

# FOR SALE

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



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# Property Overview

<b>Address:</b>	3941 & 3943 Roselle Avenue Modesto, CA 95357	<b>County:</b>	Stanislaus County
<b>Sales Price:</b>	\$2,045,000.00	<b>Zoning:</b>	Neighborhood Commercial (NC)
<b>Building Size:</b>	± 20,062 SF (Commercial) ± 2,358 SF (Residential)	<b>Parcel Numbers:</b>	083-004-086 & 085
<b>Lot Size:</b>	± 122,404 SF / ± 2.81 AC	<b>Procuring Broker Fee:</b>	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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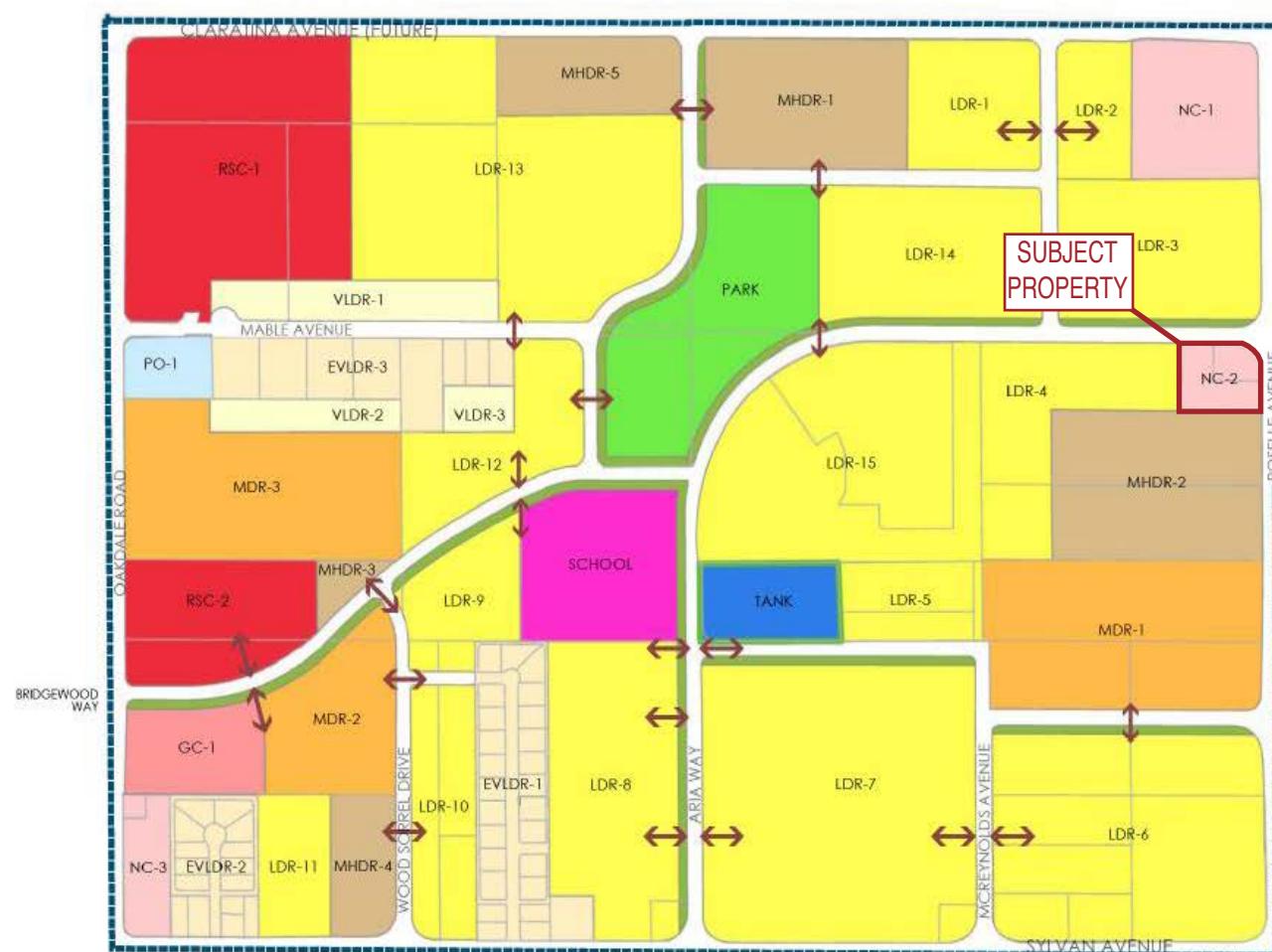
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# Tivoli Specific Plan



TIVOLI SPECIFIC PLAN  
MODESTO, CALIFORNIA

LAND USE DIAGRAM

AMENDED 2025

MAY 13, 2025

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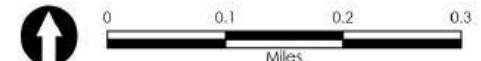
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## LAND USE

- 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



CREDIT: O'DELL ENGINEERING, DAHLIN GROUP

# 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	
<b>Residential and Related Uses</b>									
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
<b>Commercial and Other Uses</b>									
Accountant				P	P	P	P		
Animal Grooming (small animal only)					P	P	P		
Antennas/Cell Towers					C	C	C		
Antique Store					P	P	P		
Apparel Store					P	P	P		
Appliance Store (radio, television & electronic device store (sales & repair)						P	P		
Appliance Store (kitchen, laundry, small appliance)					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			
Automotive, Tune-up, Smog & Mini-lube (minor repair only)					P	P	P	*	
Automotive, Gas Stations					P	P	P		
Automotive, Tire and Wheel, Service and Minor Repair (excluding tire rebuilding, recapping and retreading)					P	P	*		

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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Automotive, Window Tinting									P P
Bail Bond Office							P P	P	
Bakery, Retail							P P	P	
Banquet Hall							C C	C	
Bar, Cocktail Lounge, Sports Bar, Pub							C 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	
Bookstore							P P	P	
Broadcasting Studio							P P		
Building Materials Store, including lumber (indoor lumber storage only), roofing, insulation, awnings, glass, weatherstripping, 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	C	
Day Care, Adult	P/C	P/C	P/C	C	P	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	
Department Store							P P	P	
Drug Store, Pharmacy							P P	P	
Dry Cleaning & Laundry							P P	P	
Electronic Appliance Store (sales, installation, and repair)							P P	P	
Engineer Office							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	
Interior Design						P	P	P	
Janitorial Service						P	P		
Jewelry Store (Sales & Repair)						P	P	P	
Laboratory (Research & Testing)						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		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	
Pet Store						P	P	P	
Printing Shop (including Silk Screening, Typesetting)							P	P	
Private School (K-12)	C	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	
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	
Recycling: Unattended containers with other uses (no more than 50 square feet of area)		P	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	
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	P	
Surveyor Office						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	
Tanning Salon					P	P	P	
Tattoo Parlor					P	P	P	
Tax Services					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	
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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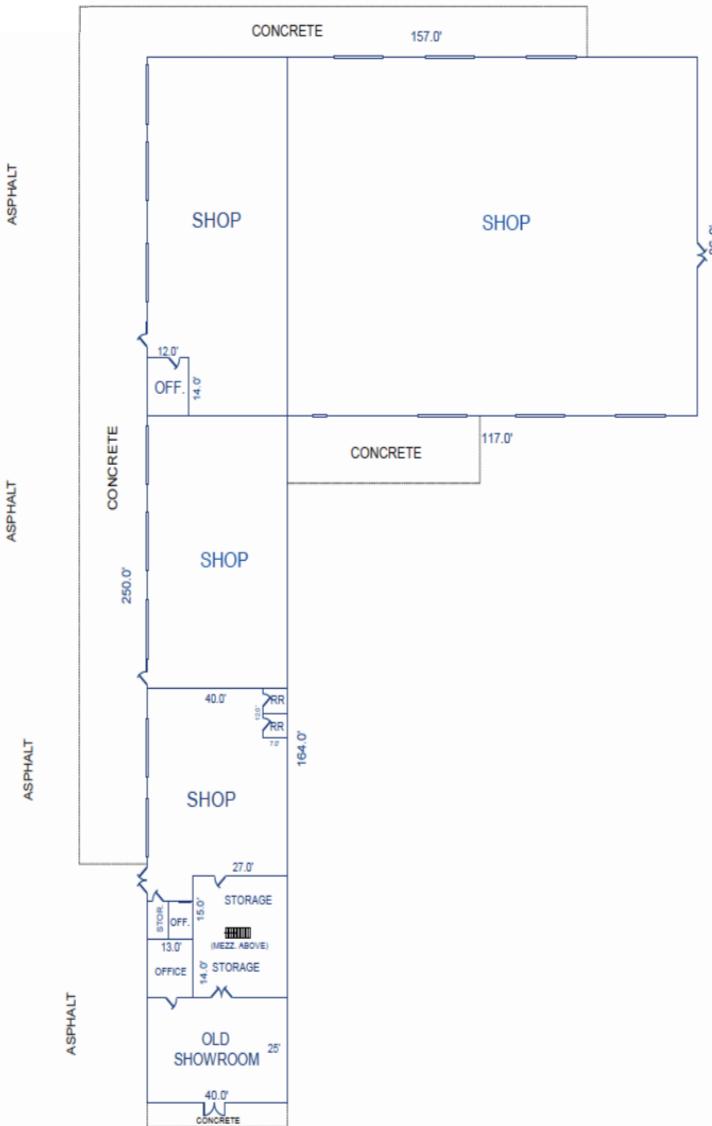
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# Site Plan



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# Drone Photo Gallery



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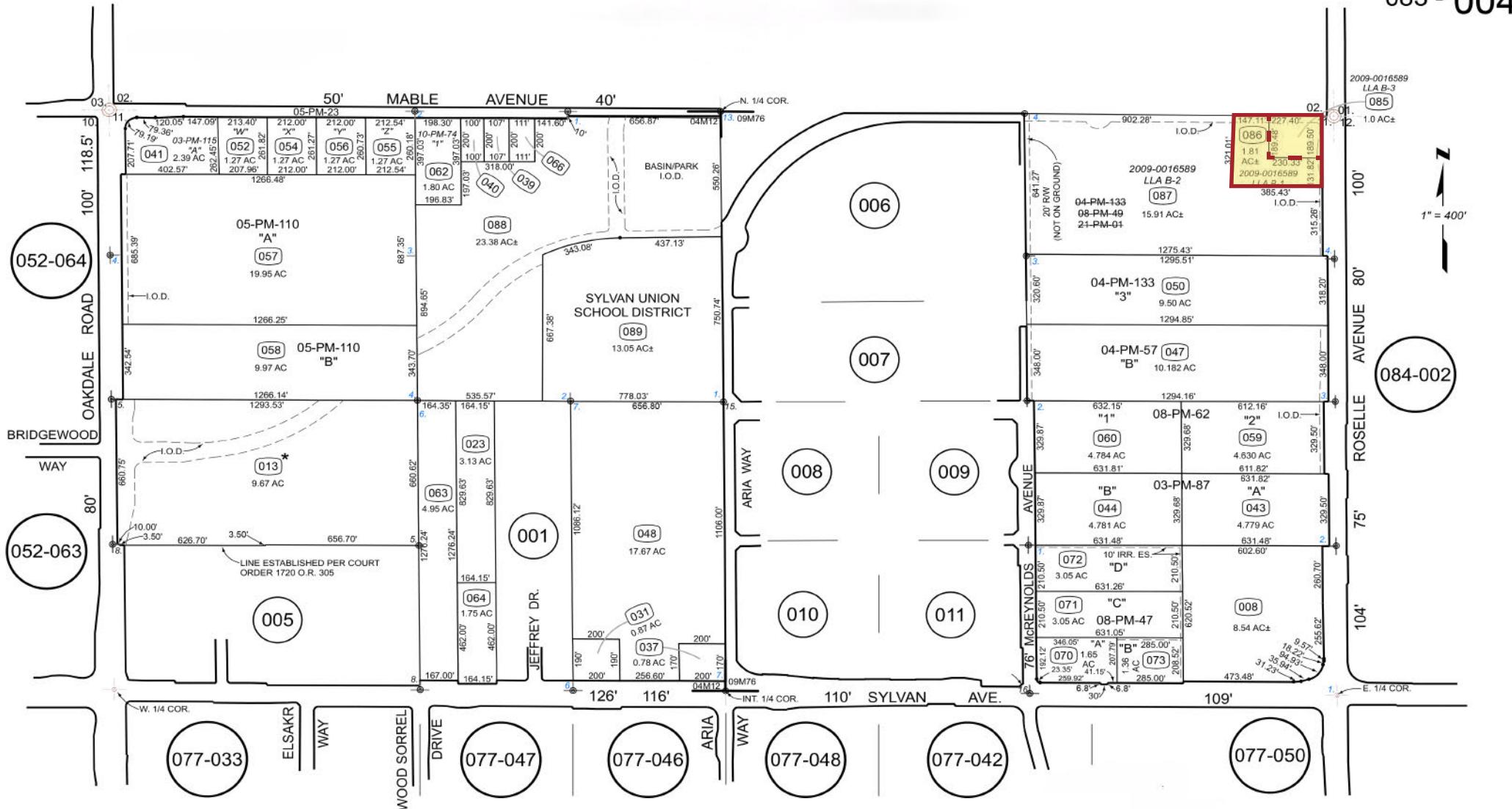
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# Parcel Map

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

083 - 004



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