

# Commercial Parcel on High Traffic Corridor

Nickerson Drive and Whitmore Ave, Modesto CA



**Price: \$650,000**

**Total Size: Approx. 49,840 SF | 1.14 AC Lot**

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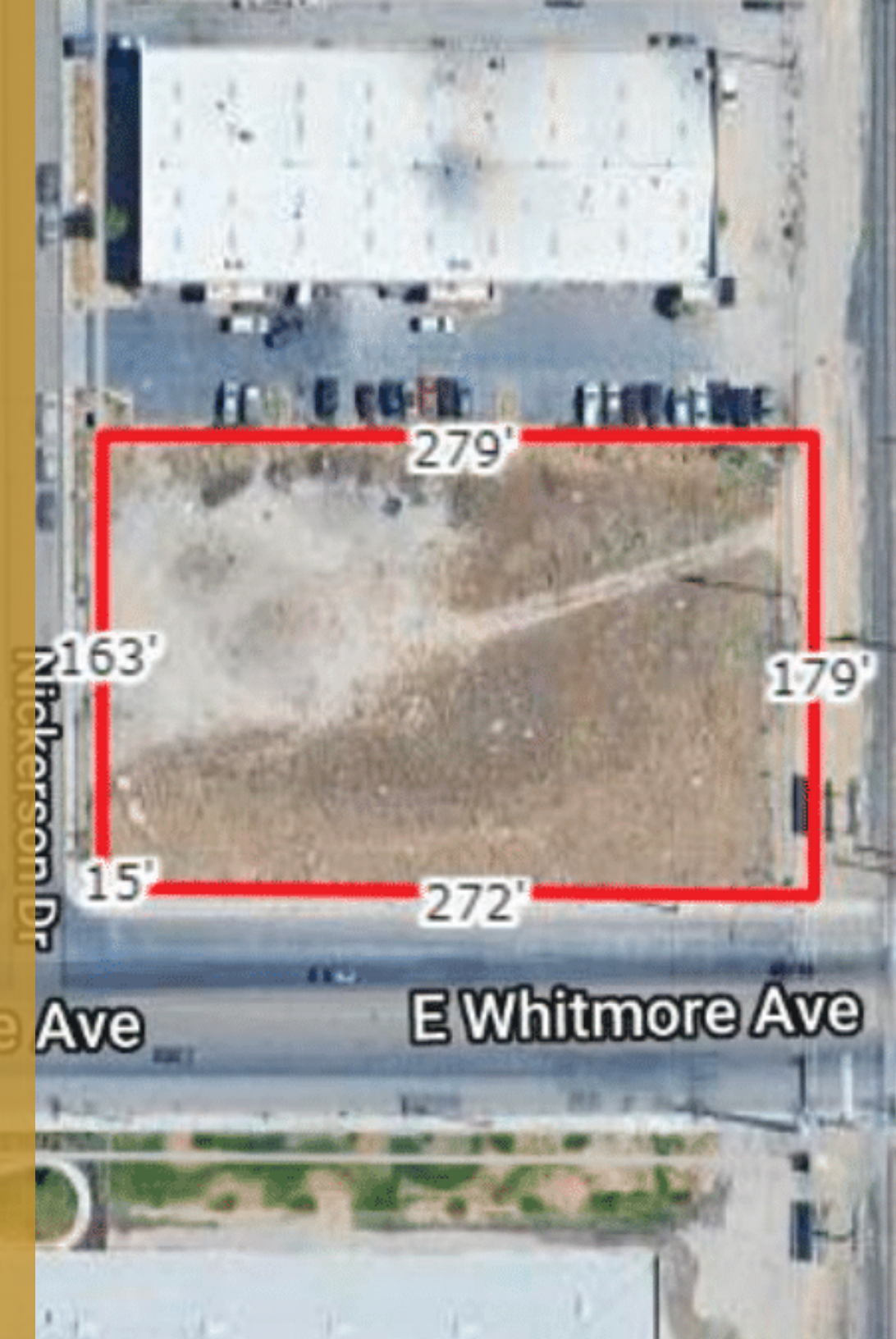
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# EXECUTIVE SUMMARY

Nickerson Drive and Whitmore Avenue  
Modesto CA



## 2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average  
Household  
Income



## PROPERTY DETAILS

<b>LOT SIZE</b>	<b>49,840 SF (1.14 AC)</b>
<b>ZONING</b>	<b>M-2 Heavy Industrial (City of Modesto)</b>
<b>Electricity/Gas</b>	<b>Turlock Irrigation District</b>
<b>Water</b>	<b>City of Modesto</b>
<b>Sewer</b>	<b>City of Modesto</b>
<b>Storm Drain</b>	<b>City of Modesto</b>
<b>APN</b>	<b>086-013-008</b>

## HIGHLIGHTS

- Located on the corner of Whitmore Ave, with 12,807 ADT
- Adjacent to major retail, residential, and industrial corridors with neighboring national tenants
- Approved for cannabis cultivation, manufacturing, distribution, and laboratory
- Seller has materials and approved permits for 7,500 SF metal warehouse, available for sale separately
- Offsite and onsite improvements include curb/gutter, iron fencing



# AERIAL





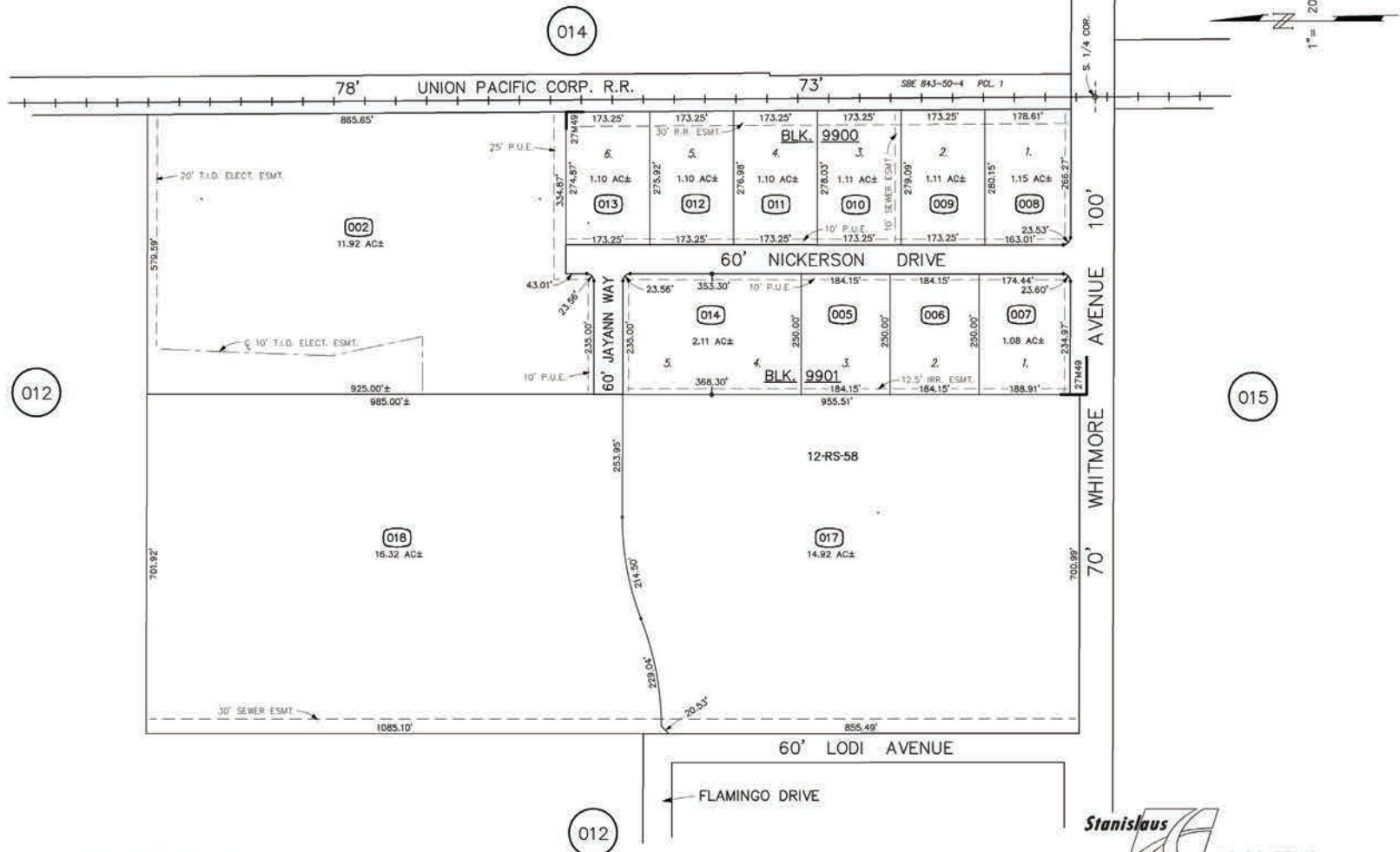
# SITE PLAN

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

POR. SW 1/4 SECTION 9 T.4S. R.9E. M.D.B.& M.  
WHITMORE INDUSTRIAL PARK NO. 1 (27M49)

002 002  
054 023

086 - 013



012

014

015

012

FROM: 056-051, 056-060  
DRAWN: 4-6-78  
REVISED: 3-1-82, 4-2-98, 4-30-98, 10-15-98, 12-2-02 MF, 2-27-18 (V)MF

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086 - 013



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,280	99,934	179,423
Growth 2023 - 2028	0.98%	0.96%	0.88%
Growth 2010 - 2023	8.20%	8.22%	7.70%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,091	26,664	54,236
Growth 2023 - 2028	1.13%	1.10%	0.91%
Growth 2010 - 2023	9.30%	9.07%	7.94%
Average HH Income	\$67,798	\$64,081	\$71,959

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
E Whitmore Ave	Nickerson Dr	2022	12,807	.02
E Whitmore Ave	Nickerson Dr	2016	11,548	.02
Flamingo Dr	Crows Landing Rd	2022	970	.37
Whitmore Ave	E Whitmore Ave	2015	13,036	.44
Whitmore Ave	Morgan Road	2022	13,293	.44
Crows Landing Rd	Flamingo Dr	2022	26,925	.47
Morgan Rd	Whitmore Ave	2022	11,534	.55
Morgan Rd	Kinser Rd	2015	12,324	.55
Morgan Rd	Whitmore Ave	2022	8,464	.55
Morgan Rd	Kinser Rd	2015	7,839	.55



# LOCAL AERIAL VIEW





# REGIONAL AERIAL VIEW



33 miles to Port of Stockton  
75 miles to Sacramento  
78 miles to Port of Oakland  
89 miles to San Francisco