar, Pub							C	C	
Barber						P	P	P	
Beauty Shop, Salon, Hair and/or Nails, Skin Care						P	P	P	
Bed and Breakfast Home	P	P							No more than two rooms used for B&B
Big box/Discount/High volume store * (applies to entire center)								C*	Typically minimum 100,000 sf
Bookkeeping Services					P	P	P	P	
Bookstore						P	P	P	
Broadcasting Studio							P	P	
Building Materials Store, including lumber (indoor lumber storage only), roofing, insulation, awnings, glass, weather-stripping, doors								P	
Business Services (Duplicating, Addressing, Mailing, Blueprinting, Photocopying)						P	P	P	
Camera Store						P	P	P	
Catering and Food Prep						P	P	P	
Church, Temple, Synagogue	C	C	C	C	C	C	C	C	
Computer and Home Electronics Store (Sales & Repair)						P	P	P	
Dancing Establishment/Club							C	C	
Day Care, Adult		P/C	P/C	P/C	C	P	P	P	24-hour care for 3 or fewer persons is permitted. 4 or more in one dwelling requires CUP (for residential zones).
Dental Office or Laboratory					P	P	P	P	
Department Store							P	P	
Drug Store, Pharmacy					P	P	P	P	
Dry Cleaning & Laundry						P	P	P	
Electronic Appliance Store (sales, installation, and repair)						P	P	P	
Engineer Office					P	P	P	P	
Fabric Store (including Upholstery material)						P	P	P	
Film Processing, Photographic Studio						P	P	P	
Financial Services: Banks, Credit Unions, Savings & Loan, Stockbrokers						P	P	P	
Firearms, Sales & Service						P	P	P	
Firearms, Sales & Service, with Indoor Target Range								C	
Floor Covering Store							P	P	

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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Florist						P	P	P	
Fortune Telling							P	P	
Funeral Home							C	C	
Furniture Repair, Upholstery							P	P	
Furniture Store						P	P	P	
Gift, Novelty, or Souvenir Store						P	P	P	
Grocery store, Produce market, Supermarket						P	P	P	In RSC, is not primary anchor and must be concurrent with or after primary anchor
Hardware Store						P	P	P	Typically 20,000 sf or less
Health Club/Fitness Center						P	P	P	
Hobby/Toy store						P	P	P	
Home Business in a residence	P	P	P	P					
Hotel/Motel						P	P	P	
Housewares/Small Appliance Store (Including: Pictures, Frames, Lamps, Shades, Window Shades, Draperies, Curtains, Microwave, Irons, Toasters)						P	P	P	
Insurance Sales & Services					P	P	P	P	
Interior Design						P	P	P	
Janitorial Service							P	P	
Jewelry Store (Sales & Repair)						P	P	P	
Laboratory (Research & Testing)					P	P	P	P	
Leather Goods, Luggage Store (sales & Repair)						P	P	P	
Library						P	P	P	
Liquor Store (off-premise consumption)						P	P	P	
Locksmith Shop							P	P	
Massage Therapist					P	P	P	P	PD ID Card (need 500 hrs training certification and approval of establishment by Police Department)
Medical, Orthopedic Supply					C	C	P	P	
Microbrewery, with retail and/or restaurant								P	
Movie/Video Rental						P	P	P	
Museum						P	P	P	
Music CD/Record Store						P	P	P	
Musical Instrument Store (sales and repair)						P	P	P	
Nightclub							C	C	
Office Supply & Stationary Store					P	P	P	P	Small scale in PO & NC
Offices					P	P	P	P	
Paint & Wallpaper Store						P	P	P	

Tivoli Specific Plan Permitted Land Uses	Land Use Zones (P = Permitted; C = Conditional)								Comments
	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Parks Owned/Oper. By Governmental Agency	P	P	P	P	P	P	P	P	19 acres is designated for a public dual use park basin on the TSP Land Use Diagram
Pawn Shop						P	P	P	
Personnel Agency					P	P	P	P	
Pet Store						P	P	P	
Printing Shop (including Silk Screening, Typesetting)							P	P	
Private School (K-12)		C	C	C	C	C	C	C	
Public Facilities/Utility Buildings/Grounds	C	C	C	C	C	C	C	C	
Real Estate Sales & Services					P	P	P	P	
Recreation Services (major indoor): Bowling, Ice Rinks, Roller Rinks, Racquetball, Dancing, Live Performance, etc.							C	C	
Recreation Services (small indoor): limited to amusement machine centers, slot car racing, pool halls or other similar indoor uses						C	C	C	
Recycling: Small Collection Facility					P	P	P	P	
Recycling: Unattended containers with other uses (no more than 50 square feet of area)			P	P	P	P	P	P	
Repair Shop: knife, tool, saw, and/or lawn mower							P	P	
Repair Shop: small appliance, small electronics, handyman repair service						P	P	P	
Restaurant (Alcohol may be served only in conjunction with meals. No separate bar or cocktail lounge. Music but no Dancing or Entertainment.						P	P	P	
Restaurant (Alcohol served either in conjunction with meals or in separate bar/cocktail lounge as an accessory use. Music but no dancing. May include staged entertainment):							P	P	
School/Instruction: Athletics, Art, Music, Drama, Dance, Martial Arts						P	P	P	
School/Instruction: Vocational and Trade					C	P	P	P	
School: Public	P	P	P	P	P	P	P	P	13.5 acres is designated for an elementary school site on the TSP Land Use Diagram.
Second Hand, Used Goods Store						P	P	P	
Security Agency							P	P	
Shoe Store (sales and/or repair)						P	P	P	
Spas sales							P	P	
Sporting Goods store							P	P	
Surveyor Office					P	P	P	P	
Tailors/Seamstress						P	P	P	
Talent and/or Modeling Agency						P	P	P	

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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Tanning Salon						P	P	P	
Tattoo Parlor						P	P	P	
Tax Services					P	P	P	P	
Theater: indoor, multiplex							P	P	
Tobacco Store						P	P	P	
Toy/Hobby store						P	P	P	
Travel Agency						P	P	P	
Urgent Care Medical Facility						C	C	C	
Veterinary Clinic (small animals)					C	C	C	C	
Warehousing, Mini Storage							C	C	
Watch or Clock Store, (sales and repair)						P	P	P	
Wine Sales and Tasting							C	C	
This table cross-references land use by zones to indicate where various uses are permitted and what type of entitlement is required									
The following abbreviations are used:									
P - permitted as a matter of right									
C - conditional use permit									
BLANK - indicates the use is not permitted in the zone									

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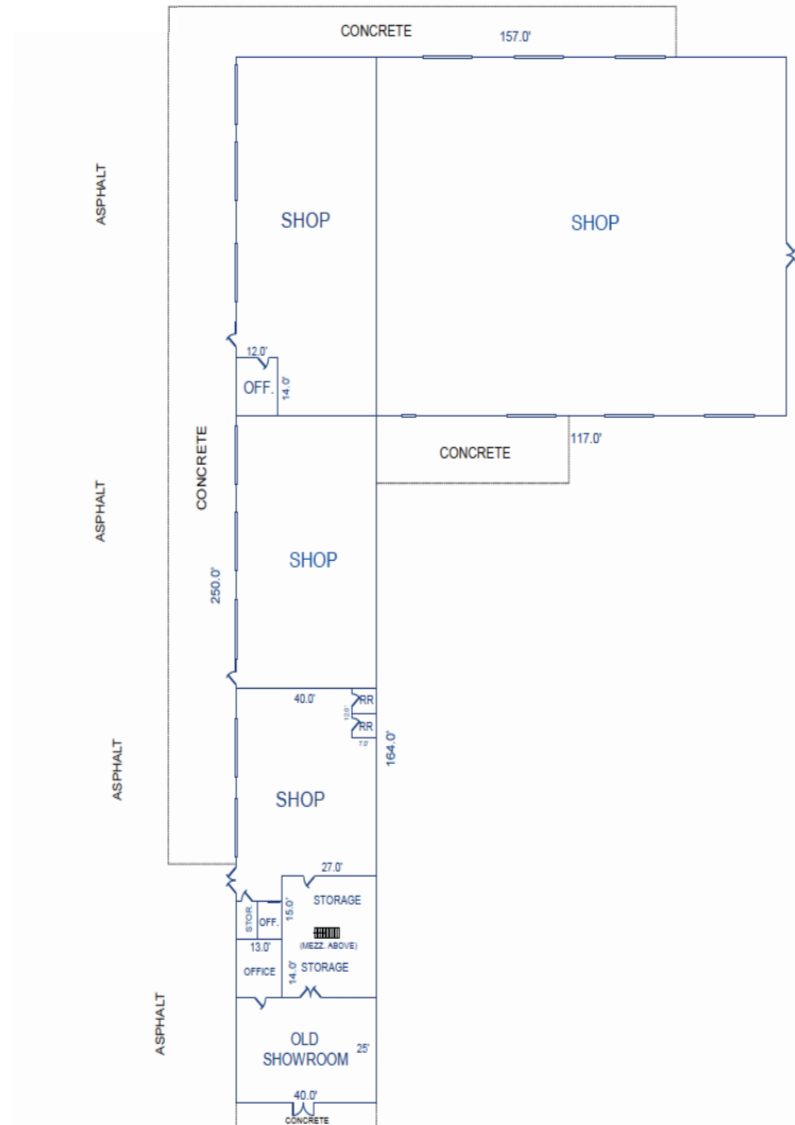
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Site Plan



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Drone Photo Gallery



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Photo Gallery



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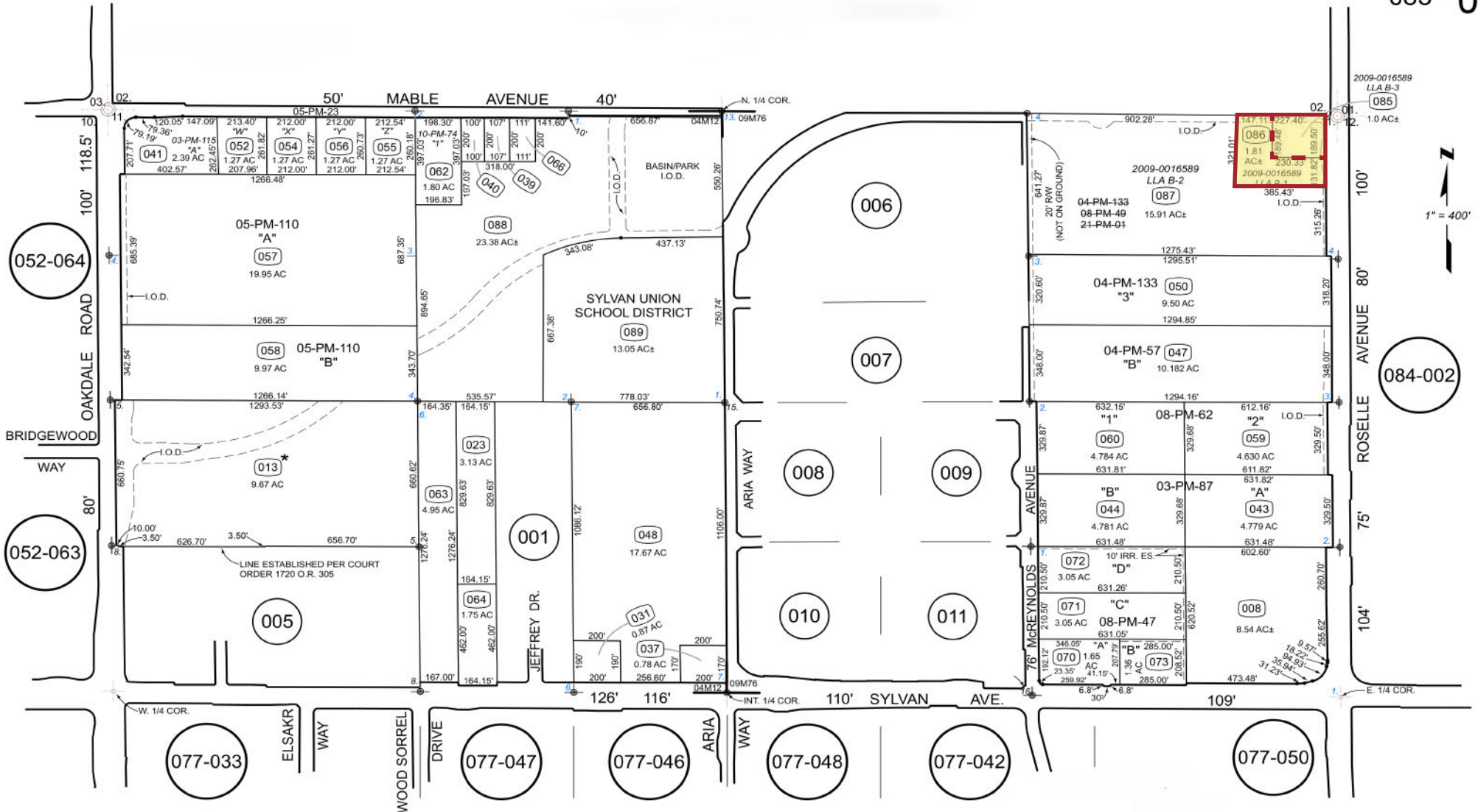
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Parcel Map

N. 1/2 SECTION 11 T.3S. R.9E. M.D.B. & M.

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