

Offering Memorandum

405 South 4th Street

Patterson, California

Commercial Facility on ±0.50 Acres

Executive Summary

Mountain Valley Properties is pleased to present the opportunity to acquire the real estate located at 405 South 4th Street in Patterson, California. The offering consists of an approximately 4,779 square foot commercial building situated on an approximately 22,000 square foot (±0.50 acre) parcel within the central area of Patterson. Originally constructed in 1925, the property has historically been utilized for institutional or residential care uses and includes infrastructure improvements such as fire life-safety systems and a commercial kitchen installation. These improvements reflect the building's historical operational layout and may provide advantages for certain future uses, subject to applicable approvals. The property's MI (Light Industrial) zoning designation may allow a variety of commercial, institutional, service, or operational uses depending on City of Patterson regulations and approvals. Located within walking distance of Patterson's downtown district and approximately two miles from Interstate 5, the property offers convenient regional access and proximity to local services and community amenities. The property is being offered for sale as real estate only.

Investment Highlights

- Large 4,779 SF commercial building
- ±22,000 SF (±0.50 acre) parcel
- Commercial kitchen infrastructure
- Fire life-safety system improvements
- MI – Light Industrial zoning
- Walking distance to downtown Patterson
- Approximately two miles from Interstate 5
- Real estate offered for sale only

Property Overview

Address

405 South 4th Street, Patterson, CA 95363

APN	131-017-025
Building Size	±4,779 SF
Lot Size	±22,000 SF (±0.50 Acres)
Year Built	1925
Zoning	MI – Light Industrial (buyer to verify)
Sale Price	\$850,000

Contact

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