

# Office or Retail Opportunity - Emerald Industrial

1117 Lone Palm Ave | Modesto, CA. 95351

## FOR SALE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

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**FOR SALE**

- 1117 Lone Palm Ave, Modesto
- Price: \$950,000.00, \$169 PSF
- GOI: \$90,000.00, \$1.33 PSF  
Averaged Lease Rate
- Total Building Size: 5,600
- Restrooms: 3
- Tenancy: Multiple
- Utilities: Separate
- Features: Kitchen, Private Offices,  
Professional Park, Off-Street  
Parking

**Description:** This 5,600 SF office features two suites at 2,800 SF each, ample off-street parking and proximity to major access roads, CA99, and 132. A new 5-year Lease executed 1/2026 yields \$3,500 per month in income for unit A, while unit B is MTM at \$4,000 and offers occupancy for owner-operators. Located in the Emerald Industrial Business Park, this property is zone IBP for symbiotic business operations and controlled uses. Positioned just off 99, this location offers easy access and is suitable for a variety of uses.

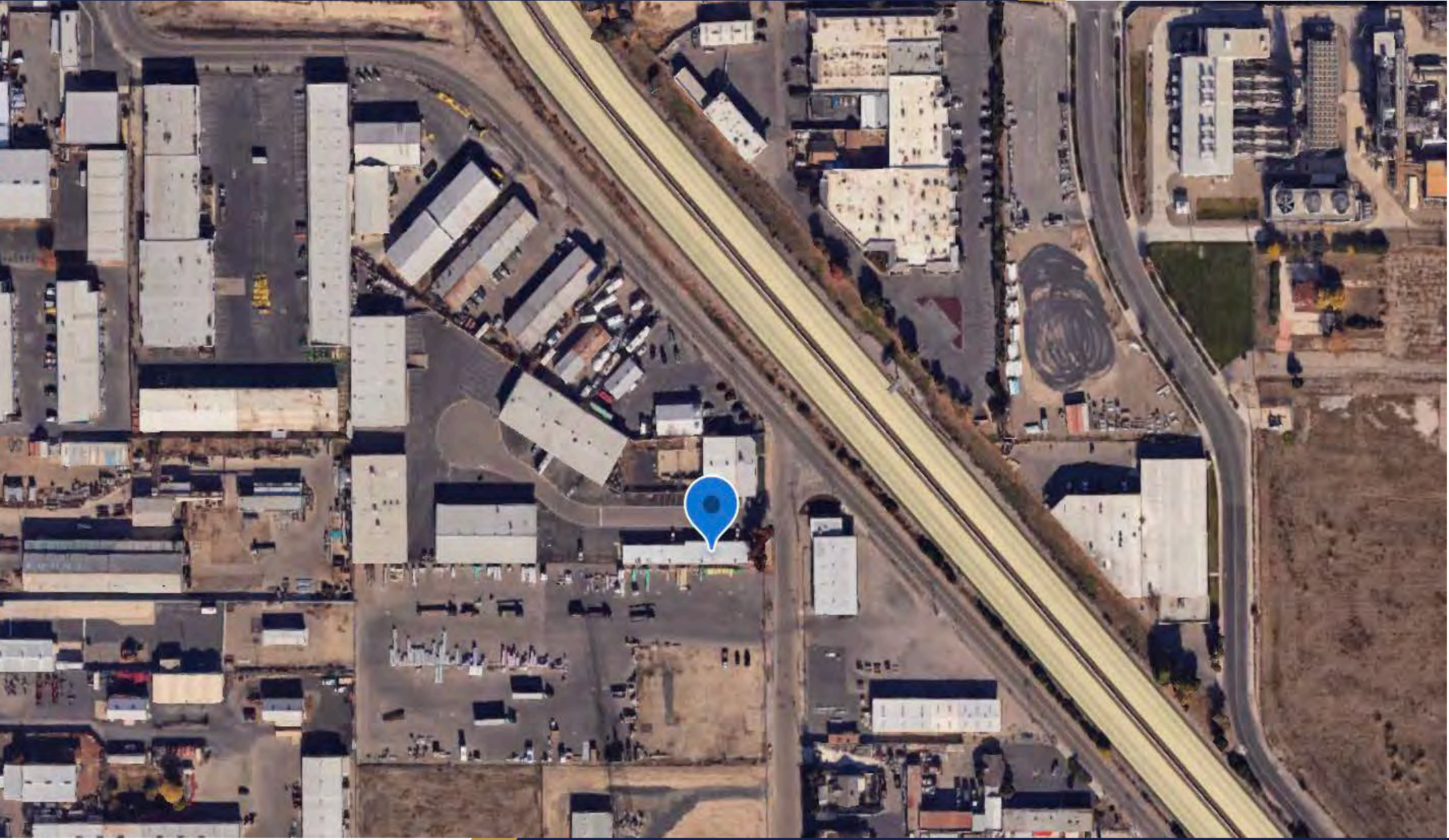
## **Features:**

- Centrally located, immediate access to 99
- Zoning allows for a variety of business uses
- Spacious office with kitchen and multiple private offices

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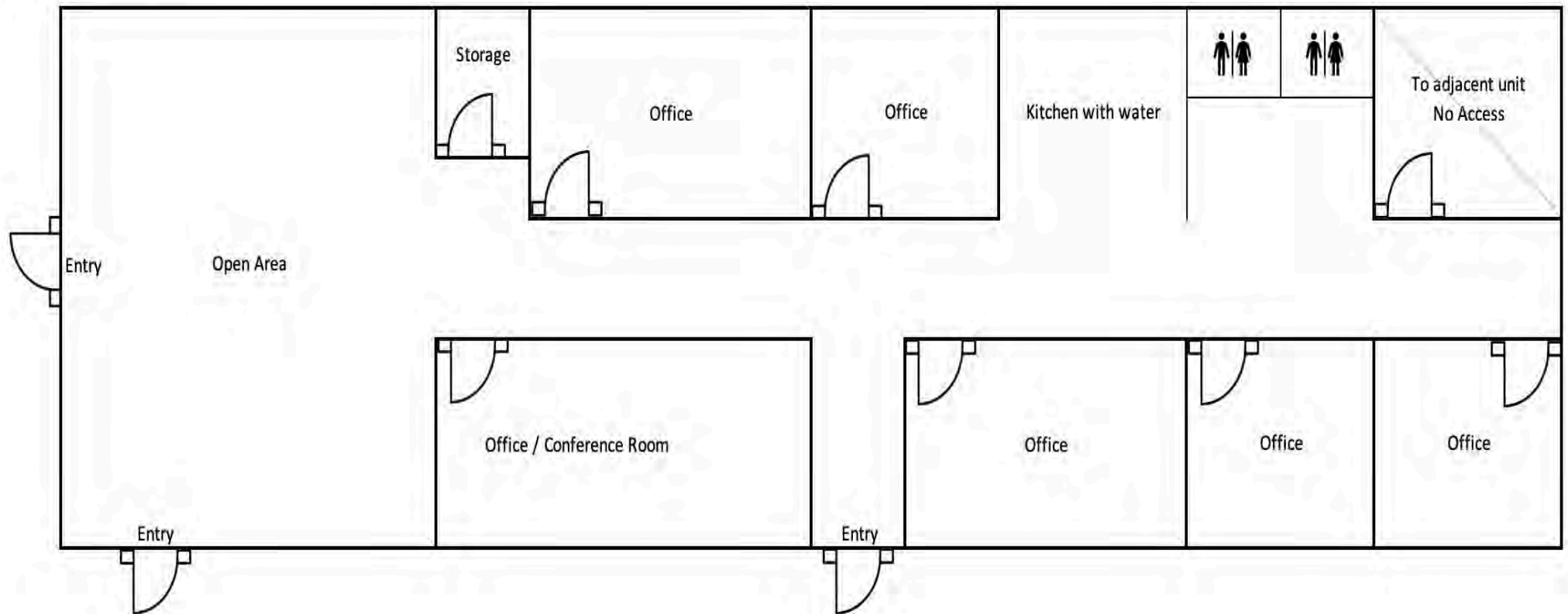
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1117A Lone Palm, ± 2,800 SF

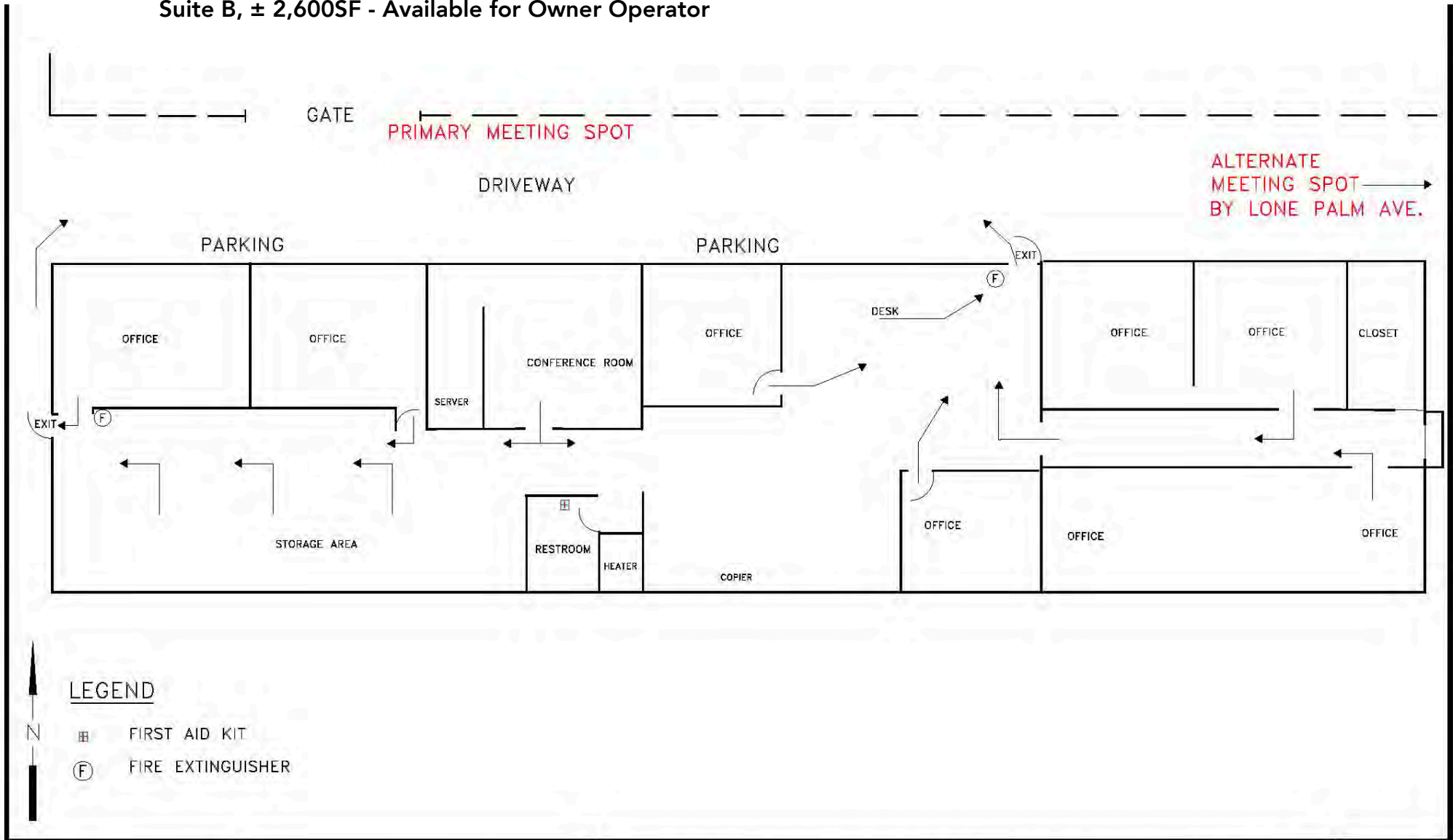


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Suite B, ± 2,600SF - Available for Owner Operator



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Unit	Square Feet	Lease Start	Lease End	Rate	Increases
A	2,600	1/1/26	12/31/30	\$ 3,500.00	3%
B	2,600	MTM	MTM	\$ 4,000.00	N/A

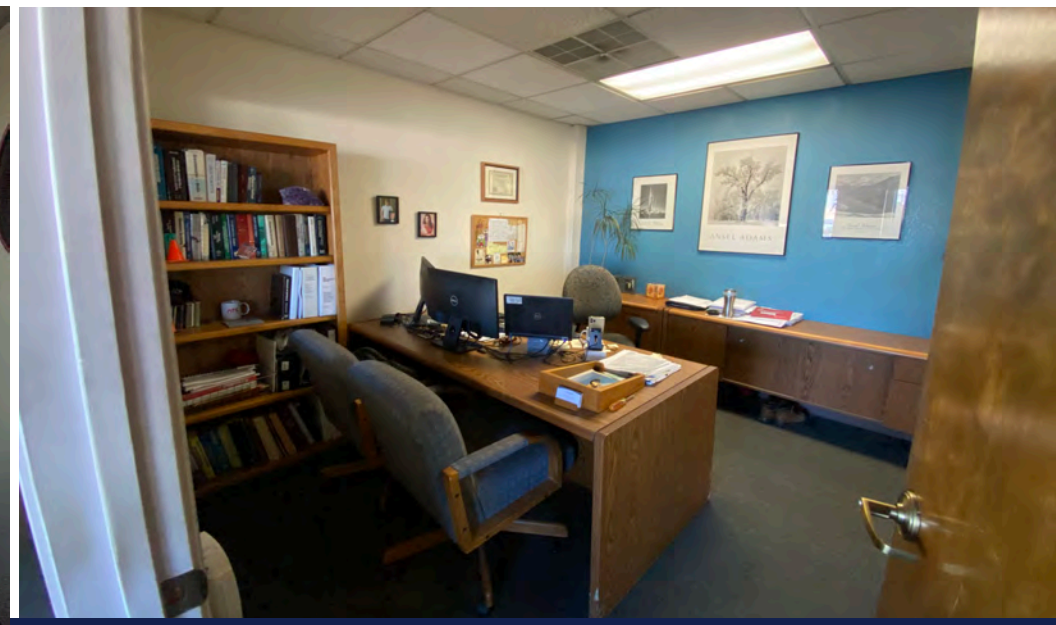
Performance		Proforma - Year 5	
GOI	\$ 90,000.00	GOI	\$ 98,751.00
Vacancy	\$ -	Vacancy	\$ (3,950.04)
EGI	\$ 90,000.00	EGI	\$ 94,800.96
Taxes	\$ (11,875.00)	Taxes	\$ (11,875.00)
Insurance	\$ (3,000.00)	Insurance	\$ (3,000.00)
R&M	\$ (5,400.00)	R&M	\$ (5,688.06)
CapEx Reserve	\$ (8,100.00)	CapEx Reserve	\$ (8,532.09)
Management	\$ (1,800.00)	Management	\$ (1,896.02)
NOI	\$ 59,825.00	NOI	\$ 63,809.80

		PPSF			
6 CAP	\$ 997,083.33	\$ 178.05	\$ 189.91	6 CAP	\$ 1,063,496.61
6.5 CAP	\$ 920,384.62	\$ 164.35	\$ 175.30	6.5 CAP	\$ 981,689.18
7 CAP	\$ 854,642.86	\$ 152.61	\$ 162.78	7 CAP	\$ 911,568.53

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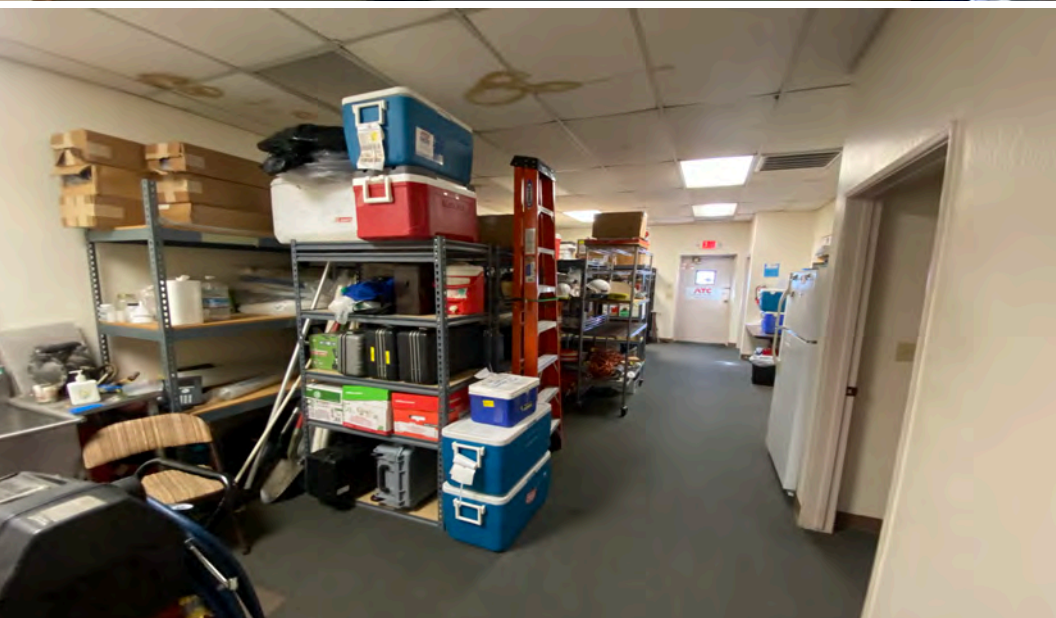
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### ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



**NICK MAUGERI**  
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### ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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BROKERAGE, LEASING & SALES

ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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