



FOR SALE

3600 Sisk Road, Modesto CA
Building 2 (Two Professional Condos)



- Rare opportunity to purchase a commercial building or condo on Modesto's preferred retail corridor along Sisk Rd and Highway 99
- Centrally located between a Power Shopping Center (Target, Best Buy, Ulta, Ross, TJ Maxx) and Vintage Faire Mall
- Cash flowing investment with flexibility for an owner/user to occupy "rent/mortgage free"

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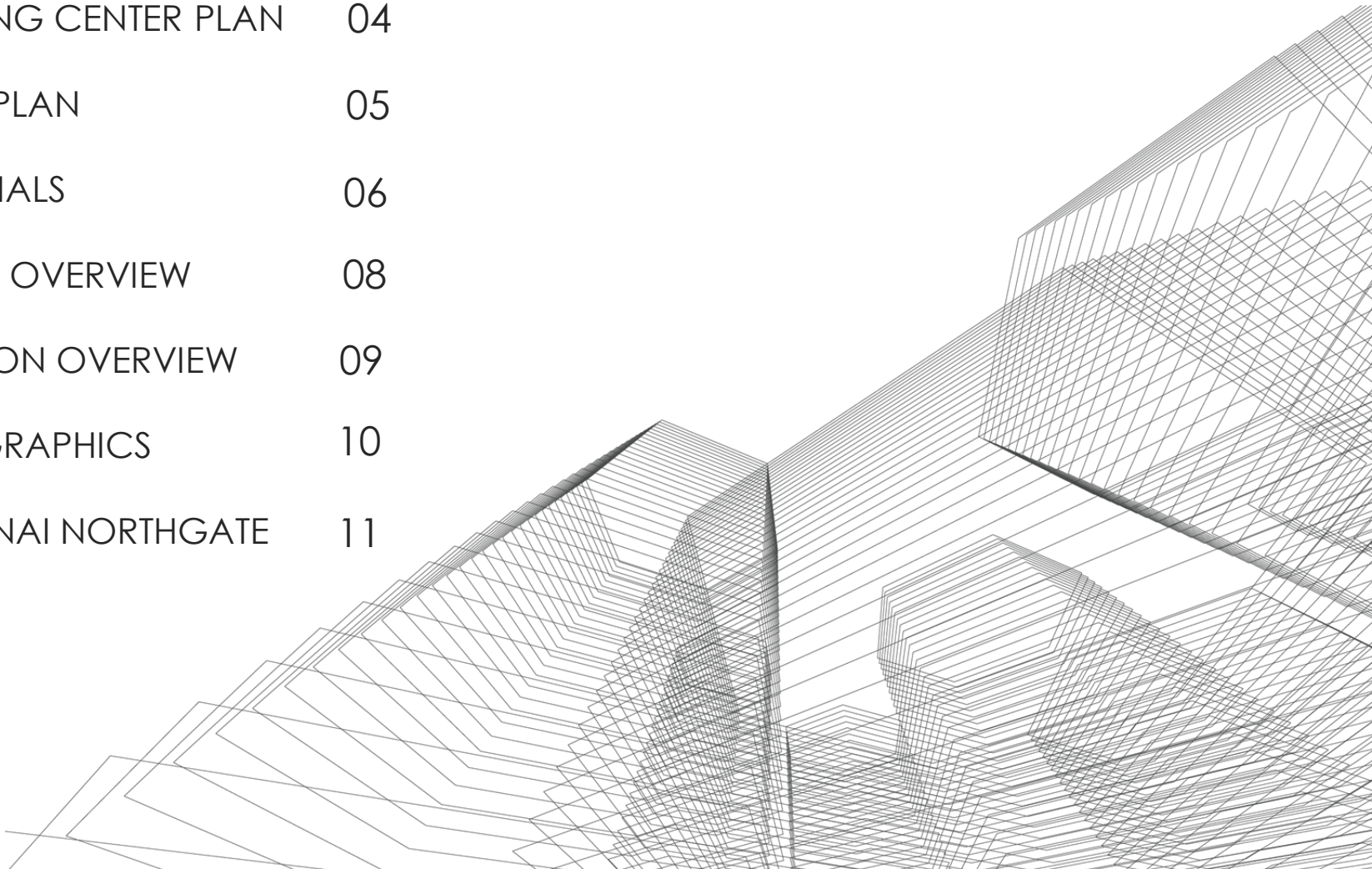
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INVESTMENT OVERVIEW



PROPERTY TYPE:	Flex Retail/Office Highway Commercial
ADDRESS:	3600 Sisk Road – Modesto CA (Building 2 Condo 1 & 2)
OFFERING PRICE:	Total: \$3,000,000 Condo 1: \$1,600,000 or \$225.99 per sq ft Condo 2: \$1,630,000 or \$233.69 per sq ft
CAPITALIZATION RATE:	Condo 1: 0.00% Actual / 6.64% Pro Forma Condo 2: 5.01% Actual / 7.0% Pro Forma
INVESTMENT TYPE:	Commercial Investment
NET OPERATING INCOME:	Condo 1: \$0.00 Actual / \$106,200 Pro Forma Condo 2: \$81,683 Actual / \$114,068 Pro Forma
LEASE TYPE	NNN
PROPERTY TYPE:	Multi-Tenant mixed use (retail / office)
LOT SIZE:	See Map
GLA:	Building 2 Condo 1: ± 7,080 (Vacant) Building 2 Condo 2: ± 6,975 (Leased)
BUILDING TYPE:	Single story, wood frame, with stucco exterior
APN:	Condo 1: 076-079-003-000 Condo 2: 07+079-004-000

NAI NORTHGATE EXCLUSIVE OFFERING

The XCS Team is proud to offer a unique investment opportunity to purchase a professional commercial highway building in Modesto California

The subject property is a value-add investment and offers the ability to improve the cash flow as well as the opportunity to owner/occupy the asset thus reducing and eliminating your real estate overhead.

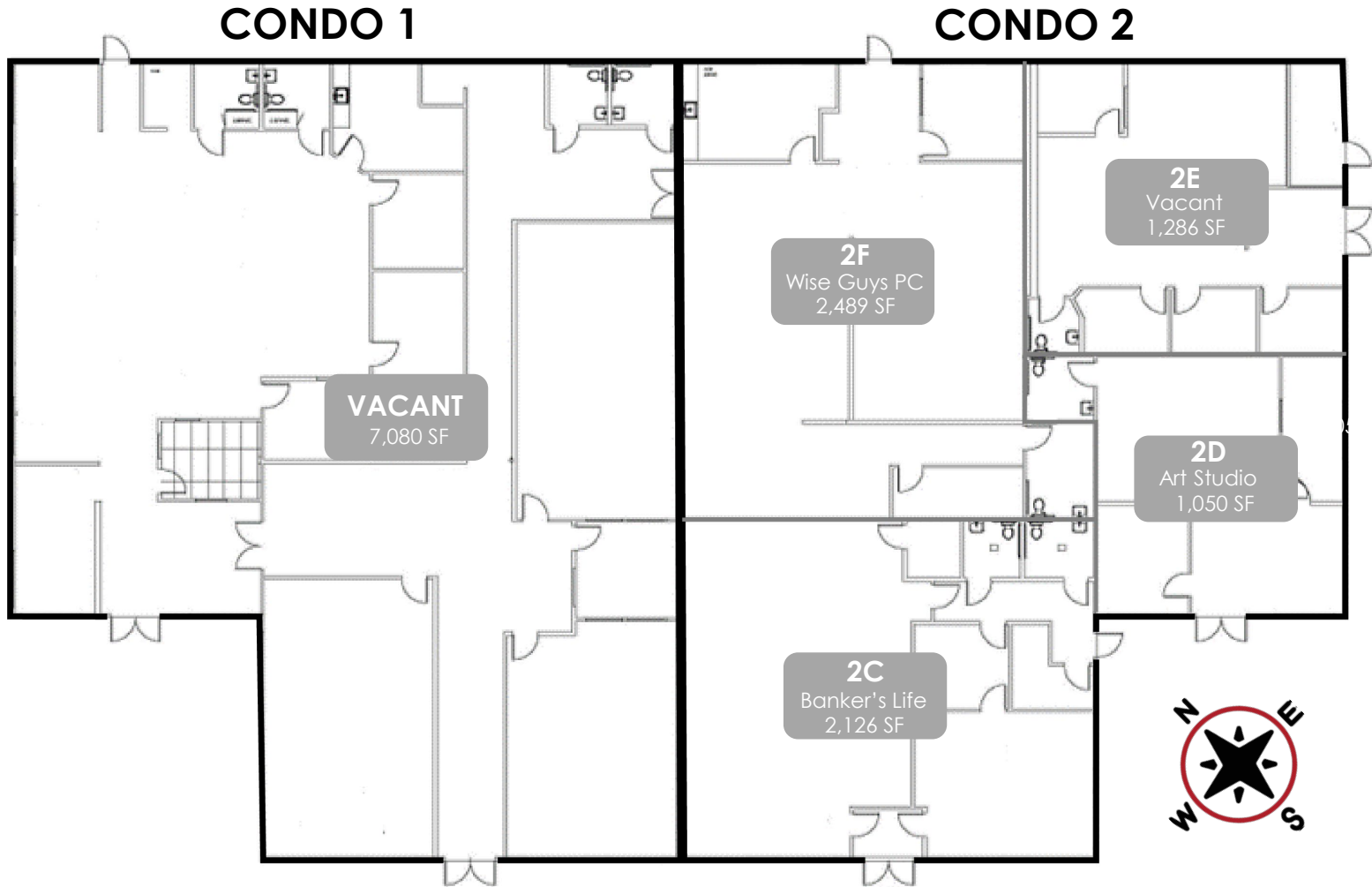
The property is centrally located on Highway 99 (Sisk Rd) between Standiford and Pelandale Road and surrounded by over 3,000,000 sq ft of commercial retail properties.

The trade area includes Modesto Jr College, Costco, Lowes, Target, TJ Maxx, BevMo, Ulta, Dicks Sporting Goods, Apple, Macy's, etc.

SHOPPING CENTER PLAN



FLOOR PLAN



RENT ROLL

Condo	Suite	Tenant	Unit SF	% of Bldg SF	Mon. Rent	Mon Rent (psf)	Annual Rent (psf)	% of Bldg Income	Mon Mkt Rent (PSF)	Ann Mkt Rent (PSF)	Lease Type	Lease Start	Lease Exp
1	2A	VACANT	3,276	23.3%	\$0	\$0.00	\$0.00	0.00%	\$1.25	\$15.00	NNN	-	-
1	2B	VACANT	3,804	27.1%	\$0	\$0.00	\$0.00	0.00%	\$1.25	\$15.00	NNN	-	-
2	2C	Banker's Life	2,100	14.9%	\$3,681	\$1.75	\$21.03	50.74%	\$1.75	\$21.00	NNN	Nov-22	Oct-26
2	2D	Art Studio	1,100	7.8%	\$1,403	\$1.28	\$15.30	19.33%	\$1.75	\$21.00	NNN	Oct-21	Oct-26
2	2E	VACANT	1,286	9.1%	\$0	\$0.00	\$0.00	0.00%	\$1.75	\$21.00	NNN	-	-
2	2F	Wise Guys PC	2,489	17.7%	\$2,172	\$0.87	\$10.47	29.93%	\$1.50	\$18.00	NNN	Feb-19	MTM
Total			14,055	100.0%	\$7,255	\$0.87		100.00%	\$1.25	\$15.00			
Leased			8,366	59.5%									
Available			7,080	50.4%									

"Rent has been combined with both condo units. A separate valuation and rent roll will be made available per condo upon request."

INCOME & EXPENSE

FINANCIAL STRUCTURE

Scheduled Gross Income	Actual-In-Place	Rent Proforma Amount
Base Rent	\$87,062	\$87,062
Expense Recoveries	\$34,995	\$74,866
Other Income	\$0	\$0
Lease-Up Available Space	\$0	\$106,200
Subtotal	\$122,057	\$268,128
<i>Less Vacancy Allowance</i>	\$0	• \$0
<i>Effective Gross Income</i>	\$122,057	\$268,128
<i>Less Expenses</i>	\$58,792	\$74,866
<i>Net Operating Income</i>	\$63,265	\$193,262

OPERATING EXPENSES

	2023 Actuals	2024 Proforma
Plumbing	\$197	\$201
Roof Repairs	\$253	\$258
General Maintenance	\$1,181	\$1,204
Parking Lot Repairs	\$1,068	\$1,500
HVAC Repairs & Maintenance	\$2,263	\$1,500
Roof & Gutter Cleaning	\$253	\$258
Porter Services	\$1,574	\$1,606
Pressure Washing	\$56	\$57
Electric	\$1,757	\$1,792
Commercial Water & Sewer	\$9,037	\$9,218
Waste Removal	\$7,463	\$7,612
Landscaping Services	\$7,351	\$7,498
Backflow Certification (Recoverable)	\$28	\$29
Bank & Management Fees	\$1,167	\$1,190
HVAC Repairs & Maint	\$1,167	\$1,190
Building Insurance	\$8,827	\$9,003
Property Taxes	\$15,151	\$30,750
TOTALS	\$58,792	\$74,866
Annual Per Square Foot	\$4.18	\$5.33
Monthly Per Square Foot	\$0.35	\$0.44

MARKET OVERVIEW



MODESTO, CA

Modesto is in the Central valley region south of Sacramento and north of Fresno. The city is in the San Joaquin Valley and surrounded by rich farmland. Stanislaus County ranks sixth among California counties in farm production. It is home to Gallo Farm Winery the largest family-owned winery in the United States. Led by milk, almonds, chickens, walnuts, and corn silage, the county grossed nearly \$3.1 billion in agricultural production in 2011. The farm to table movement plays a central role in Modesto living in the Central Valley.

MODESTO IS A GREAT PLACE FOR A RETAILERS:

- **GROWING POPULATION:** Modesto has a steadily growing population, which indicates an expanding customer base for retail businesses. The increase in residents translates to a larger consumer market and potential demand for various goods and services.
- **ECONOMIC STABILITY:** The city of Modesto has a stable and diverse economy. It is home to a mix of industries, including agriculture, manufacturing, healthcare, education, and more. A strong economic foundation contributes to the overall purchasing power and disposable income of residents, creating favorable conditions for retail businesses.
- **FAVORABLE LOCATION:** Modesto is strategically located in the heart of California's Central Valley, which serves as a major transportation hub. It benefits from convenient access to major highways, making it easily accessible for both residents and visitors. This accessibility enhances the visibility and reach of retail establishments, attracting a larger customer base.
- **RETAIL INFRASTRUCTURE:** Modesto boasts a well-developed retail infrastructure, with a variety of shopping centers, malls, and commercial districts. The presence of established retail outlets and businesses creates a vibrant retail ecosystem that attracts shoppers from the local community and surrounding areas.
- **SUPPORTIVE BUSINESS ENVIRONMENT:** The city of Modesto fosters a business-friendly environment, offering support services and resources for entrepreneurs and retailers. This includes assistance with permits, licenses, and networking opportunities.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	8,868	65,901	135,608
2028 PROJECTION:	9,048	67,172	137,585
PROJECTED GROWTH:	1.06%	0.67%	0.93%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	3,290	21,674	46,751
2028 PROJECTION	3,281	22,092	47,430
PROJECTED GROWTH:	0.94%	0.64%	0.88%
2023 MEDIAN HOME VALUE:	\$476,700	\$449,100	\$462,200

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$114,400	\$108,600	\$107,500
2023 MEDIAN HH INCOME:	\$91,500	\$87,800	\$85,800



DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in investment advisory and brokerage on commercial properties (office, retail, industrial), multi-family, and commercial farms.

The Northgate XCS Team provides real estate solutions that help investors navigate the complex real estate market.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+

YEARS OF COMMERCIAL BROKERAGE

300K

ACTIVE INVESTORS IN OUR PROPRIETARY DATABASE

\$4 BILLION

IN SALES TRANSACTIONS FROM COAST TO COAST

16

STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.



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