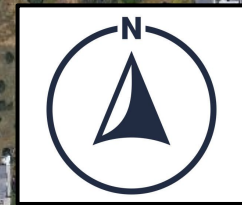


FOR SALE

-ASKING-\$1,750,000

BUILD TO SUIT/GROUND LEASE

-UNDISCLOSED



SUBJECT SITE

OAKDALE DR 12,354 CPD

PATTERSON RD 23,000 CPD

PRIME
RETAIL GROUP

Mohammad Hammad
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661.246.6648 Cell | 661.836.5015 Office

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SITE OVERVIEW

APN: 075-026-041 | 075-026-042

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Property Highlights:

- C-2 (PD) Zoning
County of Stanislaus
- 2 Lots Included in the Sale
- +/- 2.04 Acres (Total)
- Near 4-Way Traffic Signal
- 23,000 CPD
- Adjacent to Multiple National
Tenants



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DEMOGRAPHICS



<i>DEMOGRAPHICS</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
<i>Population</i>	<i>12,141</i>	<i>35,773</i>	<i>133,863</i>
<i>Households</i>	<i>3,657</i>	<i>11,198</i>	<i>45,811</i>
<i>Average HH Income</i>	<i>\$117,219</i>	<i>\$124,952</i>	<i>\$118,133</i>



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PLAT MAP & APN

APN: 075-026-041 | 075-026-042



06

* BOUNDARY LINES APPROXIMATE

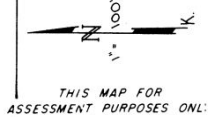
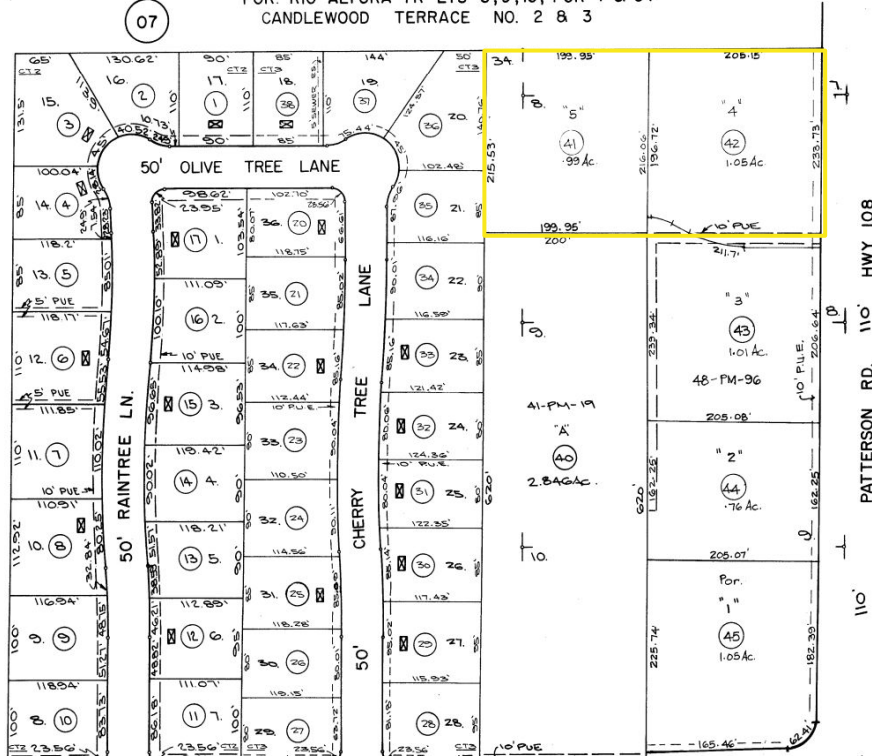
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PORTION NW 1/4 SECTION 26 T.2 S. R.9 E. M.D.B.&M.
 POR. RIO ALTA TR LTS 8,9,10, POR 7 & 34
 CANDLEWOOD TERRACE NO. 2 & 3

006 001

75-26



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