

SELF STORAGE LAND

*±2.89 AC Entitled,
Approved & Ready
to Build*

1619 SYCAMORE AVENUE
ATWATER, CA

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KIDDER.COM



SUBJECT
PROPERTY

VALLEY MOTEL

APPLEGATE INN

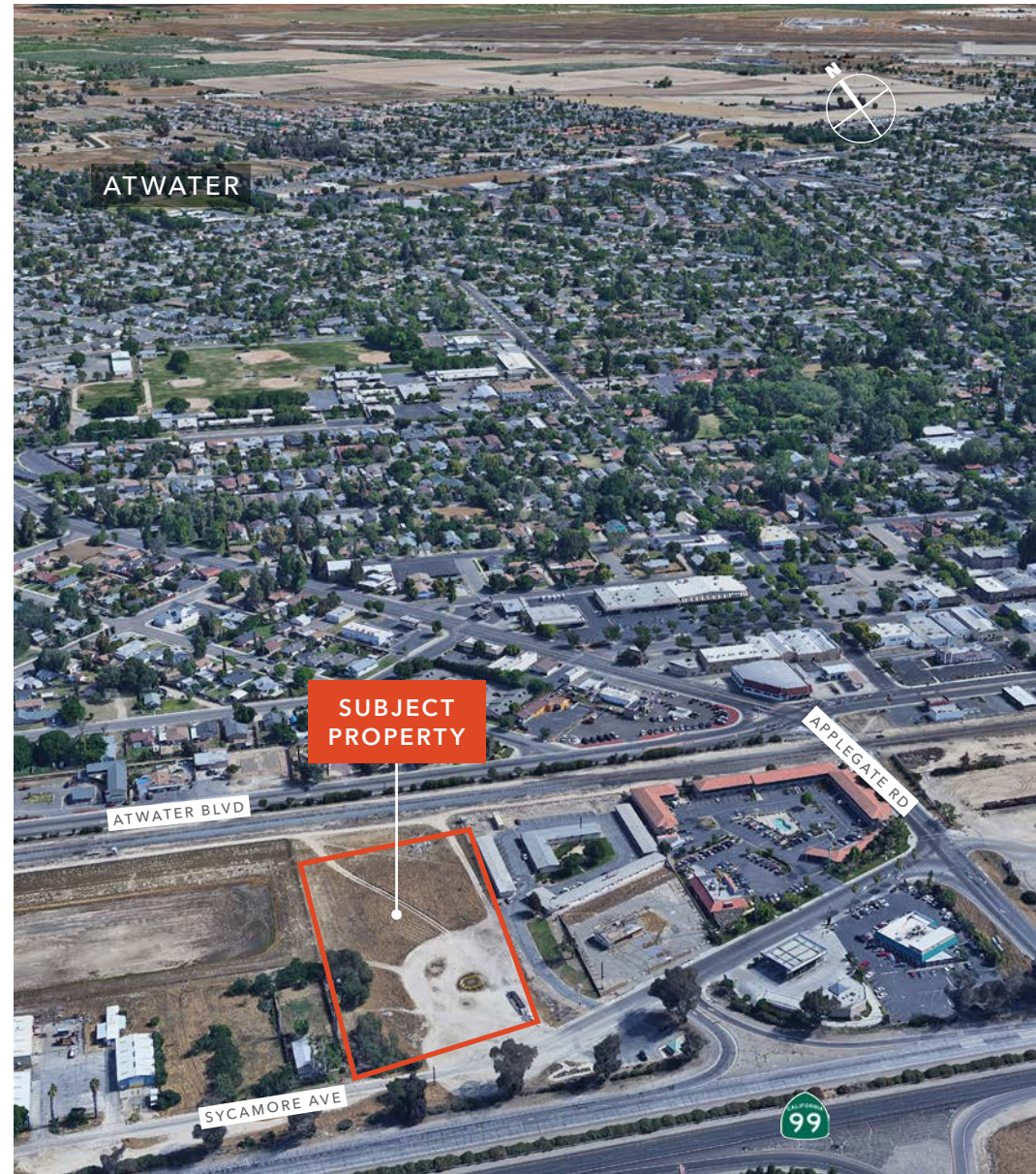


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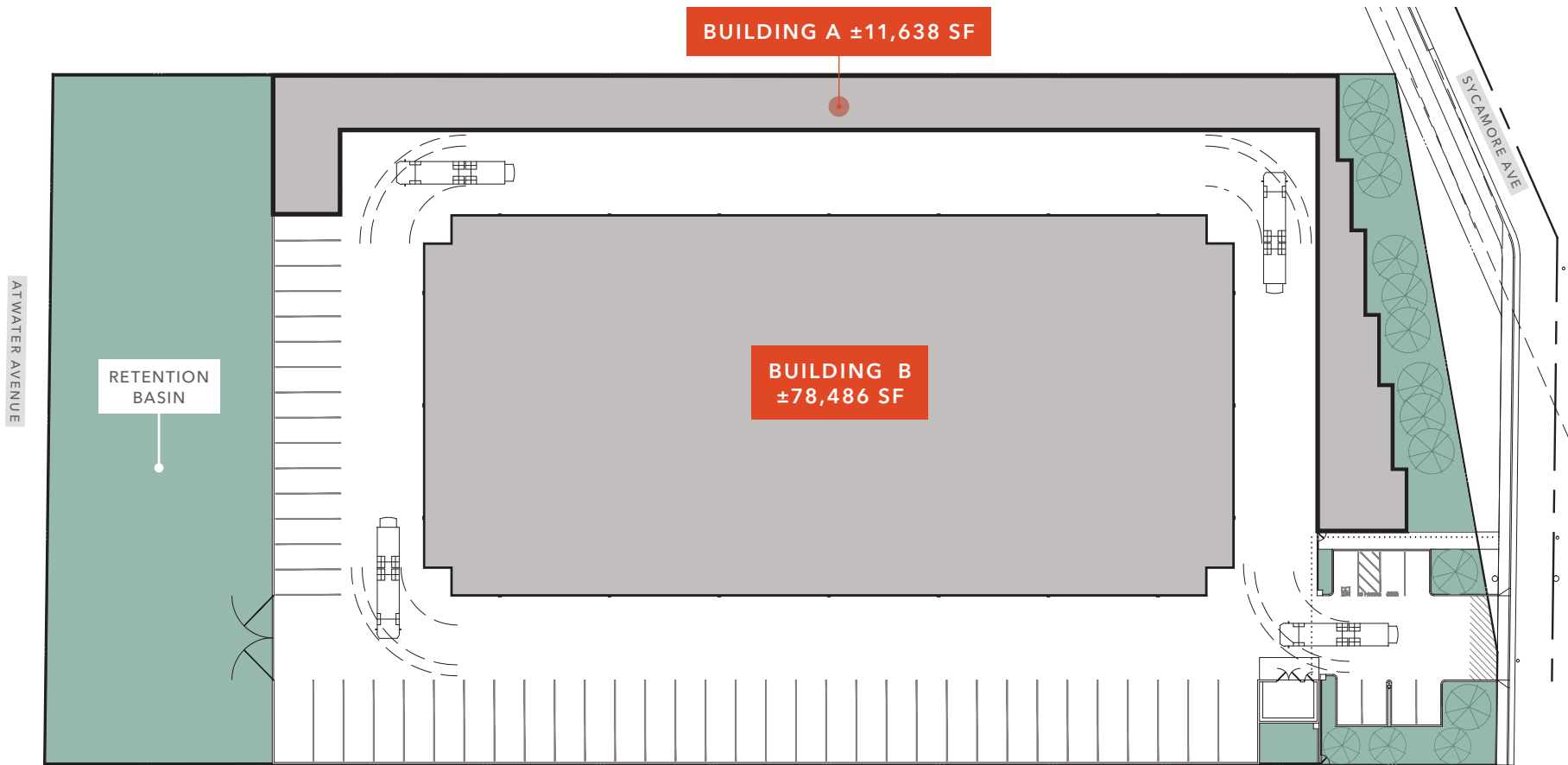
APPROVED SELF STORAGE LAND FOR SALE

ADDRESS	1619 Sycamore Avenue Atwater, CA 95301
COUNTY	Merced
TOTAL BUILDING AREA	±90,124 SF
BUILDING A	±11,638 SF - One (1) Story
BUILDING B	±78,486 SF - Two (2) Stories
UNITS	757 Total Units
UNIT MIX	See "Unit Mix" info on Page 8
AVERAGE UNIT SIZE	79.94 SF - Climate Controlled 194.61 SF - Non Conditioned
CLIMATE-CONTROLLED	±76.2% Climate-Controlled 577 units of 757 total units
ZONING	BP (Business Park)
CUP FOR ZONING	Yes, as of March 2023
SITE PLAN	Approved, as of March 2023
CEQA	Exempt
LAND AREA	±2.89 AC
PARCEL NO.	001-146-013, 001-146-017
ASKING PRICE	\$2,900,000

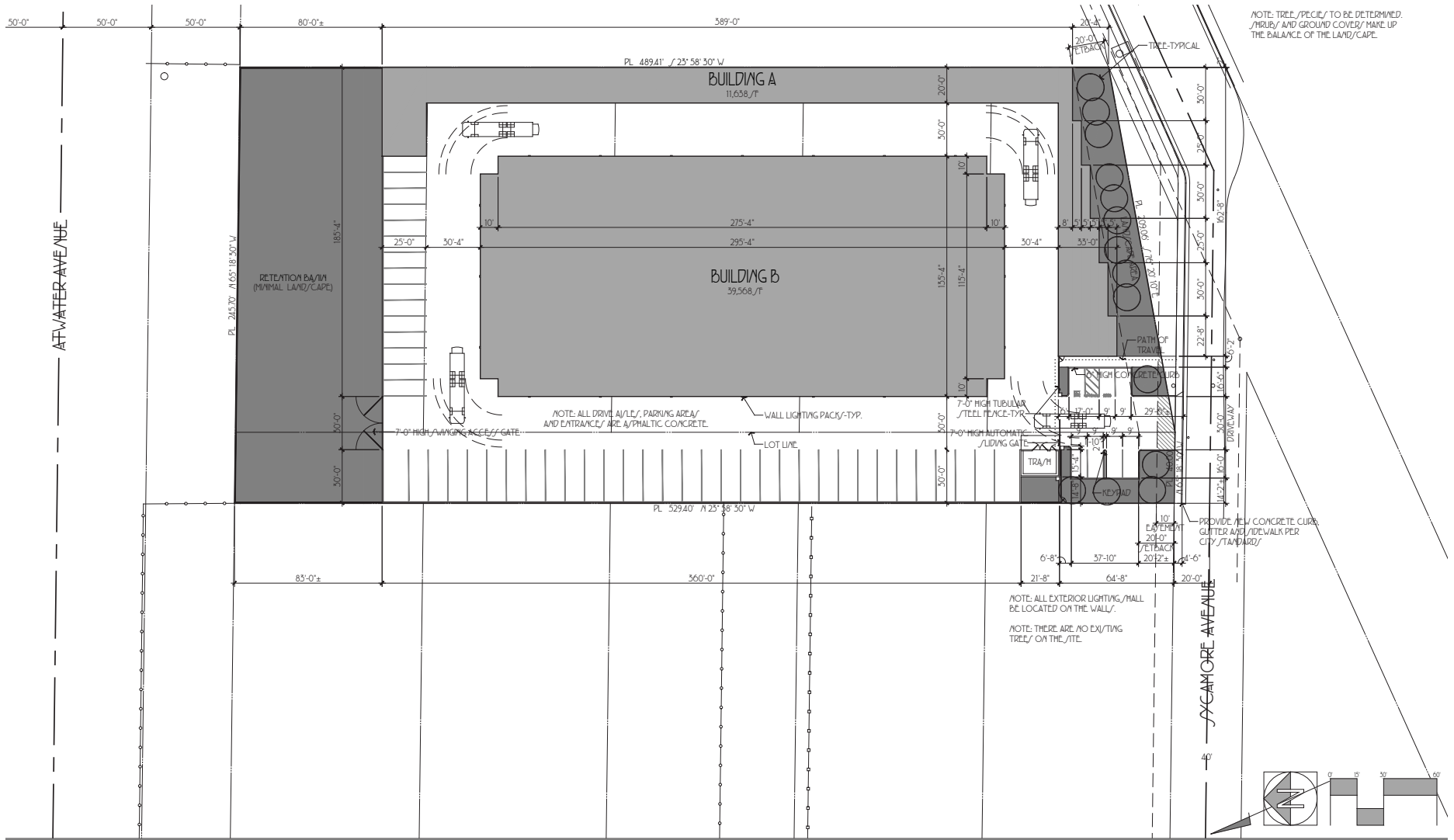
757	76%	±2.89
UNITS	CLIMATE CONTROLLED STORAGE	ACRES



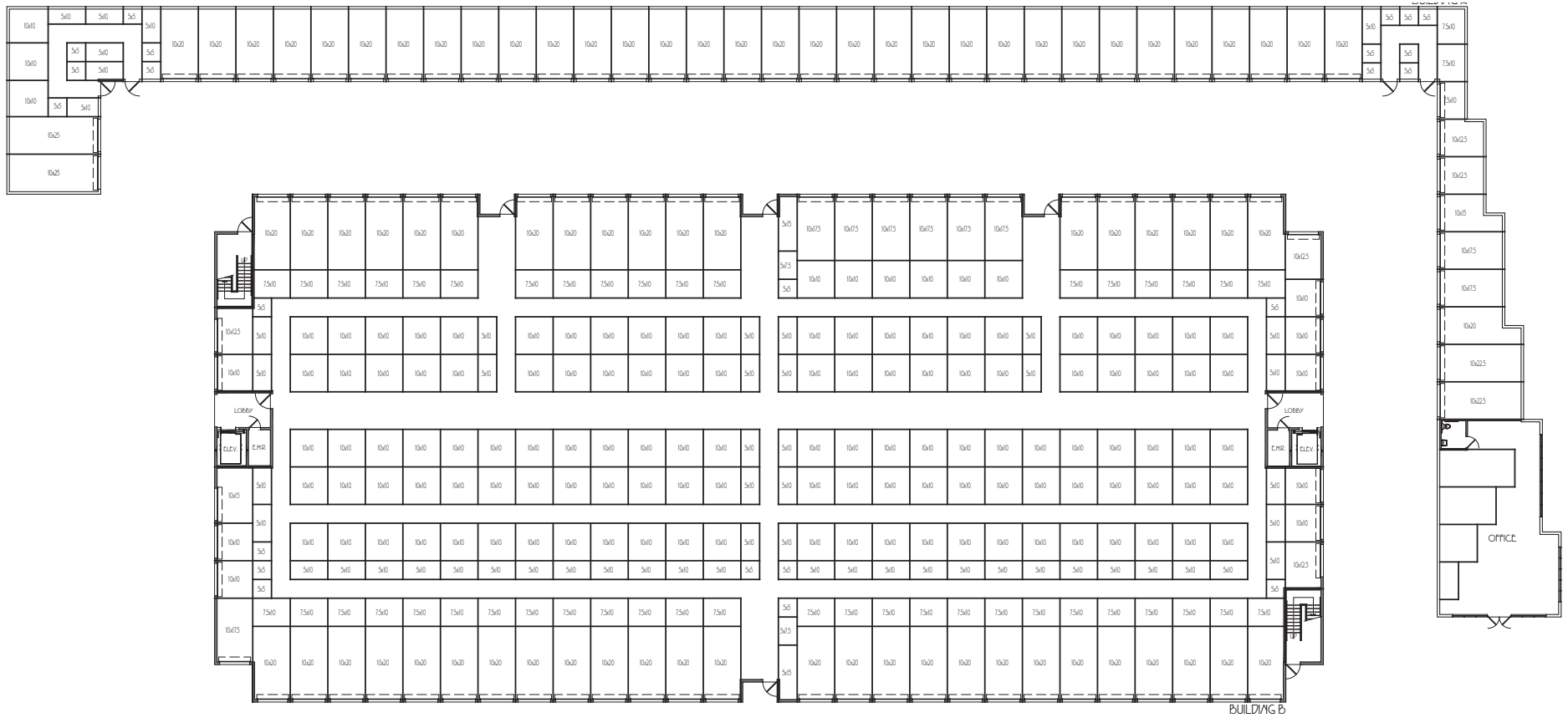
SITE PLAN



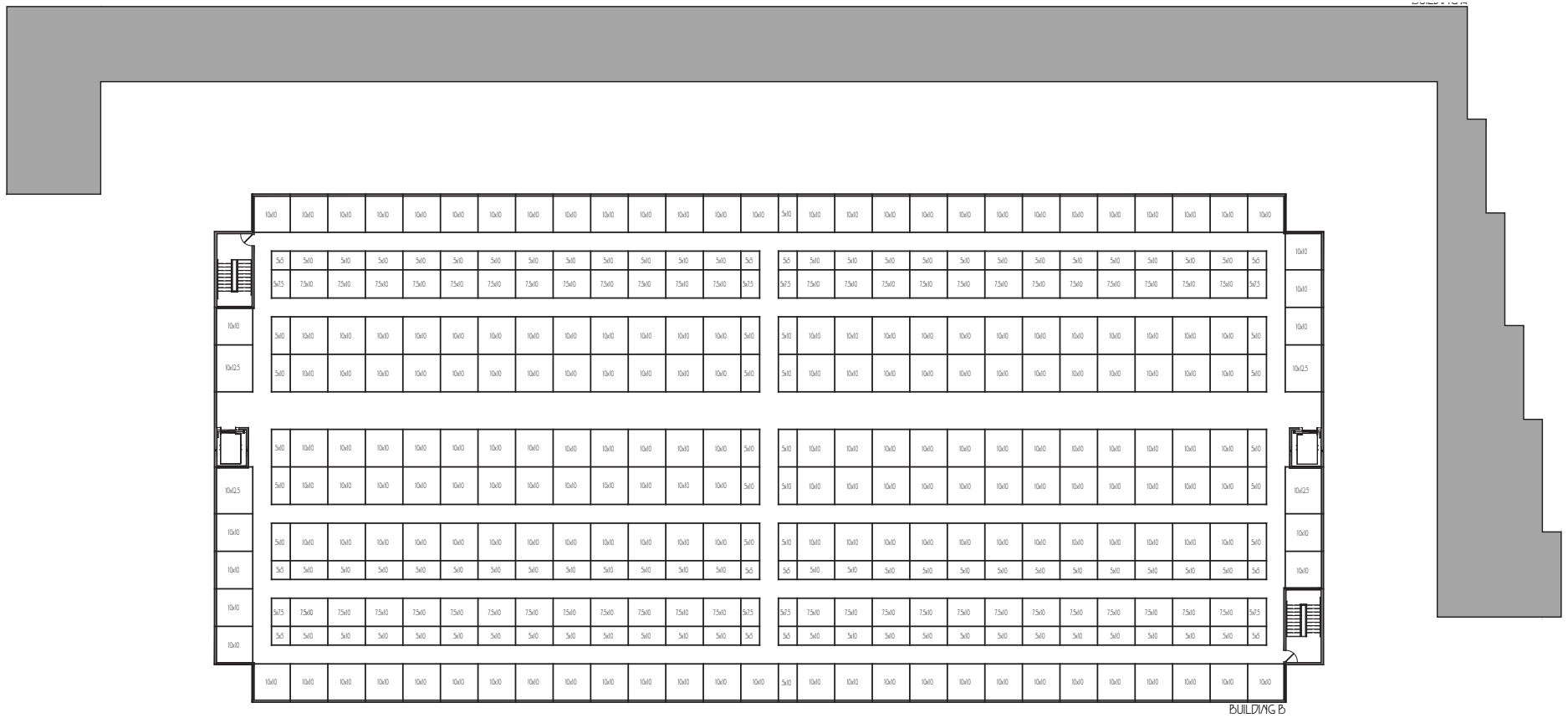
APPROVED SITE PLAN & CUP – AS OF MARCH 2023



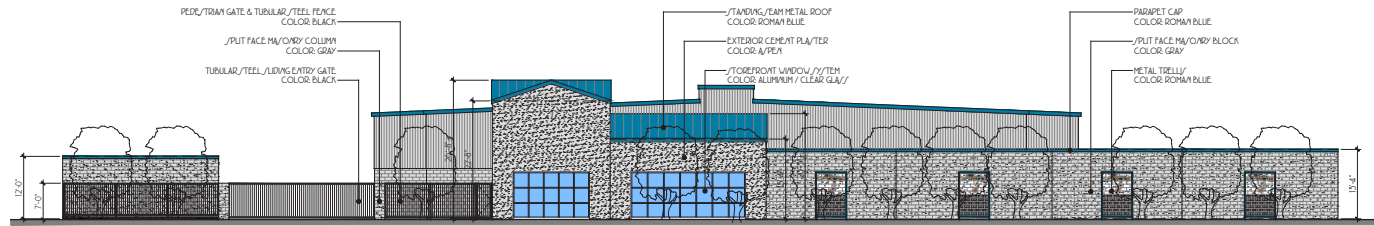
GROUND LEVEL FLOOR PLANS



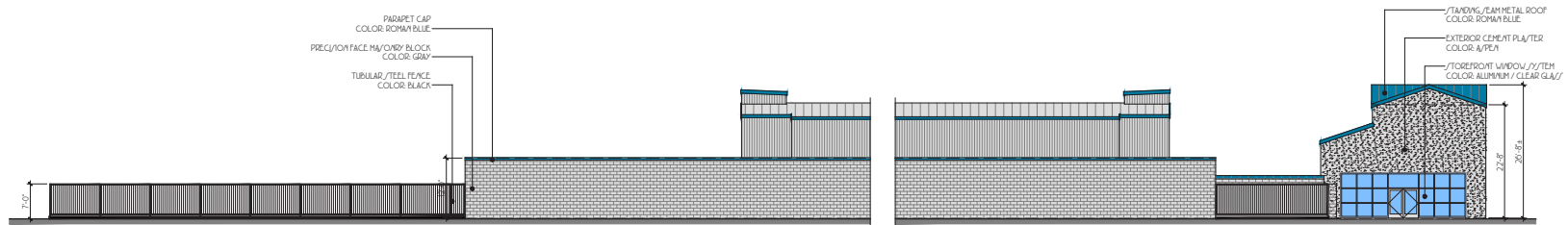
SECOND LEVEL FLOOR PLANS



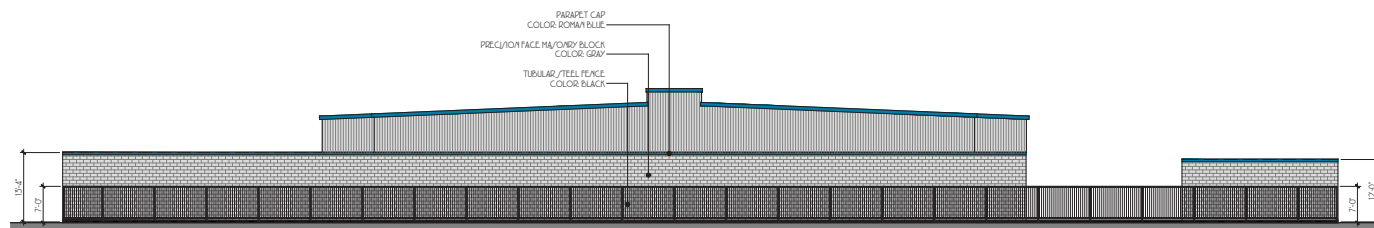
EXTERIOR ELEVATIONS



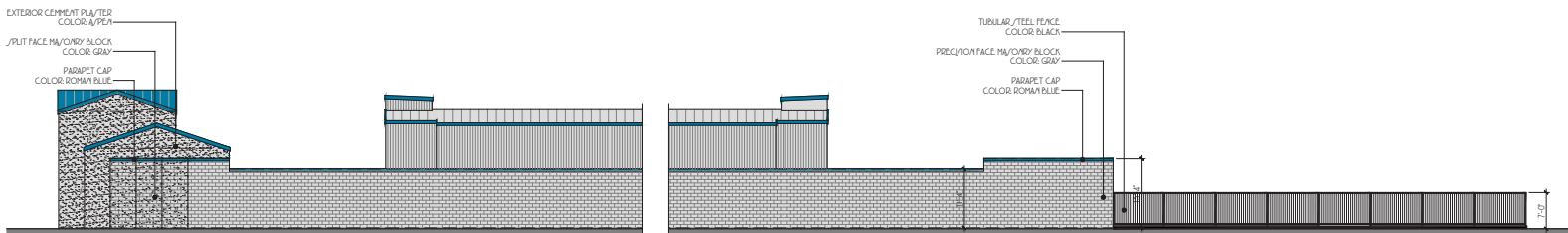
SOUTH ELEVATION



WEST ELEVATION

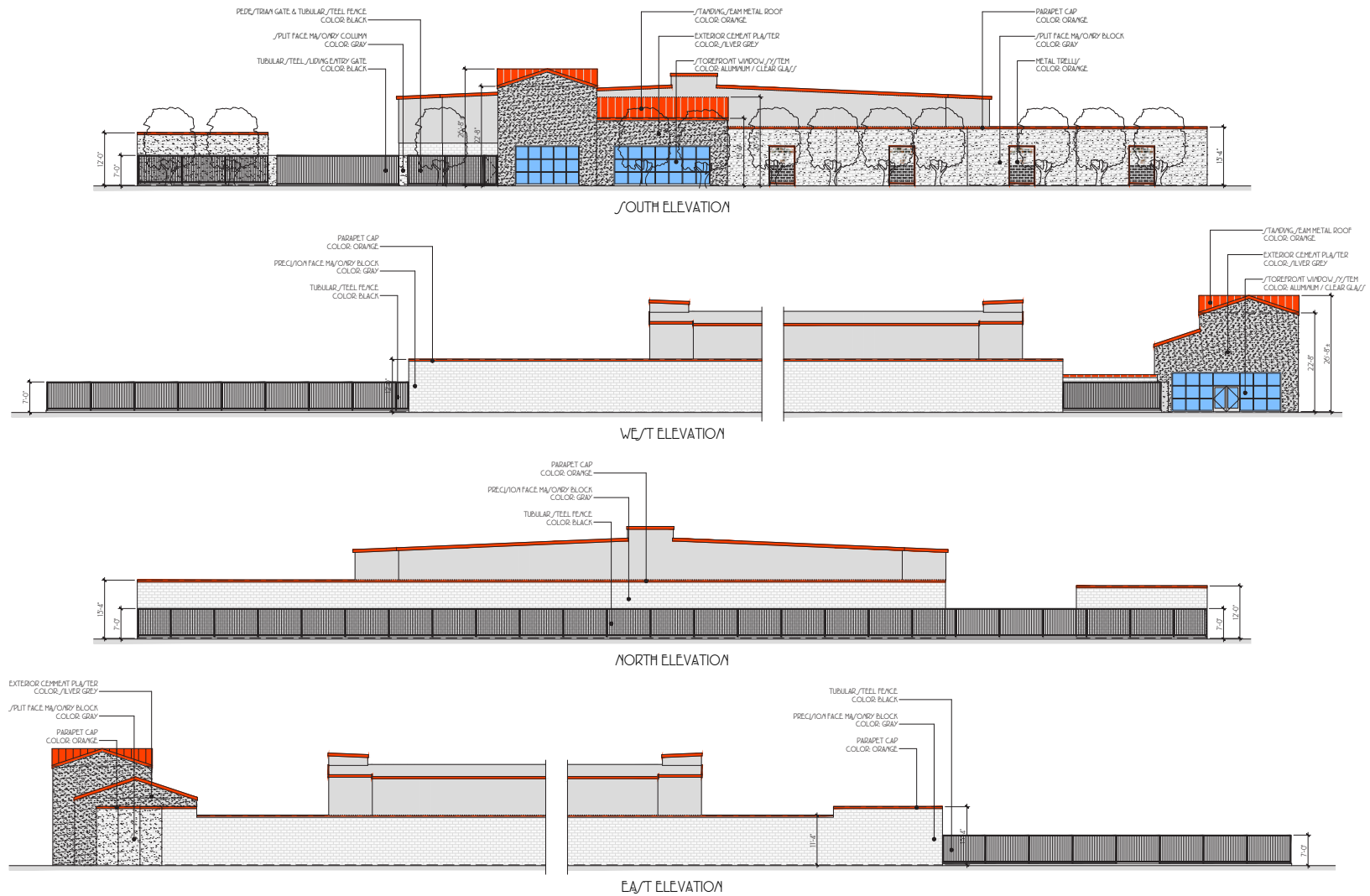


NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

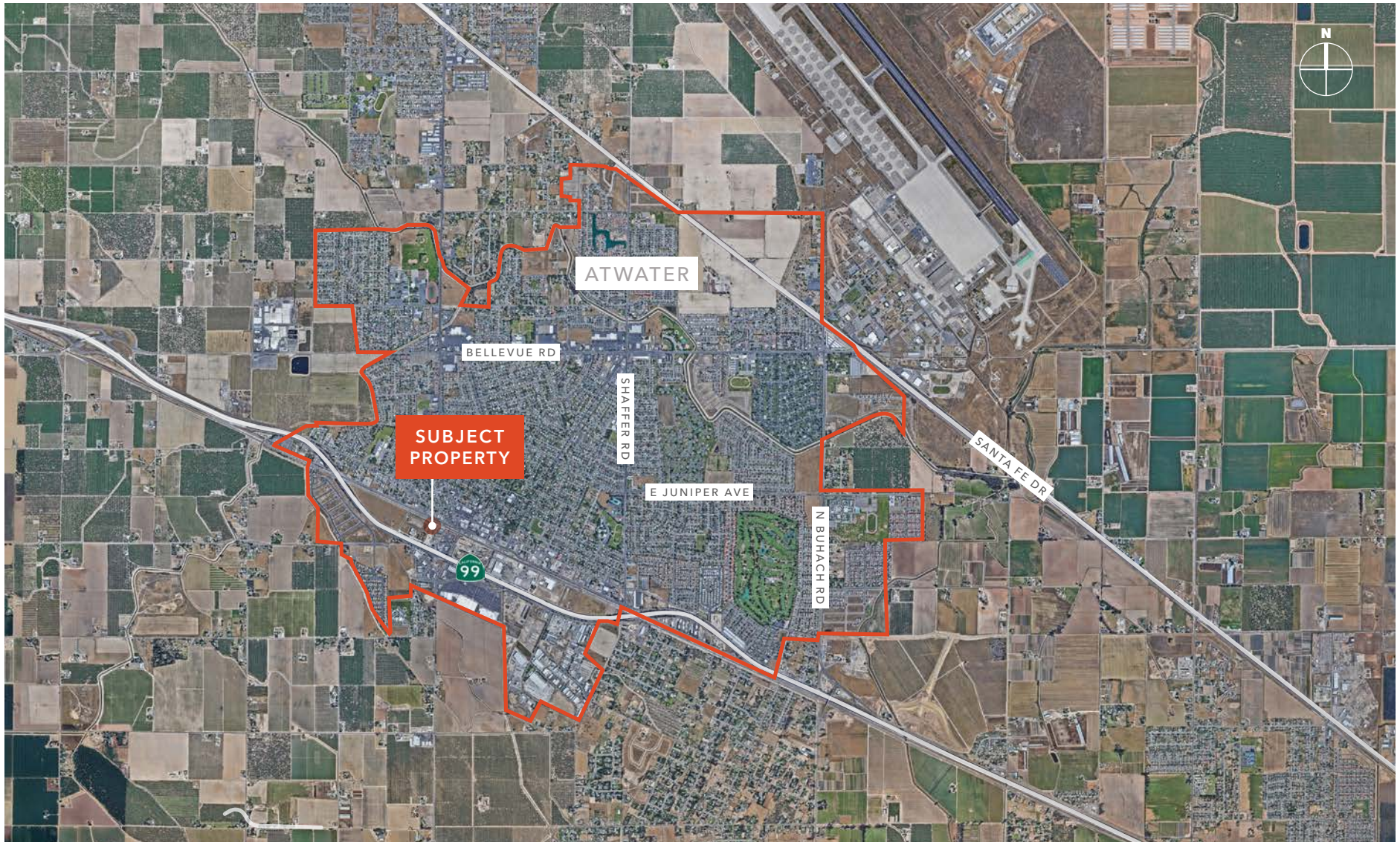


UNIT MIX - OVERALL

Unit Size	Unit SF	CONDITIONED		NON-CONDITIONED		TOTAL	
		Units	Units SF	Units	Units SF	Units	Units SF
5x5	25 SF	22	550 SF	12	300 SF	34	850 SF
5x7.5	37.5 SF	10	375 SF	0	0 SF	10	375 SF
5x10	50 SF	141	7,050 SF	9	450 SF	150	7,500 SF
5x15	75 SF	2	150 SF	0	0 SF	2	150 SF
7.5x10	75 SF	92	6,900 SF	3	225 SF	95	7,125 SF
10x10	100 SF	306	30,600 SF	9	900 SF	315	31,500 SF
10x12.5	125 SF	4	500 SF	5	625 SF	9	1,125 SF
10x15	150 SF	0	0 SF	2	300 SF	2	300 SF
10x17.5	175 SF	0	0 SF	9	1,575 SF	9	1,575 SF
10x20	200 SF	0	0 SF	77	15,400 SF	77	15,400 SF
10x22.5	225 SF	0	0 SF	2	450 SF	2	450 SF
10x25	250 SF	0	0 SF	16	4,000 SF	16	4,000 SF
10x30	300 SF	0	0 SF	37	11,100 SF	37	11,100 SF
Total		577	46,125 SF	180	35,030 SF	757	81,155 SF
Avg Unit Size			79.97 SF		194.61 SF		107.21 SF



ATWATER AERIAL



SITE ANALYSIS

Study Completed by BMS GRP Self Storage Consulting



Study Area
1619 Sycamore Ave, Atwater, CA 95301

Market Snapshot

Number of self-storage facilities within 0 - 5 mi: 7

Closest Self-storage Facilities 0 - 5 mi

Business Name	Address	Dist. (mi)
Casey Self Storage	300 Commerce Ave	0.91
Purley Storage	699 Green Sands Ave	1.67
Sunset Self Storage	6089 N Winton Way	2.07
Purley Storage	201 Gertrude Ave	2.19
Atwater Security Storage	1635 E Bellevue Rd	2.36
Castle Park Mini Storage	1680 E Bellevue Rd	2.41
Town & Country Mini Stor	6582 N Winton Way	2.59

Population - Radius			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
2021 Population	10,138	43,504	58,869
Population Benchmark	10,000	50,000	100,000
Difference	138	(6,496)	(41,131)
Median Household Income	\$46,461	\$58,906	\$58,581
Income Benchmark	\$50,000	\$50,000	\$50,000
Difference	-\$3,539	\$8,906	\$8,581
2021 Households	3,104	13,381	17,367
2021 Avg. Household Size	3.24	3.23	3.32
2021 Renter-Occupied Units	1,579 (50.9%)	1,579 (41.3%)	1,579 (40.9%)
Population Growth 2000-2010	4.9%	20.7%	21.4%
Population Growth 2010-2021	5.8%	11.1%	9.6%
Population Growth 2021-2026	6.6%	7.7%	7.6%
Population Growth 2026-2031	8.1%	8.8%	8.7%

Top 10 Closest Retailers

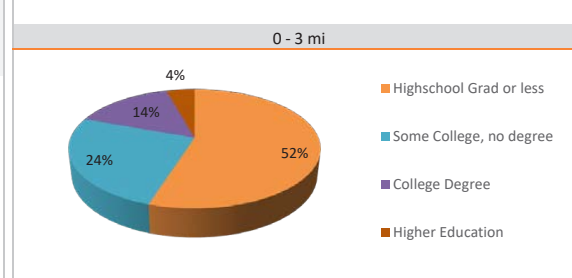
Name	Address	Dist. (mi)
Target	1000 Commerce Ave	0.36
Walmart	800 Commerce Ave	0.45
Walmart	3055 Loughborough Dr	6.47
The Home Depot	1735 Hwy 140	6.60
Lowe's	1750 West Olive Ave	6.74
Costco	1445 R St	7.07
Target	3280 R St	7.29

Population & Household Summary

Population - Drivetime			
	0-3 min	0-5 min	0-10 min
2021 Population	8,957	19,781	73,787
Population Benchmark	10,000	50,000	100,000
Difference	(1,043)	(30,219)	(26,213)
Median Household Income	\$45,001	\$54,551	\$55,800
Income Benchmark	\$50,000	\$50,000	\$50,000
Difference	-\$3,539	\$4,551	\$5,800
2021 Households	2,729	6,287	21,323
2021 Avg. Household Size	3.27	3.13	3.44
2021 Renter-Occupied Units	1,579 (52.0%)	1,579 (42.3%)	1,579 (42.8%)
Population Growth 2000-2010	4.3%	8.9%	17.6%
Population Growth 2010-2021	4.4%	9.1%	9.2%
Population Growth 2021-2026	6.6%	6.8%	7.6%
Population Growth 2026-2031	8.0%	8.3%	8.7%

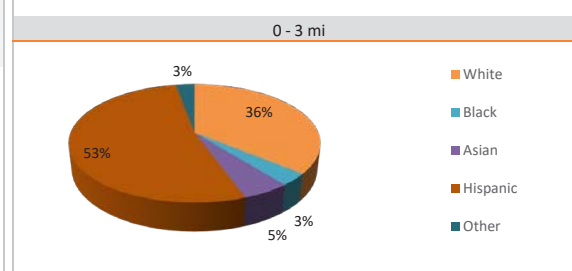
Education & Race

% Population by Educational Attainment (Age 25+)			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
Highschool Grad or less	58.7%	52.2%	55.9%
Some College, no degree	22.8%	24.3%	23.2%
College Degree	10.2%	14.3%	12.8%
Higher Education	2.5%	4.1%	3.7%



% Population by Race

	0 - 1 mi	0 - 3 mi	0 - 5 mi
White	33.4%	36.0%	34.2%
Black	3.4%	3.3%	3.1%
Asian	3.1%	5.1%	5.7%
Hispanic	57.4%	52.7%	54.4%
Other	2.8%	2.8%	2.6%



SITE ANALYSIS

Household Income & Employee Salary		
	0 - 1 mi	0 - 3 mi
Avg. Household Income	\$62,811	\$76,732
Med. Household Income	\$46,461	\$58,906

Number of Households by Household Income 0 - 3 mi		
Less than \$40,000	1,841	4,629
\$40,000 to \$50,000	2,049	1,172
\$50,000 to \$75,000	2,379	272
\$75,000 to \$100,000	829	209
\$100,000 to \$150,000	209	209
\$150,000 to \$200,000	209	209
\$200,000 to \$250,000	209	209
Greater than \$250,000	209	209

Employee Salaries		
	0 - 1 mi	0 - 3 mi
Avg. Employee Salary	\$47,820	\$48,953
Med. Employee Salary	\$40,193	\$41,800

Industry Employees & Dwellings			
Employed Population by Industry			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
Agr, frstry, hunt, mining/const	1,024	3,413	4,888
Manufacturing	494	2,251	3,218
Wholesale & retail trade	614	2,668	3,577
Transp, warehousing, & util	169	1,100	1,387
Information	-	85	115
Finance, insur, RE & lease	141	821	888
Prof, sci, mgmt, & admin	154	843	1,301
Educ, health & social services	1,048	4,916	6,065
Arts, ent, rec, accom & food	333	1,031	1,440
Other services (ex pub admin)	129	866	1,182

Households by Wealth			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
Under \$10,000	1,141	4,571	5,945
\$10,000 to \$24,999	218	903	1,173
\$25,000 to \$49,999	220	939	1,219
\$50,000 to \$99,999	317	1,381	1,798
\$100,000 to \$249,999	519	2,323	3,018
\$250,000 and Over	688	3,263	4,214

0 - 1 mi			
Salary Range	0 - 1 mi	0 - 3 mi	0 - 5 mi
<\$10K	~1,000	~4,500	~5,500
\$10K-25K	~1,000	~1,500	~2,000
\$25K-49K	~1,000	~1,500	~2,000
\$50K-99K	~1,000	~1,500	~2,000
\$100K-249K	~1,000	~2,000	~3,000
\$250K+	~1,000	~3,000	~4,000

Household Value			
Number of Housing Units by Value			
	0 - 1 mi	0 - 3 mi	0 - 5 mi
< \$ 50 K	56	322	395
\$ 50-80 K	3	56	56
\$ 80-100 K	2	56	68
\$ 100-150 K	9	142	194
\$ 150-200 K	31	151	205
\$ 200-250 K	90	214	304
\$ 250-300 K	102	263	414
\$ 300-400 K	365	1,248	1,703
\$ 400-500 K	300	1,437	1,759
\$ 500-750 K	336	2,312	2,776
\$ 750 K +	216	1,527	2,118

0 - 3 mi				
< \$ 50 K	214	322	151	56
\$ 50-80 K	1527	142	56	56
\$ 80-100 K	1248	263	151	56
\$ 100-150 K	1437	214	151	56
\$ 150-200 K	304	214	151	56
\$ 200-250 K	414	263	151	56
\$ 250-300 K	1703	1248	151	56
\$ 300-400 K	1759	1437	151	56
\$ 400-500 K	2776	2312	151	56
\$ 500-750 K	2118	1527	151	56
\$ 750 K +	2118	1527	151	56

SITE ANALYSIS



Demographic Report

Study Area

1619 Sycamore Ave, Atwater, CA 95301

Demo Distribution		0 - 1 mi		0 - 3 mi		0 - 5 mi		0-3 min		0-5 min		0-10 min		
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
POPULATION	Total Population													
	2000 Census	9,135		32,446		44,270		8,224		16,647		57,479		
	2010 Census	9,582		39,157		53,732		8,576		18,134		67,587		
	2021 Estimate	10,138		43,504		58,869		8,957		19,781		73,787		
	2026 Projection	10,807		46,863		63,345		9,547		21,135		79,360		
	2031 Forecast	11,677		50,972		68,856		10,313		22,883		86,251		
	Population Growth													
	Population Growth 2000-2010	4.90%		20.68%		21.37%		4.28%		8.93%		17.58%		
	Population Growth 2010-2021	5.81%		11.10%		9.56%		4.45%		9.08%		9.17%		
	Population Growth 2021-2026	6.59%		7.72%		7.60%		6.58%		6.84%		7.55%		
Population Growth 2026-2031	8.05%		8.77%		8.70%		8.02%		8.27%		8.68%			
RACE	Population by Race	10,138		43,504		58,869		8,957		19,781		73,787		
	White	3,383	33.4%	15,670	36.0%	20,114	34.2%	2,935	32.8%	7,497	37.9%	20,411	27.7%	
	Black	347	3.4%	1,432	3.3%	1,836	3.1%	316	3.5%	658	3.3%	1,868	2.5%	
	Asian	313	3.1%	2,240	5.1%	3,331	5.7%	269	3.0%	720	3.6%	5,956	8.1%	
	Hispanic	5,816	57.4%	22,924	52.7%	32,047	54.4%	5,184	57.9%	10,300	52.1%	43,845	59.4%	
	Other	280	2.8%	1,238	2.8%	1,542	2.6%	254	2.8%	607	3.1%	1,707	2.3%	
ETHNICITY	Population by Ethnicity	10,138		43,504		58,869		8,957		19,781		73,787		
	America	200	2.0%	886	2.0%	1,132	1.9%	173	1.9%	438	2.2%	1,130	1.5%	
	Hispanic	5,816	57.4%	22,924	52.7%	32,047	54.4%	5,184	57.9%	10,300	52.1%	43,845	59.4%	
	Asian	313	3.1%	2,240	5.1%	3,331	5.7%	269	3.0%	720	3.6%	5,956	8.1%	
	European	742	7.3%	3,726	8.6%	4,656	7.9%	635	7.1%	1,737	8.8%	4,461	6.0%	
	Middle Eastern	6	0.1%	23	0.1%	30	0.1%	6	0.1%	12	0.1%	28	0.0%	
	Other Ethnicity	2,650	26.1%	11,895	27.3%	15,245	25.9%	2,329	26.0%	5,678	28.7%	15,976	21.7%	
	Unclassified	411	4.1%	1,810	4.2%	2,430	4.1%	362	4.0%	896	4.5%	2,390	3.2%	

SITE ANALYSIS



Demographic Report

Study Area

1619 Sycamore Ave, Atwater, CA 95301

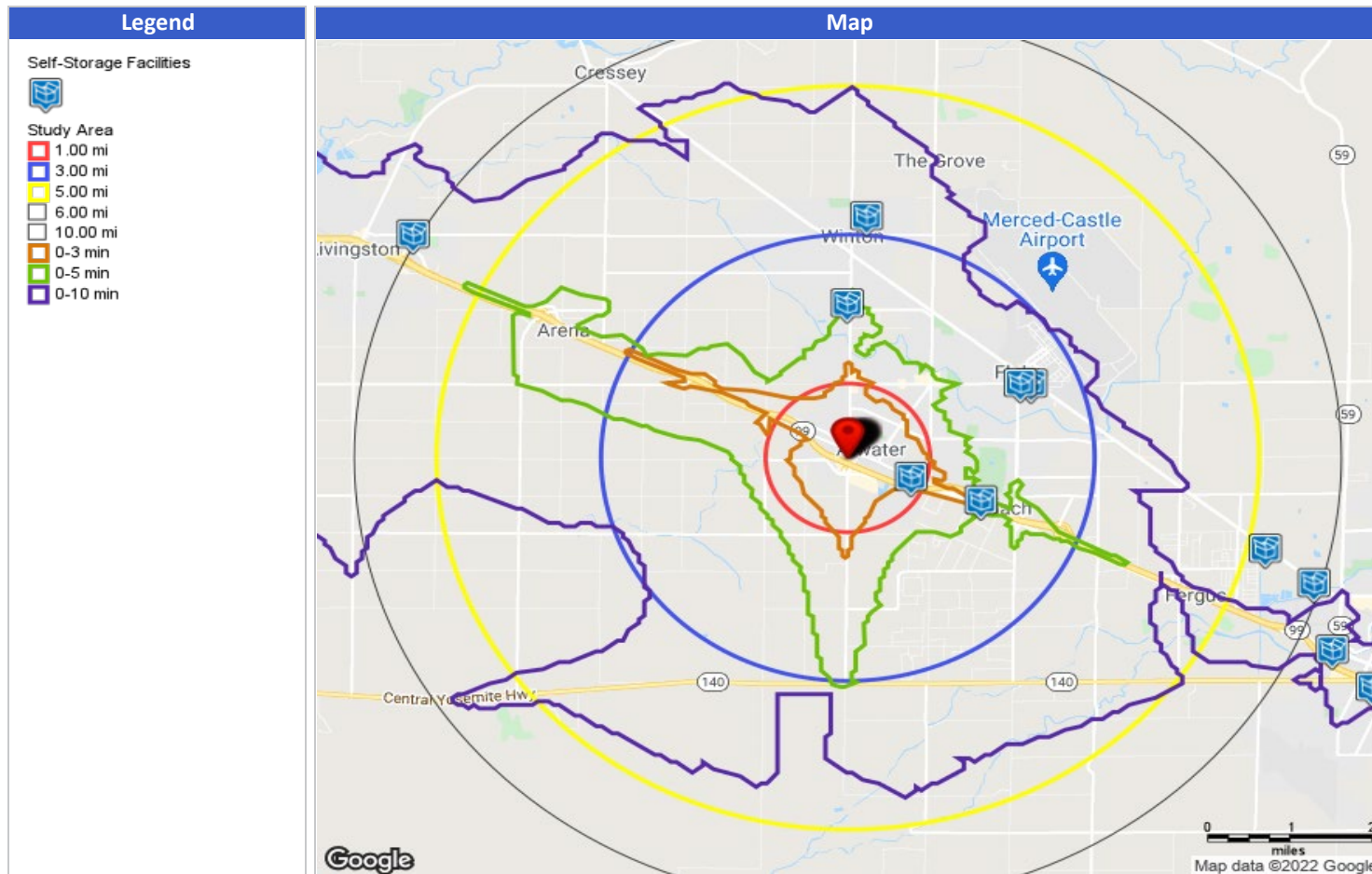
Demo Distribution		0 - 1 mi		0 - 3 mi		0 - 5 mi		0-3 min		0-5 min		0-10 min	
		Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
HOUSEHOLDS	Total Households												
	2000 Census	2,883		10,158		13,449		2,551		5,501		16,525	
	2010 Census	2,930		12,070		15,760		2,613		5,767		19,515	
	2021 Estimate	3,104		13,381		17,367		2,729		6,287		21,323	
	2026 Projection	3,309		14,416		18,708		2,909		6,719		22,943	
	2031 Forecast	3,577		15,689		20,361		3,144		7,278		24,953	
	Household Growth												
	Growth 2000-2010	1.62%		18.83%		17.18%		2.41%		4.83%		18.09%	
	Growth 2010-2021	5.93%		10.86%		10.19%		4.43%		9.01%		9.27%	
	Growth 2021-2026	6.60%		7.74%		7.72%		6.59%		6.87%		7.60%	
	Growth 2026-2031	8.11%		8.83%		8.84%		8.08%		8.32%		8.76%	
	Average Household Size	3.24		3.23		3.32		3.27		3.13		3.44	
	Estimated Housing Units by Tenure	3,360		14,528		18,870		2,958		6,745		23,016	
	Vacant Housing Units	257	7.6%	1,147	7.9%	1,504	8.0%	229	7.8%	459	6.8%	1,693	7.4%
	Occupied Housing Units	3,104	92.4%	13,381	92.1%	17,367	92.0%	2,729	92.2%	6,287	93.2%	21,323	92.6%
	Owner-Occupied	1,524	45.4%	7,850	54.0%	10,271	54.4%	1,311	44.3%	3,630	53.8%	12,194	53.0%
Renter-Occupied	1,580	47.0%	5,530	38.1%	7,096	37.6%	1,418	47.9%	2,657	39.4%	9,129	39.7%	
INCOME	Households by Income												
	Less than \$40,000	1,354	43.6%	4,629	34.6%	5,787	33.3%	1,220	44.7%	2,439	38.8%	7,389	34.7%
	\$40,000 to \$50,000	301	9.7%	1,172	8.8%	1,694	9.8%	274	10.0%	487	7.7%	2,182	10.2%
	\$50,000 to \$75,000	527	17.0%	2,379	17.8%	3,206	18.5%	449	16.5%	1,098	17.5%	4,062	19.1%
	\$75,000 to \$100,000	380	12.2%	1,841	13.8%	2,396	13.8%	308	11.3%	864	13.7%	2,976	14.0%
	\$100,000 to \$150,000	331	10.7%	2,049	15.3%	2,606	15.0%	287	10.5%	942	15.0%	2,984	14.0%
	\$150,000 to \$200,000	127	4.1%	829	6.2%	1,065	6.1%	118	4.3%	295	4.7%	1,062	5.0%
	\$200,000 to \$250,000	49	1.6%	272	2.0%	347	2.0%	42	1.5%	92	1.5%	378	1.8%
	Greater than \$250,000	36	1.2%	209	1.6%	266	1.5%	31	1.1%	69	1.1%	290	1.4%
	Median Household Income	\$46,461		\$58,906		\$58,581		\$45,001		\$54,551		\$55,800	
Average Household Income	\$62,811		\$76,732		\$77,172		\$62,071		\$69,232		\$73,269		

SITE ANALYSIS



Market Map

Study Area
1619 Sycamore Ave, Atwater, CA 95301



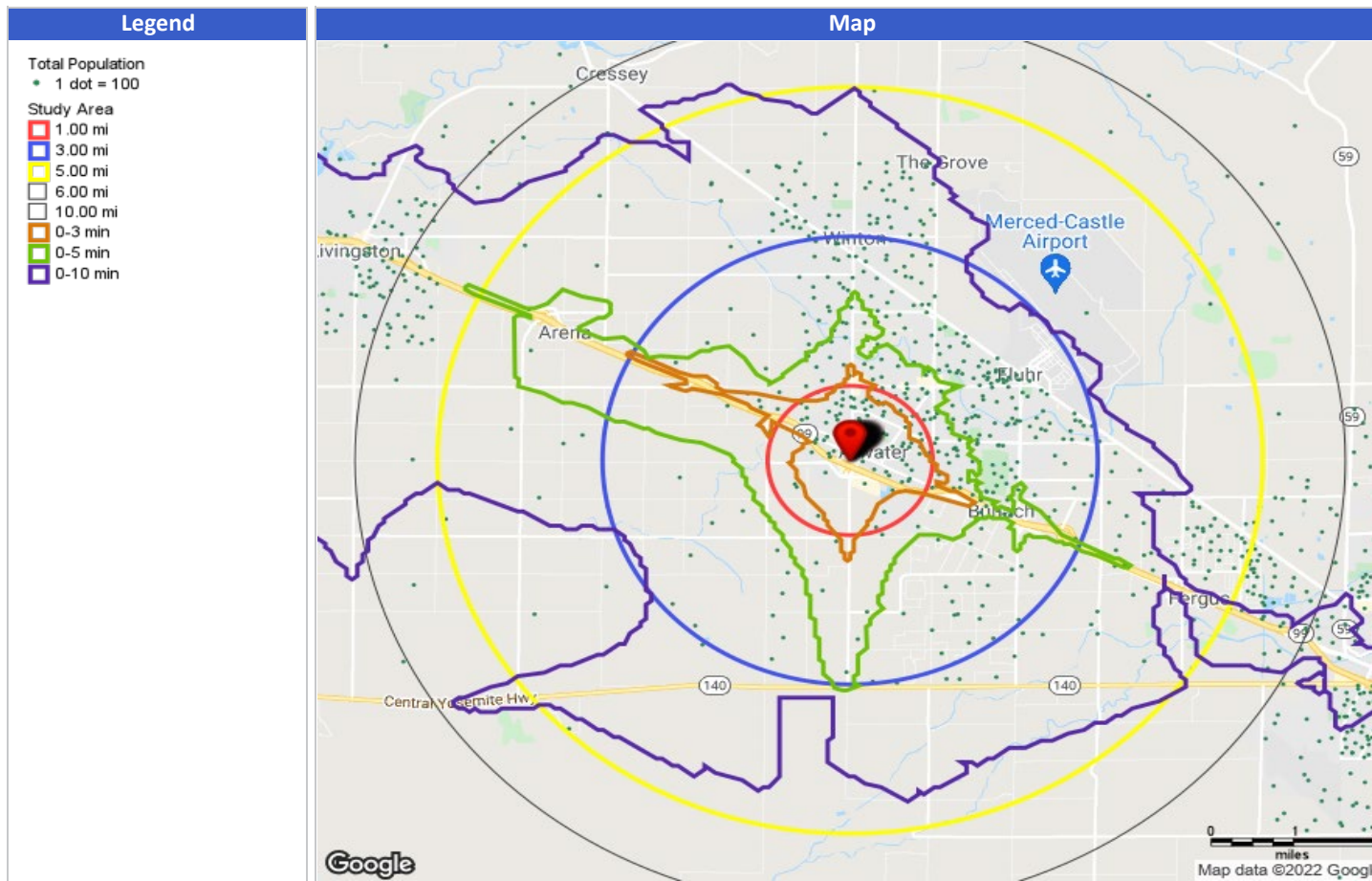
SITE ANALYSIS



Population

Study Area

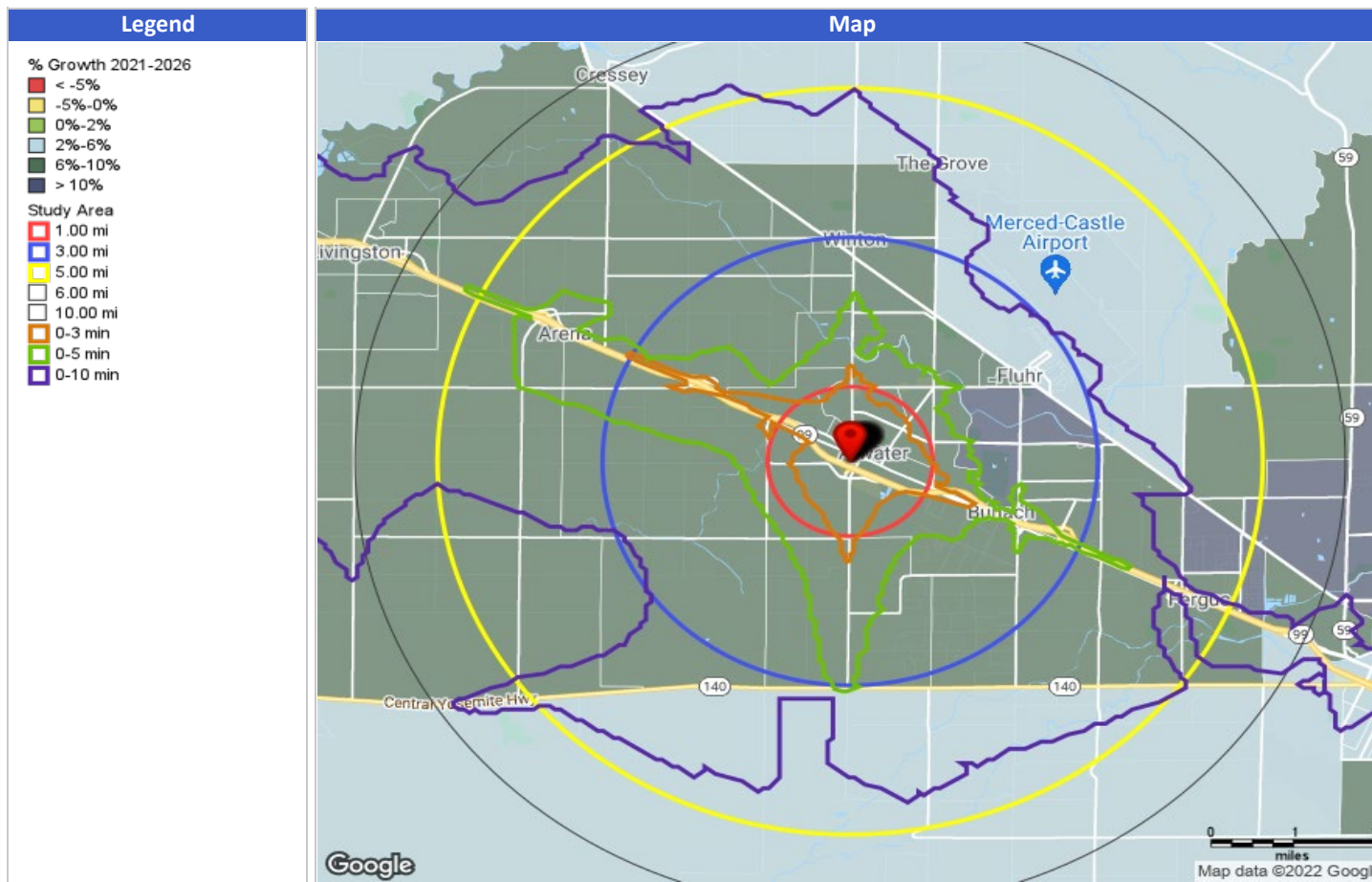
1619 Sycamore Ave, Atwater, CA 95301



SITE ANALYSIS



Population Growth
Study Area
1619 Sycamore Ave, Atwater, CA 95301



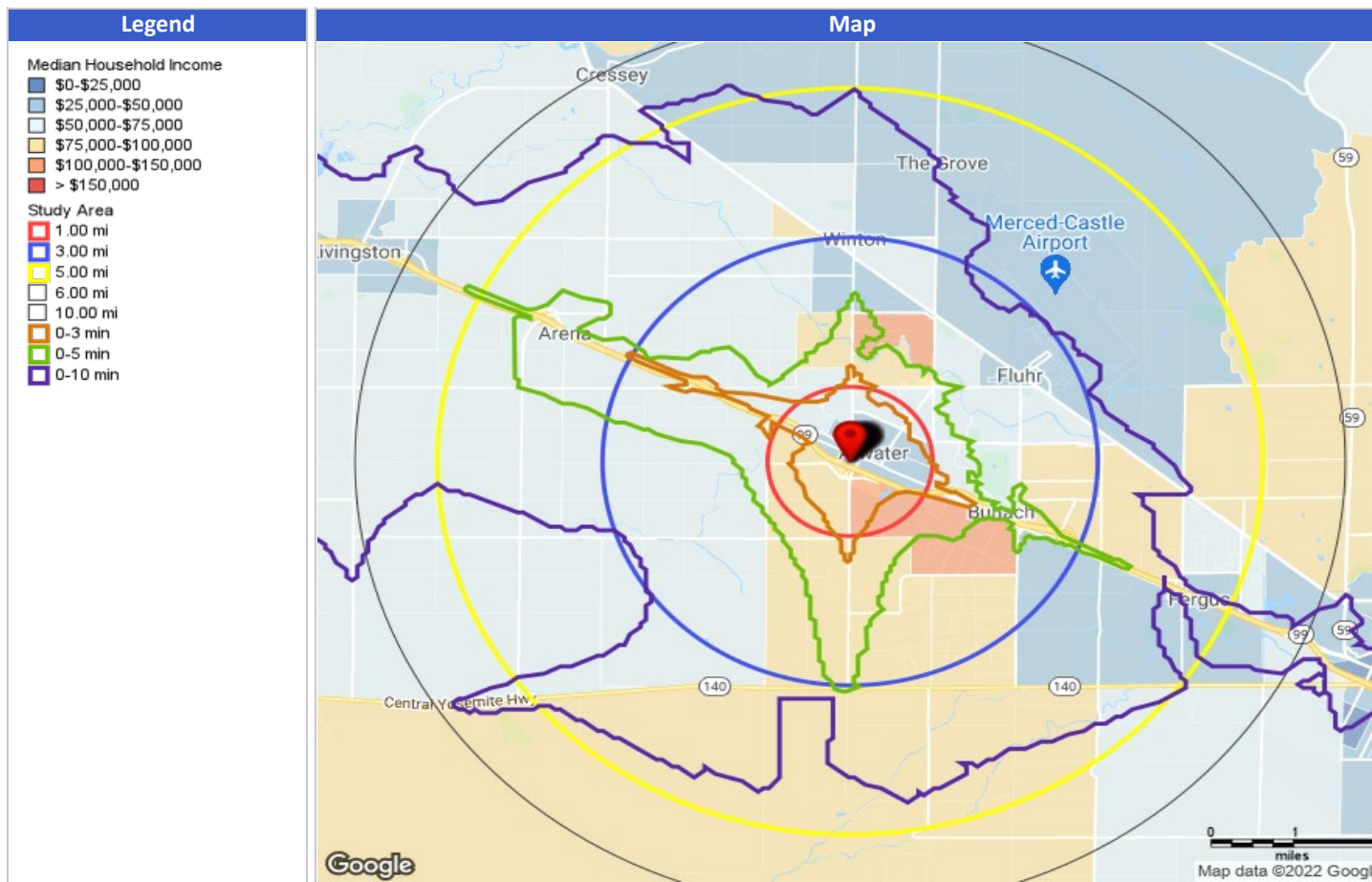
SITE ANALYSIS



Median Household Income

Study Area

1619 Sycamore Ave, Atwater, CA 95301

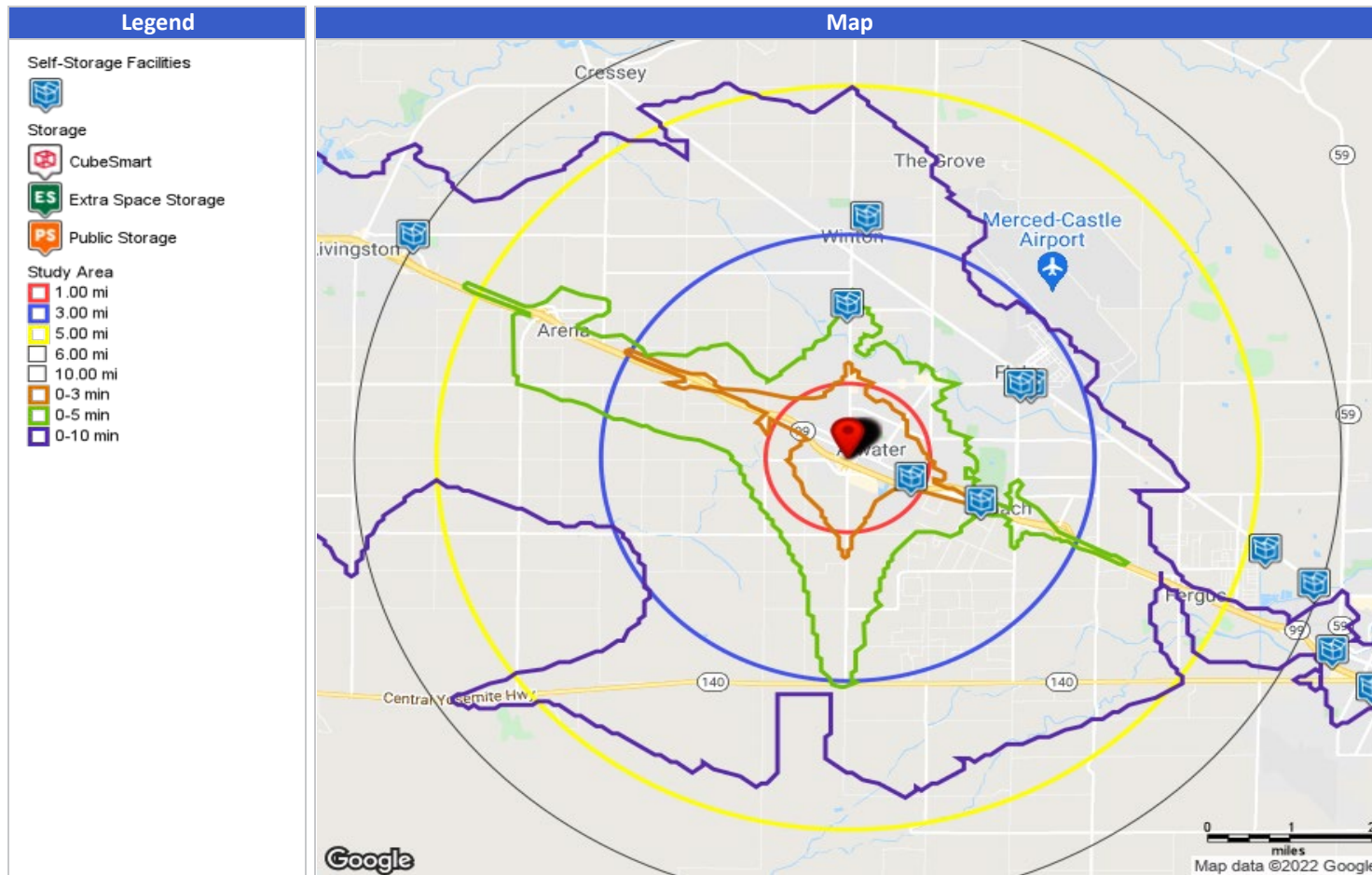


SITE ANALYSIS



Competitor Profile

Study Area
1619 Sycamore Ave, Atwater, CA 95301



SITE ANALYSIS



Radius of Study Site: 3.0
 Radius of Competitor Sites: 3.0

Competitor Profile

Study Area
 1619 Sycamore Ave. Atwater, CA 95301 0-3 Miles

Business Name	Phone Number	Latitude	Longitude	Distance (mi)	Gross sq. ft.	% Climate	Net Rentable				Climate	Non-Climate	
Casey Self Storage		37.342289	-120.59956	0.91	13709	0%	13,709				-	11,071	
Purley Storage		37.337714	-120.58409	1.67	84384	0%	84,384	65.0%	54,868	100%	54,868	54,868	
Sunset Self Storage		37.376079	-120.6137	2.07	51502	0%	51,502				-	29,334	
Purley Storage		37.360568	-120.57539	2.19	27845	77%	22,485	54.6%	12,271	100%	12,271	9,449	2,822
Atwater Security Storage		37.360472	-120.57302	2.36	73107	0%	73,107				-	37,460	
Castle Park Mini Storage		37.393036	-120.60942	2.41	68670	0%	68,670	50.3%	34,518	100%	34,518	-	34,518
Town & Country Mini Storage		37.328323	-120.52113	2.59	50389	0%	50,389				-	23,579	
Total Net Rentable SqFt Overlap Into Market:											203,101		
Total Market population 2021		Projected SS SF / person		Total SF	Total Market Size	Cannibalized Market Sf	Projected Open Capacity						
43,504		7.00		369,606	304,528	203,101	101,427		9,449		4.7%	193,652	
Total Market population 2026		Projected SS SF / person		Total SF	Total Market Size	Cannibalized Market Sf	Projected Open Capacity						
46,863		7.00		369,606	328,041	203,101	124,940						

SITE ANALYSIS

LOCKER rpsf	5x5 rpsf	5x10 rpsf	10x7.5 rpsf	10x10 rpsf	10x15 rpsf	10x20 rpsf	10x25 rpsf	10x30 rpsf	Average
\$0.00	\$0.00	135 \$32.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Average:	\$0.00	135.00 \$32.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.40

LOCKER rpsf	5x5 rpsf	5x10 rpsf	10x7.5 rpsf	10x10 rpsf	10x15 rpsf	10x20 rpsf	10x25 rpsf	10x30 rpsf	Average
\$0.00	\$0.00	\$0.00	85 \$14.57	120 \$14.40	160 \$12.80	\$0.00	225 \$10.80	\$0.00	
\$0.00	\$0.00	\$0.00	\$0.00	149 \$17.88	\$0.00	249 \$14.94	\$0.00	299 \$11.96	
\$0.00	\$0.00	55 \$13.20	\$0.00	88 \$10.56	\$0.00	140 \$8.40	160 \$7.68	180 \$7.20	
\$0.00	55 \$26.40	\$0.00	\$0.00	149 \$17.88	\$0.00	\$0.00	\$0.00	\$0.00	
\$0.00	79 \$37.92	109 \$26.16	\$0.00	\$0.00	209 \$16.72	229 \$13.74	254 \$12.19	309 \$12.36	
Average:	67.00 \$32.16	82.00 \$19.68	85.00 \$13.60	126.50 \$15.18	184.50 \$14.76	206.00 \$12.36	213.00 \$10.22	262.67 \$10.51	\$16.06

SITE ANALYSIS



Radius of Study Site: 5.0
 Radius of Competitor Sites: 5.0

Competitor Profile

Study Area
 1619 Sycamore Ave. Atwater, CA 95301 0-5 Miles

Business Name	Phone Number	Latitude	Longitude	Distance (mi)	Gross sq. ft.	% Climate	Net Rentable				Climate	Non-Climate	
Casey Self Storage		37.342289	-120.59956	0.91	13709	0%	13,709				-	12,122	
Purley Storage		37.337714	-120.58409	1.67	84384	15%	81,220	78.8%	64,028	100%	64,028	9,604	54,424
Sunset Self Storage		37.376079	-120.6137	2.07	51502	0%	51,502				-	38,024	
Purley Storage		37.360568	-120.57539	2.19	27845	77%	22,485	72.3%	16,265	100%	16,265	12,524	3,741
Atwater Security Storage		37.360472	-120.57302	2.36	73107	0%	73,107				-	51,343	
Castle Park Mini Storage		37.393036	-120.60942	2.41	68670	0%	68,670	69.6%	47,802	100%	47,802	-	47,802
Town & Country Mini Storage		37.328323	-120.52113	2.59	50389	0%	50,389				-	33,958	

						Total Net Rentable SqFt Overlap Into Market:	263,542	
Total Market population 2021	Projected SS SF / person	Total SF	Total Market Size	Cannibalized Market Sf	Projected Open Capacity			
58,869	7.00	369,606	412,085	263,542	148,543	8.4%	91.6%	
Total Market population 2026	Projected SS SF / person	Total SF	Total Market Size	Cannibalized Market Sf	Projected Open Capacity			
63,345	7.00	369,606	443,415	263,542	179,873			

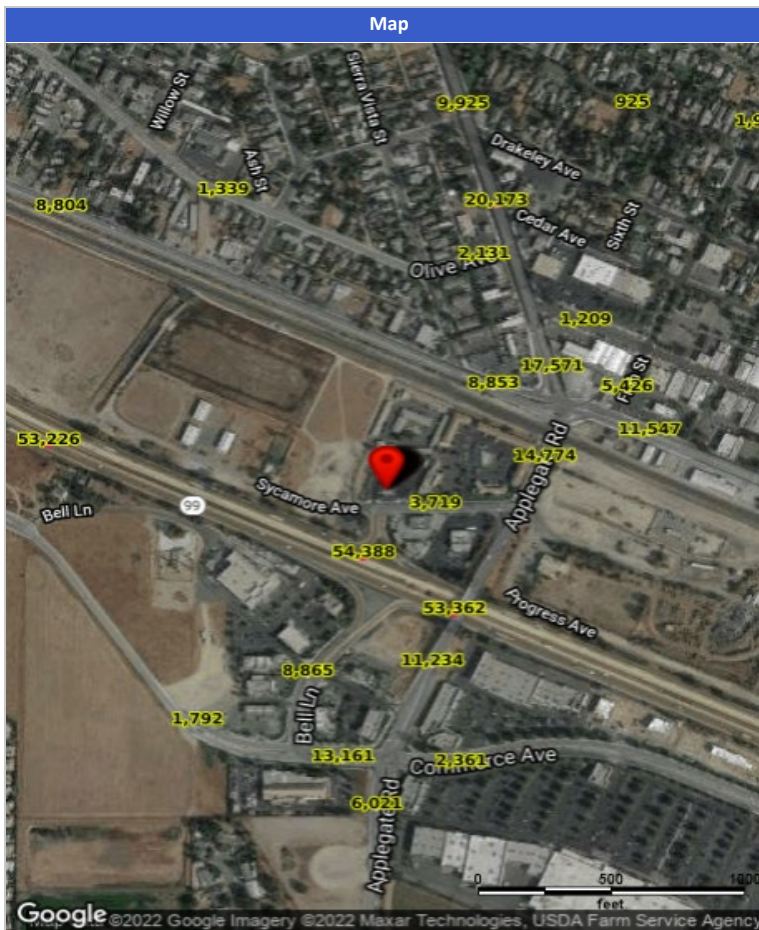
SITE ANALYSIS



Traffic Profile

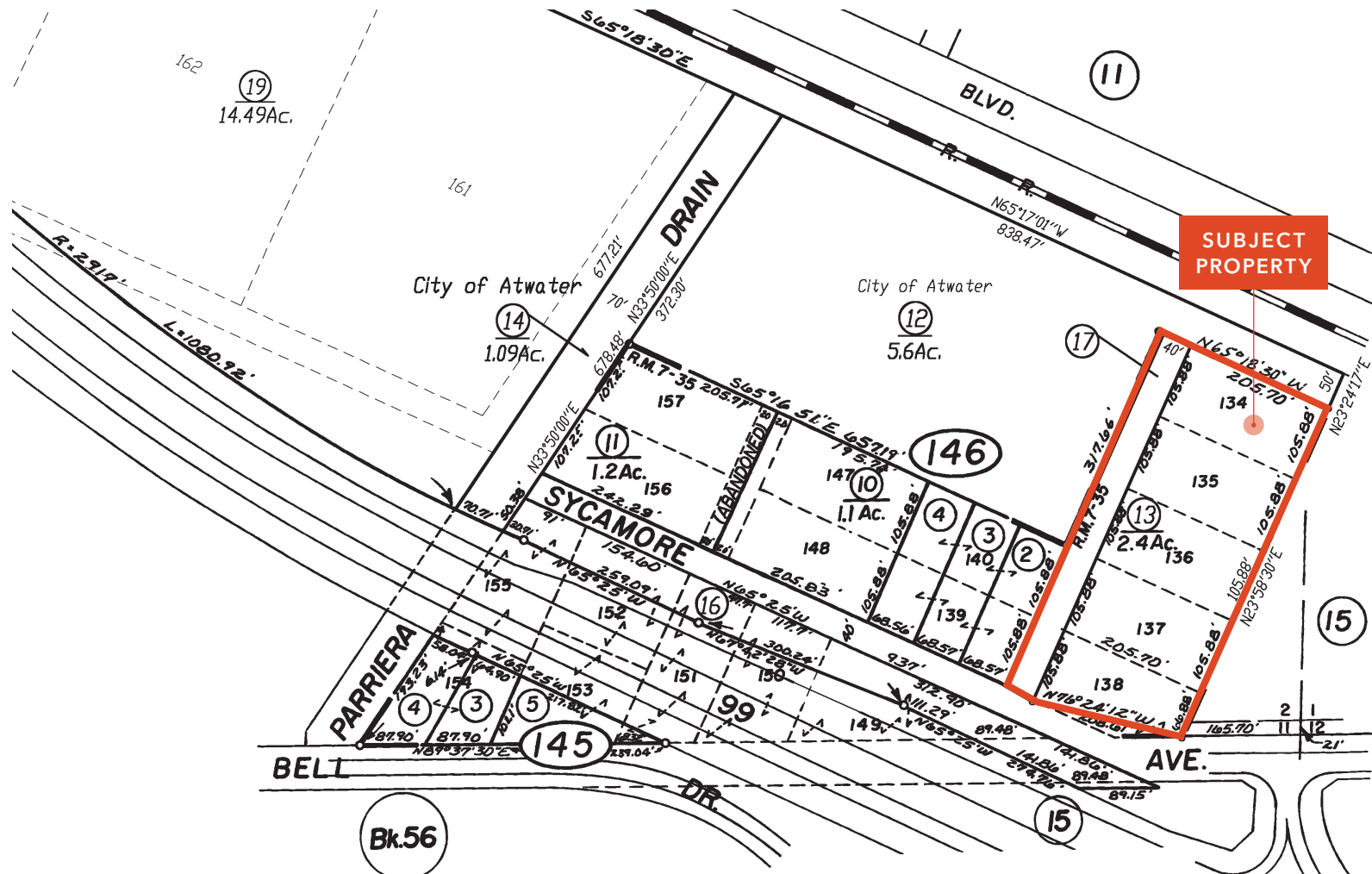
Study Area

1619 Sycamore Ave, Atwater, CA 95301



#	Street	Cross St	Dir	Vol.	Dist (mi)
1.	Sycamore Ave	Applegate Rd	E	3,719	0.0
2.	99			54,388	0.1
3.	99			53,362	0.1
4.	Atwater Blvd	Sierra Vista St	NW	8,853	0.1
5.	Applegate Rd	Sycamore Ave	SW	14,774	0.1
6.	Applegate Rd	Golden State Hwy	NE	11,234	0.1
7.	N Winton Way	Atwater Blvd	S	17,571	0.2
8.	Bell Dr N	Bell Dr	S	8,865	0.2
9.	5th St	Atwater Blvd	SW	5,426	0.2
10.	Atwater Blvd	5th St	NW	11,547	0.2
11.	Broadway Ave	N Winton Way	W	1,209	0.2
12.	Olive Ave	N Winton Way	E	2,131	0.2
13.	Bell Dr	Bell Dr N	W	13,161	0.2
14.	Commerce Ave	Applegate Rd	W	2,361	0.2
15.	Bell Dr	Bell Dr N	E	1,792	0.2
16.	N Winton Way	Cedar Ave	S	20,173	0.2
17.	99	Applegate Rd	SE	53,226	0.2
18.	Applegate Rd	Commerce Ave	N	6,021	0.3
19.	Olive Ave	Ash St	SE	1,339	0.3
20.	Third St	Atwater Blvd	SW	1,726	0.3

PARCEL MAP



1619 SYCAMORE AVENUE



SUBJECT PROPERTY

ATWATER BLVD

APPLEGATE RD



SYCAMORE AVE

BELL DR

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