

# 3939 FLOORING LIQUIDATORS

E HAMMER LANE | STOCKTON, CA



## FOR SALE

23,500 SF | \$4,060,800



**7.5 Years**  
WALT



**\$253,800**  
NOI



**23,500**  
Square Foot



**6.25%**  
Cap Rate

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**CoSol Commercial Real Estate** is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.



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3939 E HAMMER LANE  
 MODESTO, CA 95212

## OFFERING PRICE \$4,060,800

|                        |   |
|------------------------|---|
| MONTHLY BASE RENT:     | \$21,150 NNN                                      |
| CAP RATE:              | 6.25%   |
| LEASE TERM:            | 10 YEARS LEASE<br>1/1/2023-12/31/2032<br>OPTIONS: |
| LEASE RATE:            | \$0.90 PSF / Month                                |
| SQUARE FOOTAGE:        | 23,500  |
| PRICE PER SQUARE FOOT: | \$172.38  |
| LOT SIZE:              | 2.48 ACRES  |
| YEAR BUILT:            | 1999  |
| APN:                   | 126-100-040-000<br>126-180-150-000                |
| ZONING:                | C3  |

## INVESTMENT HIGHLIGHTS

- Established Commercial Asset:** This 23,415 sq ft single-story retail property, built in 1999, is situated on 2.48 acres along East Hammer Lane—Stockton's major retail thoroughfare .
- Prime Location with Strong Visibility:** Located in a bustling commercial corridor, the property benefits from high traffic exposure and proximity to major thoroughfares, enhancing its appeal to tenants and customers alike.
- Stable Long-Term Tenancy:** The property is currently occupied by Flooring Liquidators, a reputable tenant specializing in flooring sales and installation, providing a reliable income stream for investors.

PROPERTY SUMMARY

# TENANT SUMMARY



Established company with a well-known reputation in California’s flooring industry.



Strategic and sophisticated operator in place to expand the brand and strengthen the company’s financials.



Distribution hub in Modesto, California to facilitate efficient operations to the locations throughout northern and southern California.



According to an IBISWorld report, the flooring industry in California would expand to \$4.5 billion in 2025.

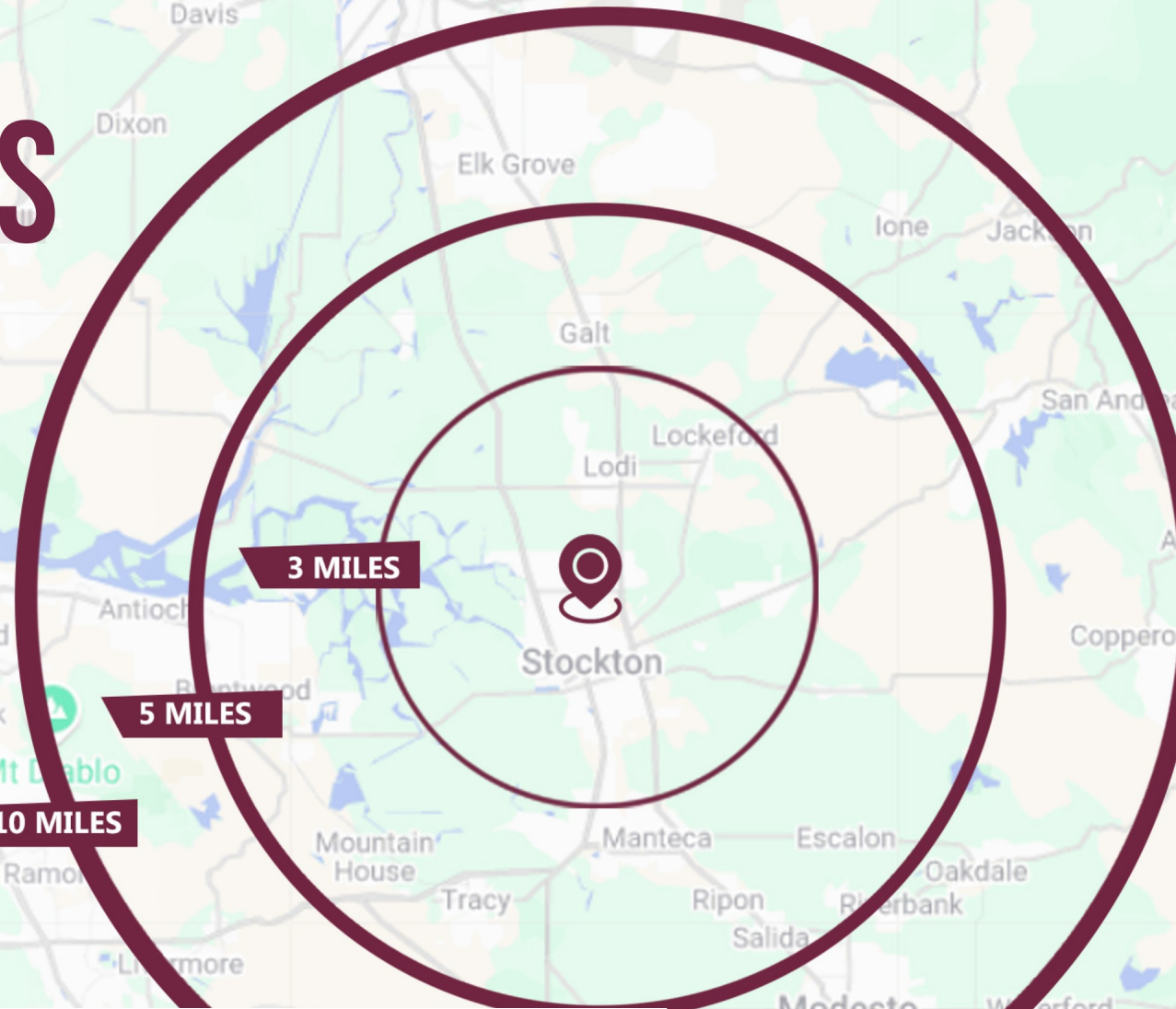


Founded by Steve Kellogg in 1997, Modesto, California- based Flooring Liquidators provides floor, cabinets, countertops, and installation services in California and Nevada, operating 20 warehouse- format stores and a design center. Over the years, the company established a strong reputation for innovation, efficiency and service in the home renovation and improvement market.

Flooring Liquidators serves retail and builder customers through two businesses: retail customers through its Flooring Liquidators retail stores, and builder and contractor customers through Elite Builder Services, Inc., which services national builders.

In January of 2023, it was announced Live Ventures Incorporated (Nasdaq: LIVE ), a diversified holding company (“Live Ventures ”), had acquired Flooring Liquidators. The transaction was valued at approximately \$84 million. The Flooring Liquidators company and brand fit seamlessly into the company’ s strategy and portfolio. The acquisition dramatically increased Live Venture’ s sales figures.

# DEMOGRAPHICS



| SUMMARY                        | 3 MILES   | 5 MILES   | 10 MILES  |
|--------------------------------|-----------|-----------|-----------|
| <b>2024 Population</b>         | 108,288   | 255,934   | 488,265   |
| <b>2029 Population</b>         | 114,326   | 270,048   | 514,349   |
| <b>2024 Households</b>         | 31,727    | 80,958    | 153,221   |
| <b>2029 Households</b>         | 33,491    | 85,484    | 161,543   |
| <b>Annual Growth 2024-2029</b> | 1.10%     | 1.10%     | 1.10%     |
| <b>Median Home Value</b>       | \$363,997 | \$376,364 | \$397,243 |
| <b>Median Household Income</b> | \$67,075  | \$67,300  | \$70,954  |

# PROPERTY PHOTOS

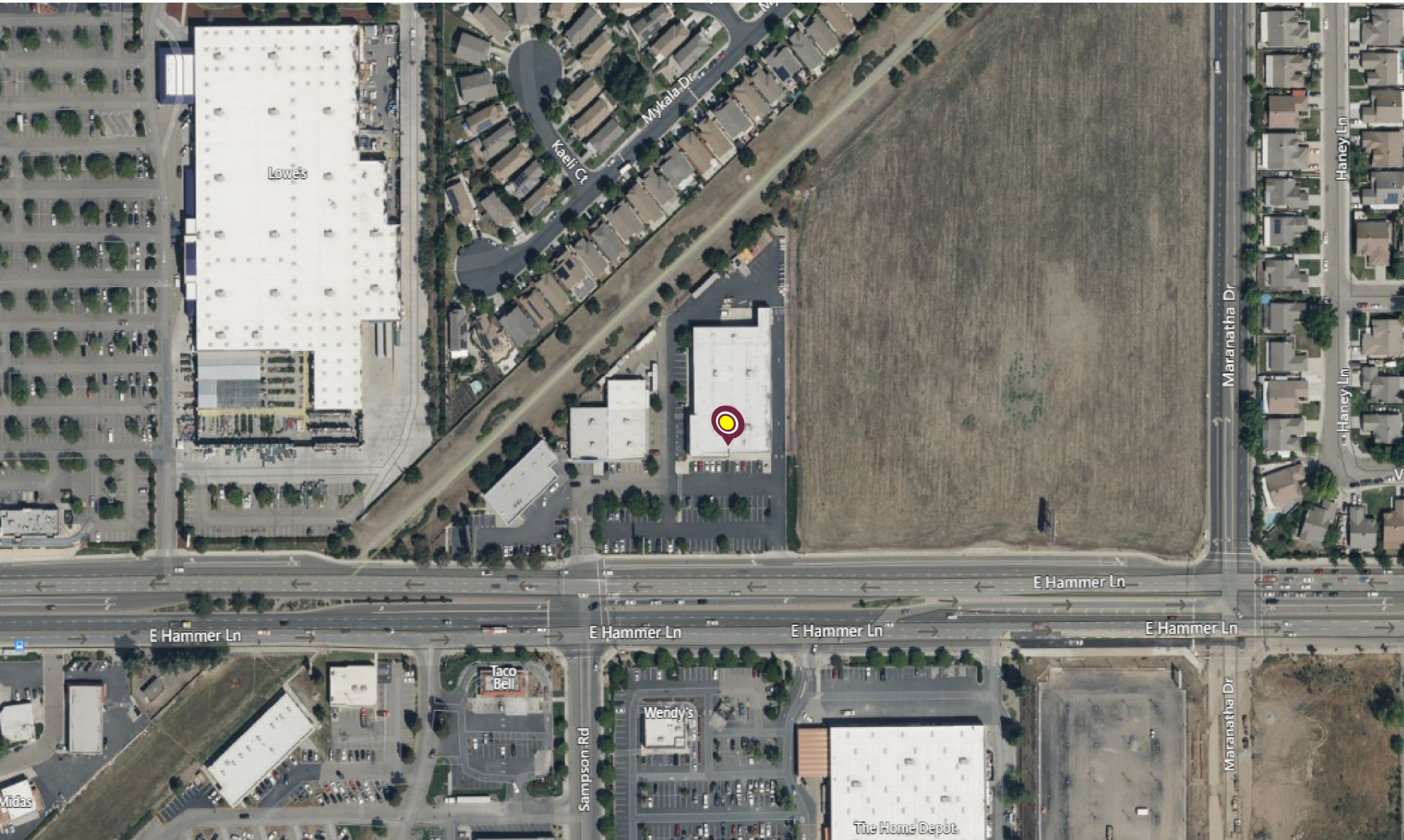












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