

3 AMIGOS AUTO CENTER

301 Mitchell Road | Modesto, CA
FOR LEASE



RAND
COMMERCIAL PROPERTIES

THE SPACE

Location	301 Mitchell Road Modesto, CA 95354
County	Stanislaus
APN	036-19-22
Cross Street	Yosemite
Traffic Count	23703
Square Feet	25,000
Lease Type	Gross

HIGHLIGHTS

- +/- 13,000 SF Primary showroom with offices
- +/- 12,000 auto repair warehouse
- +/- 20,000 under canopy
- High visibility location with high traffic count
- Flexible zoning for a variety of uses
- Huge 2.54 acre parcel
- Pad options available



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,311	128,618	269,808

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,261	\$94,387	\$99,452

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,099	42,944	86,874

PROPERTY FEATURES

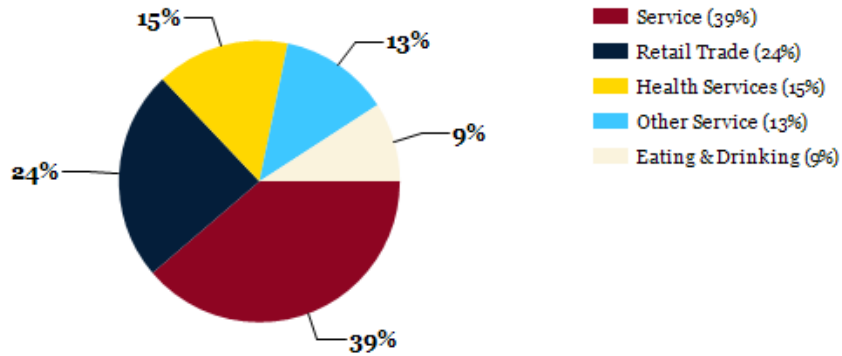
BUILDING SF	25,000
LAND SF	110,642
LAND ACRES	2.54
YEAR BUILT	1977
ZONING TYPE	M - Industrial
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2



Beard Industrial - Modesto

- Well located on the primary North/South arterial Mitchell Road.

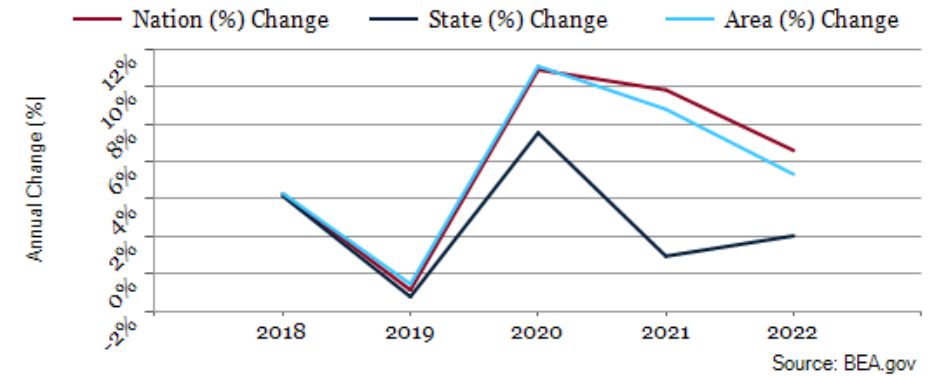
Major Industries by Employee Count

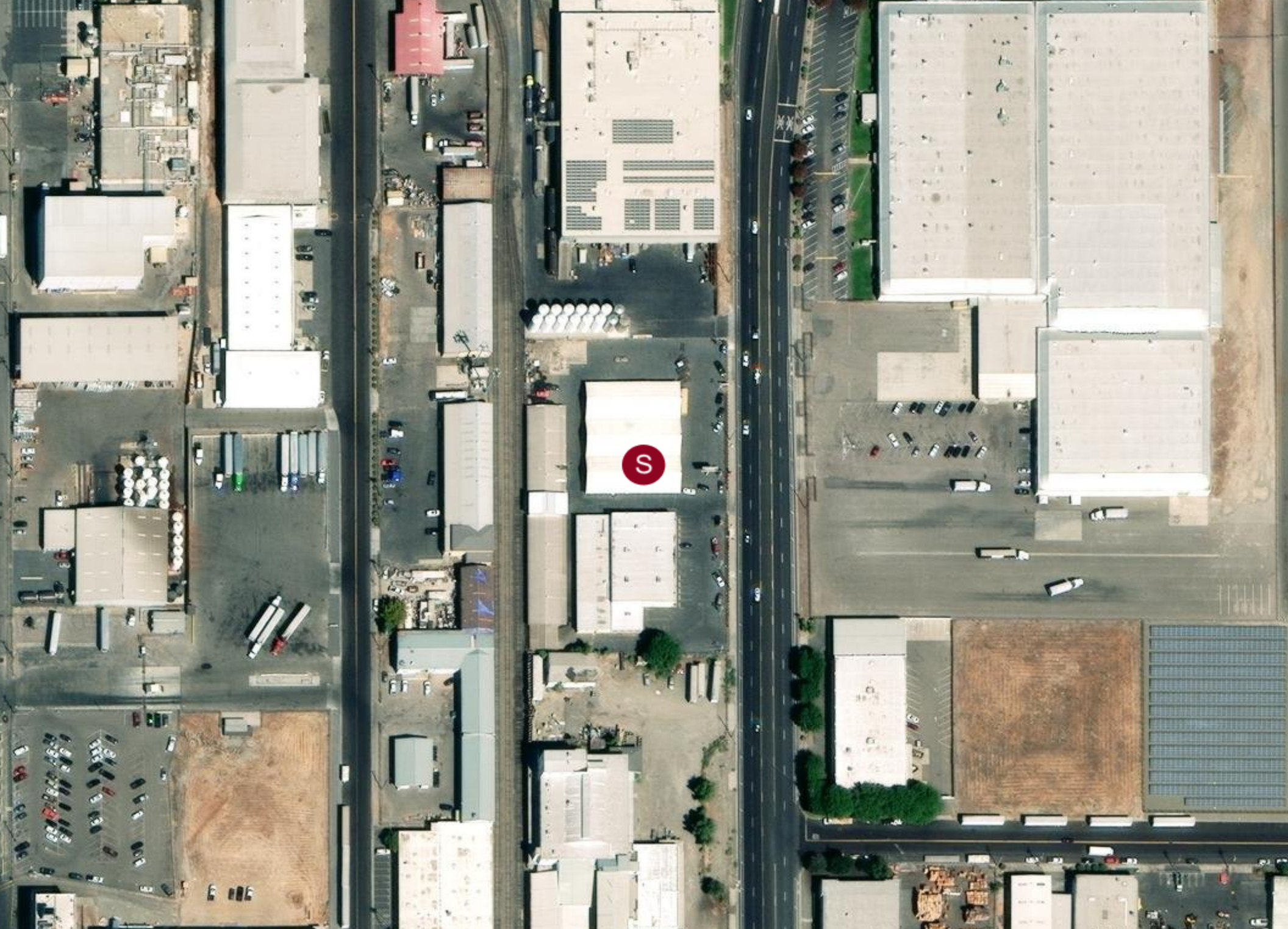


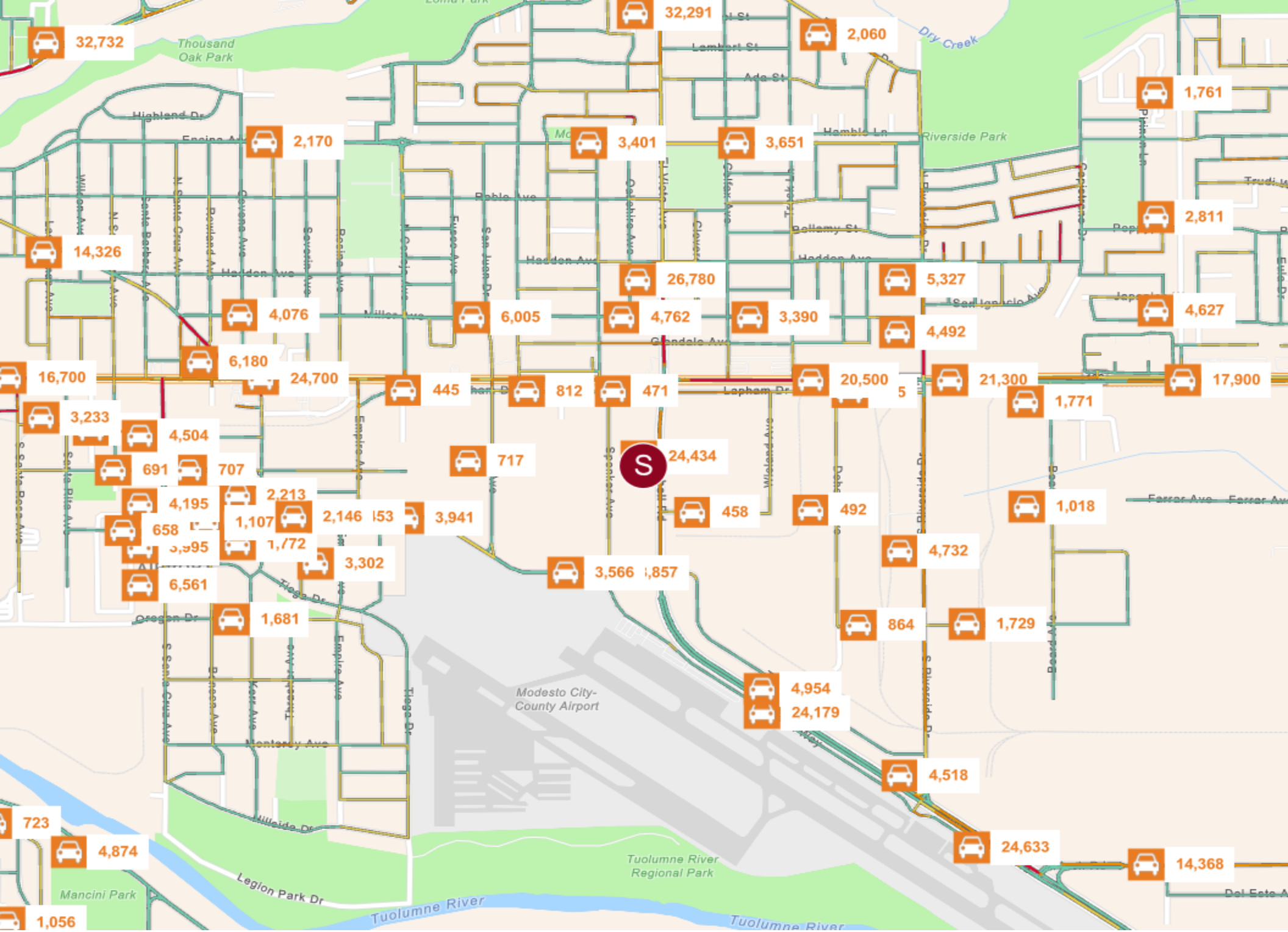
Largest Employers

E & J Gallo Winery	6,500
Stanislaus County	4,031
Modesto City Schools	3,200
Doctors Medical Center	2,600
Memorial Medical Center	2,087
Foster Farms Poultry	2,000
Del Monte Foods Inc	1,500
City of Modesto	1,325

Stanislaus County GDP Trend





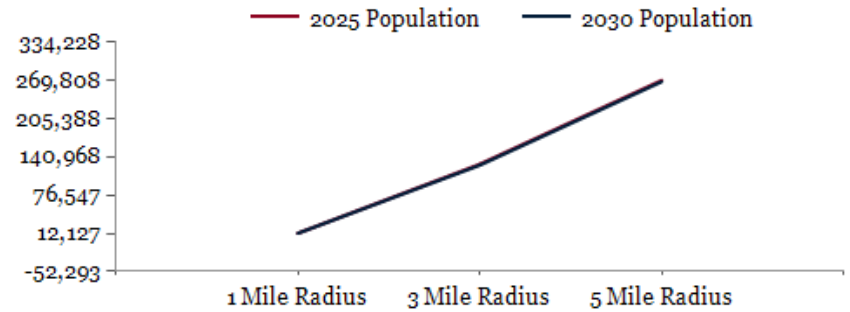




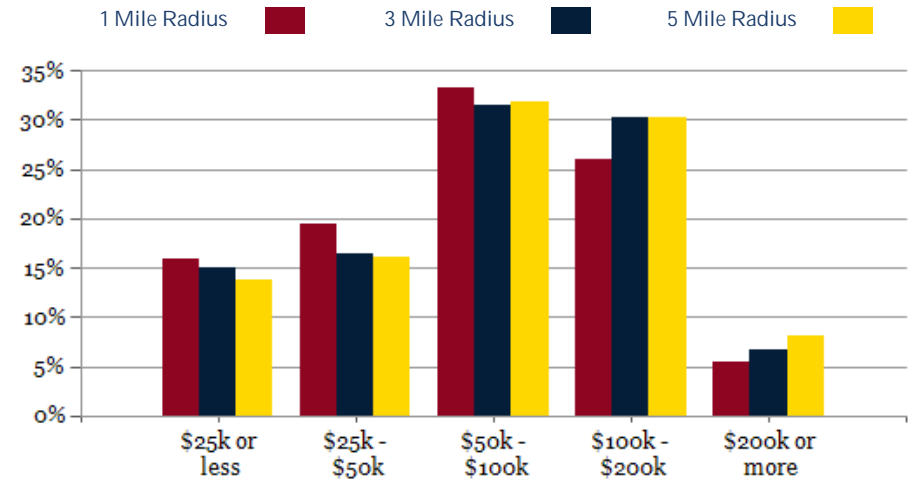


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,602	121,592	235,095
2010 Population	12,031	123,136	254,674
2025 Population	12,311	128,618	269,808
2030 Population	12,127	127,039	267,647
2025 African American	579	4,660	9,273
2025 American Indian	344	2,638	5,247
2025 Asian	437	8,089	19,965
2025 Hispanic	6,711	68,104	146,024
2025 Other Race	3,789	38,084	82,863
2025 White	5,123	52,946	105,761
2025 Multiracial	1,955	21,033	44,210
2025-2030: Population: Growth Rate	-1.50%	-1.25%	-0.80%

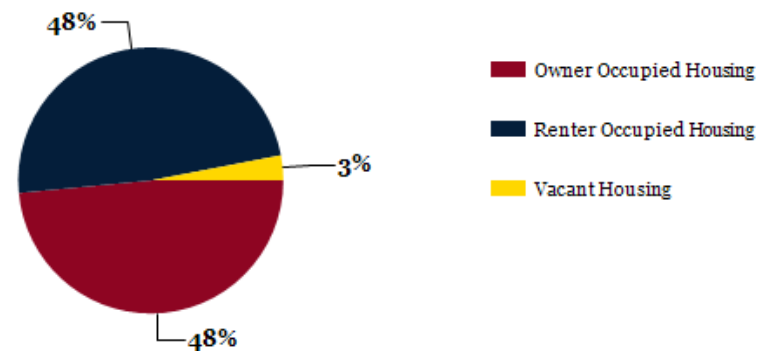
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	445	4,131	7,787
\$15,000-\$24,999	204	2,303	4,125
\$25,000-\$34,999	331	2,463	4,701
\$35,000-\$49,999	469	4,611	9,257
\$50,000-\$74,999	739	7,370	14,836
\$75,000-\$99,999	623	6,163	12,806
\$100,000-\$149,999	793	9,136	17,916
\$150,000-\$199,999	276	3,856	8,390
\$200,000 or greater	221	2,910	7,056
Median HH Income	\$69,596	\$76,819	\$79,161
Average HH Income	\$85,261	\$94,387	\$99,452



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

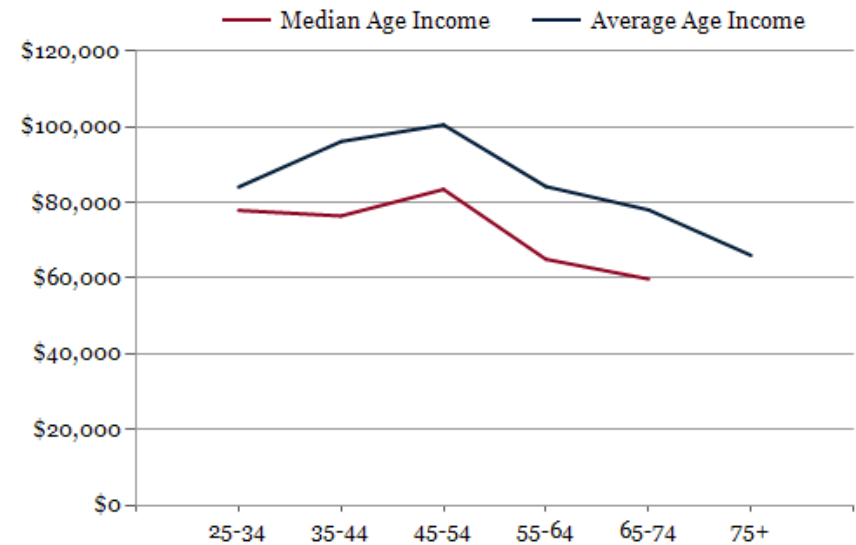
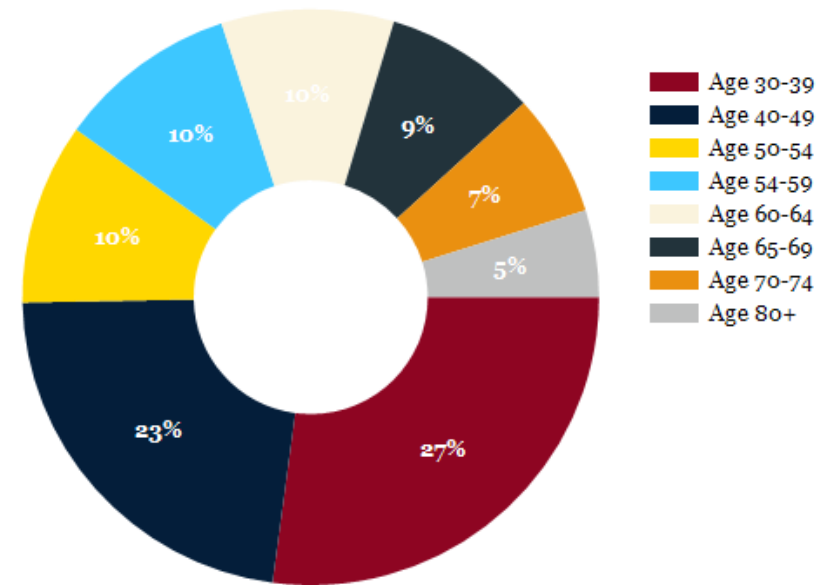


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	943	9,618	19,815
2025 Population Age 35-39	912	9,423	19,016
2025 Population Age 40-44	863	8,592	18,284
2025 Population Age 45-49	682	7,419	15,902
2025 Population Age 50-54	697	6,978	14,891
2025 Population Age 55-59	691	6,821	14,340
2025 Population Age 60-64	662	6,943	14,404
2025 Population Age 65-69	586	6,467	13,343
2025 Population Age 70-74	471	5,488	11,039
2025 Population Age 75-79	334	4,005	8,177
2025 Population Age 80-84	200	2,241	4,782
2025 Population Age 85+	142	1,986	4,126
2025 Population Age 18+	9,236	97,197	203,351
2025 Median Age	36	36	36
2030 Median Age	37	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,911	\$82,234	\$84,182
Average Household Income 25-34	\$84,077	\$95,183	\$99,981
Median Household Income 35-44	\$76,442	\$88,617	\$90,897
Average Household Income 35-44	\$96,112	\$107,476	\$113,289
Median Household Income 45-54	\$83,467	\$91,858	\$93,471
Average Household Income 45-54	\$100,512	\$110,031	\$114,656
Median Household Income 55-64	\$64,976	\$79,789	\$83,405
Average Household Income 55-64	\$84,194	\$97,940	\$104,414
Median Household Income 65-74	\$59,775	\$61,154	\$65,293
Average Household Income 65-74	\$78,035	\$81,256	\$86,752
Average Household Income 75+	\$66,027	\$68,890	\$70,651

Population By Age



3 Amigos Auto Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rand Commercial Properties and it should not be made available to any other person or entity without the written consent of Rand Commercial Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rand Commercial Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rand Commercial Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rand Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Rand Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Jason Winter

Rand Commercial Properties
Senior Vice President
(916) 677-9090
Jwinter@racps.com
01736374

