

FOR SALE | 1,158,388 SF

West Commerce Park
CLASS A BUILDING
FULLY ENTITLED



Patterson, CA

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Opus Commercial Group has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Tom Hui
Principal
408.780.8328
tom@opuscommercial.com
Lic # 01935473



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The WORLD of
RH

PLATT

KOHL'S

GRAINGER

CVS

Logistics
Next level know-how

SITE

Rogers Rd

Park Center Dr

amazon

SEA MODULAR
SUSTAINABILITY. ADVANCED.

Future
Commercial
Development

Carl's Jr. **Jack in the Box** **Starbucks**
Pizza Hut **Shell** **Denny's**

Wendy's **POPEYES**
CINNABON **Hampton**
ARCO **ampm**

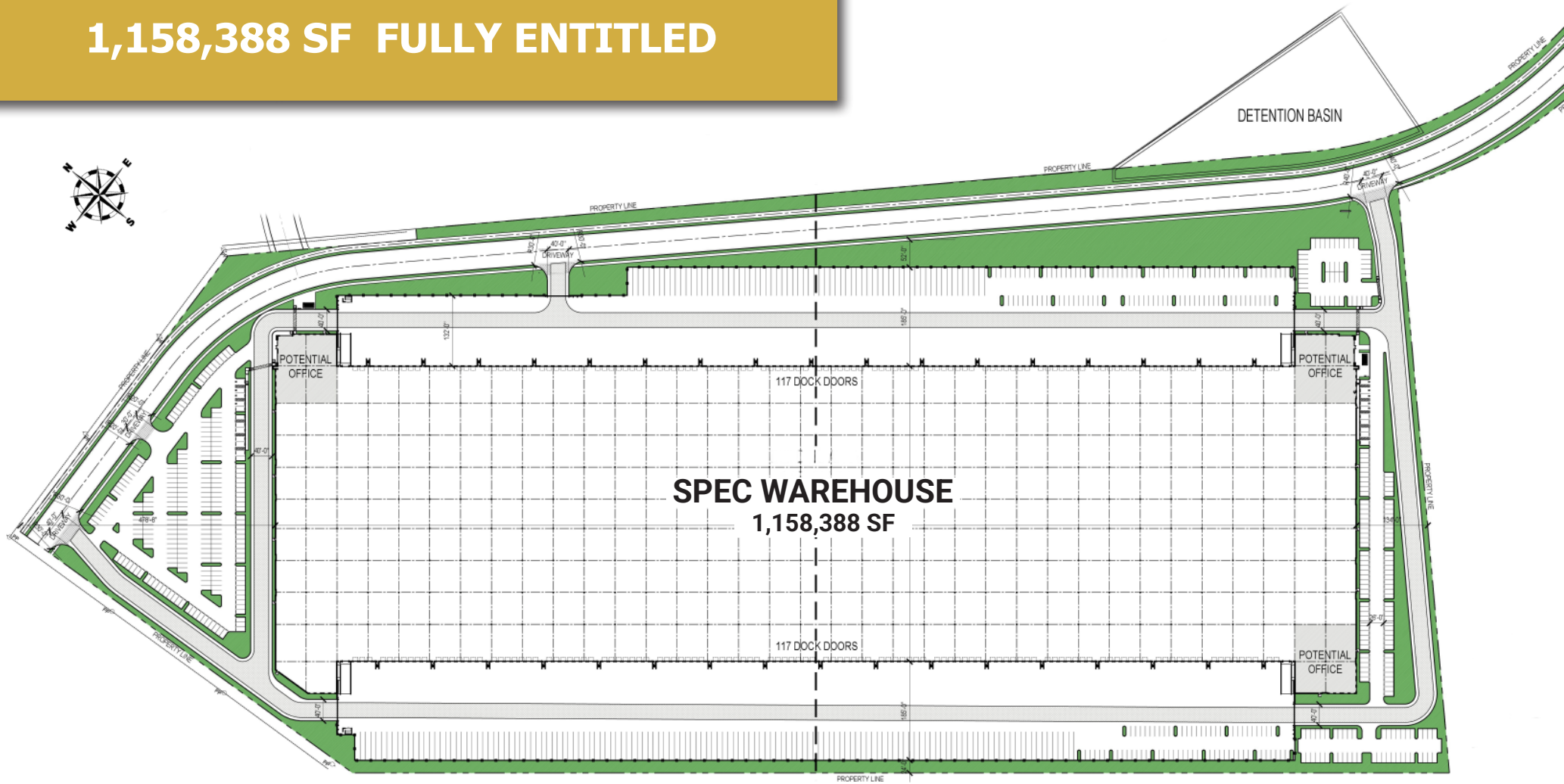
INTERSTATE
5

Sperry Ave

Loves **Dutch Bros** **GROCERY OUTLET**
Energy Market



1,158,388 SF FULLY ENTITLED



- ◇ BTS Opportunity
- ◇ Prime Interstate 5 Access
- ◇ Strategically Located Between Northern & Southern California Serving Both Regions
- ◇ Visible From 1-5
- ◇ Access to a Growing Workforce
- ◇ Business Friendly City

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Ports

Stockton	38 mi
Oakland	75 mi
Los Angeles	325 mi
Long Beach	326 mi



Airports

Oakland International	69 mi
San Jose International	80 mi
San Francisco International	87 mi
Los Angeles International	308 mi

Cities

Stockton	37 mi
Sacramento	82 mi
San Jose	84 mi
San Francisco	86 mi
Fresno	101 mi
San Luis Obispo	210 mi
Los Angeles	300 mi
Santa Barbara	303 mi
Long Beach	324 mi
San Diego	420 mi
Las Vegas	487 mi
Phoenix	694 mi



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