

OFFERING MEMORANDUM



Former CARQUEST Escalon

1730 - 1755 Jackson Ave  
Escalon CA 95366

# Former CARQUEST Escalon

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*Exclusively Marketed by:*

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



4306 Sisk Rd, Suite 10, Modesto, CA 95356



01 Executive Summary  
Investment Summary

# FORMER CARQUEST ESCALON

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## OFFERING SUMMARY

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ADDRESS	1730 - 1755 Jackson Ave Escalon CA 95366
COUNTY	San Joaquin
MARKET	Stockton/Modesto
SUBMARKET	Tracy/Manteca
BUILDING SF	9,480 SF
LAND ACRES	.65
LAND SF	28,500 SF
YEAR BUILT	1921
APN	227-140-090, 100
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$1,450,000
PRICE PSF	\$152.95

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,562	9,882	20,657
2026 Median HH Income	\$86,718	\$91,815	\$98,076
2026 Average HH Income	\$115,237	\$121,609	\$128,819

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## INVESTMENT DESCRIPTION

- Rare opportunity to acquire a turnkey auto parts or similar retail/flex building.

Building is currently broken up in the following sections;

Parcel 100 - +/- 6,425 block retail building  
Parcel 090 - +/- 3,055 newer metal warehouse

Total - +/- 9,480 SF

- Frontage on Jackson Ave / Highway 120 with drive through access to California Street
- Two parcels allows the possibilities of running the metal warehouse as a standalone property, which also has drive through access to an alleyway.

## INVESTMENT HIGHLIGHTS

- Priced below replacement cost
- Ability to secure SBA financing and lease out a portion for passive income
- Possibility to sell off the smaller warehouse parcel at a significantly higher price per SF



## Directly on SR 120

- This major east-west corridor runs through the heart of Escalon, providing seamless local access and high visibility. SR 120 serves as a key artery connecting the Central Valley to broader regional networks.

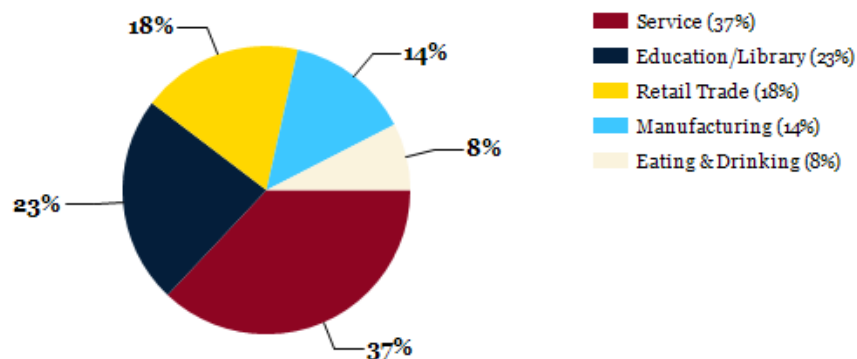
## Quick access to SR 99

- SR 120 intersects with Highway 99 in nearby Manteca (a short drive west), offering direct connections north to Stockton, Sacramento, and beyond, and south to Modesto, Fresno, Bakersfield, and Southern California. This linkage supports efficient regional commuting, shipping, and customer traffic.

## Gateway to the Sierra Nevada & Yosemite

- From Escalon, SR 120 heads east through Oakdale and into the foothills, eventually leading to Yosemite National Park (via Tioga Pass/Big Oak Flat Road) and other mountain destinations. This makes the location ideal for businesses tied to tourism, outdoor recreation, agriculture, or services supporting mountain travel.

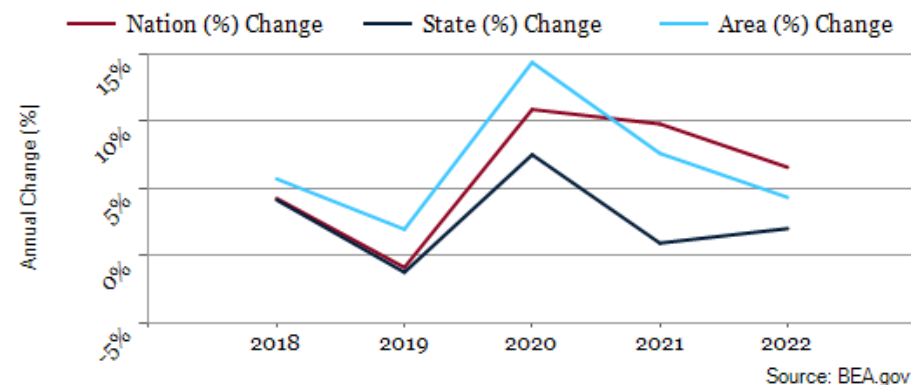
## Major Industries by Employee Count



## Largest Employers

Kraft Heinz (formerly Escalon Premier Brands)	750
Hogan Mfg., Inc.	160
DeRuosi Nut	124
Tilbury Farms, Inc.	27
GoldRiver Orchards	Unknown
Barton Ranch	Unknown
Roche Bros Inc.	Unknown
Grower's Choice	Unknown

## San Joaquin County GDP Trend





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Property Description

Property Features

# FORMER CARQUEST ESCALON

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## PROPERTY FEATURES

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BUILDING SF	9,480
LAND SF	28,500
LAND ACRES	.65
YEAR BUILT	1921
# OF PARCELS	2
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	21
STREET FRONTAGE	Highway 120
TRAFFIC COUNTS	14000
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

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## NEIGHBORING PROPERTIES

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NORTH	Residential
SOUTH	Industrial
EAST	Commercial
WEST	Commercial

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## MECHANICAL

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HVAC	Yea
FIRE SPRINKLERS	No
ELECTRICAL / POWER	400 AMP 3 phase
LIGHTING	Yes

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	Block
PARKING SURFACE	Asphalt

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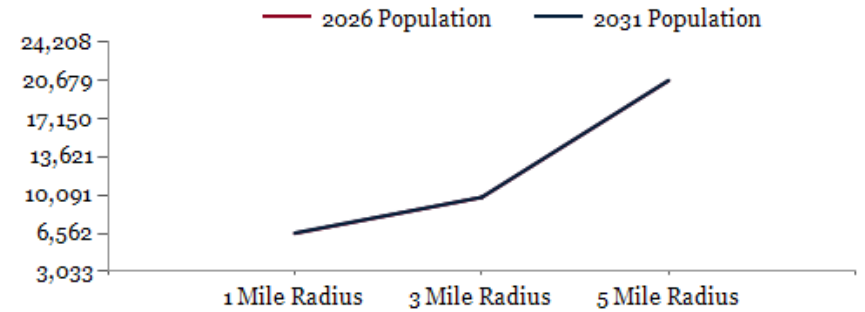
Demographics

General Demographics

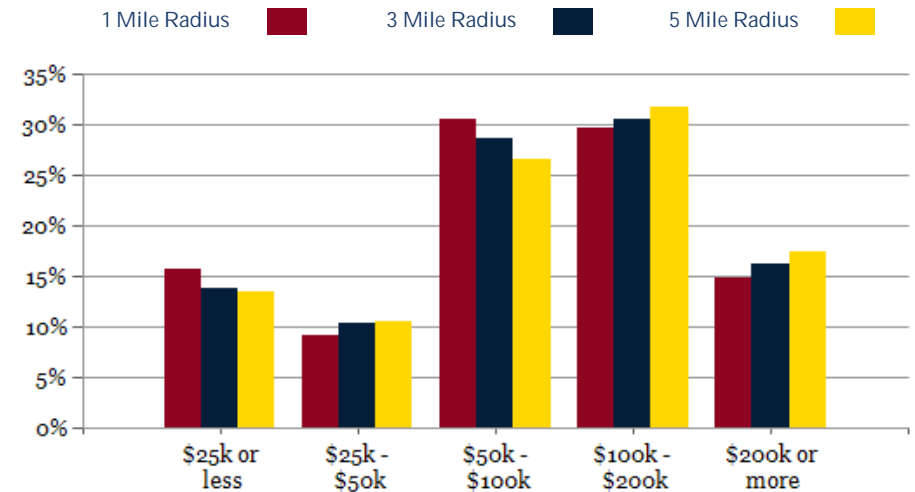
FORMER CARQUEST ESCALON

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,491	8,560	18,243
2010 Population	6,376	9,759	20,041
2026 Population	6,562	9,882	20,657
2031 Population	6,596	9,898	20,679
2026 African American	32	45	196
2026 American Indian	77	119	272
2026 Asian	114	176	774
2026 Hispanic	2,315	3,506	7,809
2026 Other Race	1,189	1,910	4,138
2026 White	4,089	6,088	11,971
2026 Multiracial	1,053	1,534	3,245
2026-2031: Population: Growth Rate	0.50%	0.15%	0.10%

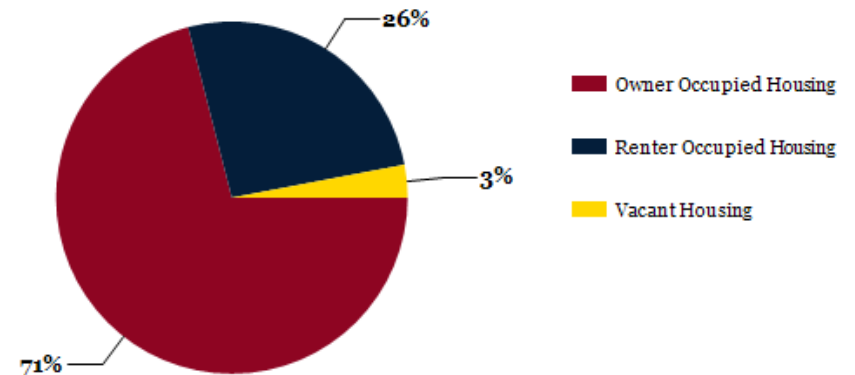
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	184	273	642
\$15,000-\$24,999	183	228	329
\$25,000-\$34,999	99	151	250
\$35,000-\$49,999	116	221	517
\$50,000-\$74,999	444	631	1,061
\$75,000-\$99,999	270	402	862
\$100,000-\$149,999	447	661	1,341
\$150,000-\$199,999	249	440	952
\$200,000 or greater	349	587	1,263
Median HH Income	\$86,718	\$91,815	\$98,076
Average HH Income	\$115,237	\$121,609	\$128,819



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

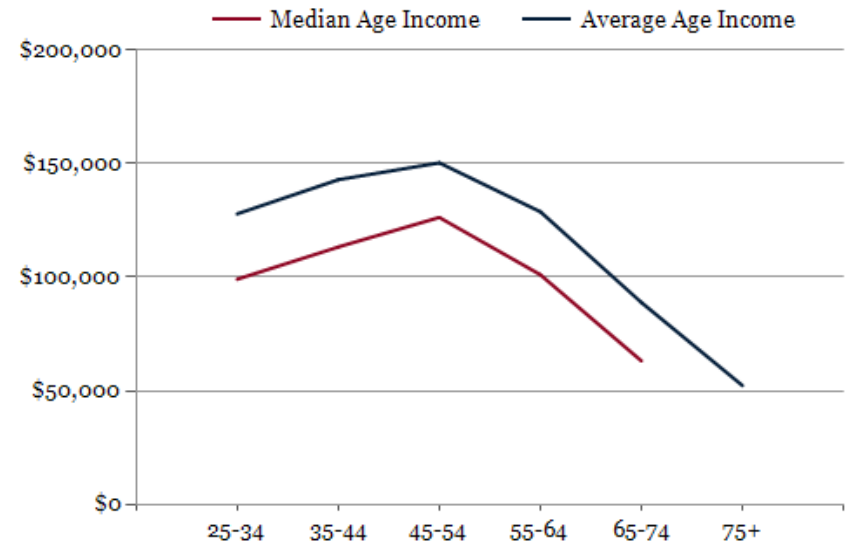
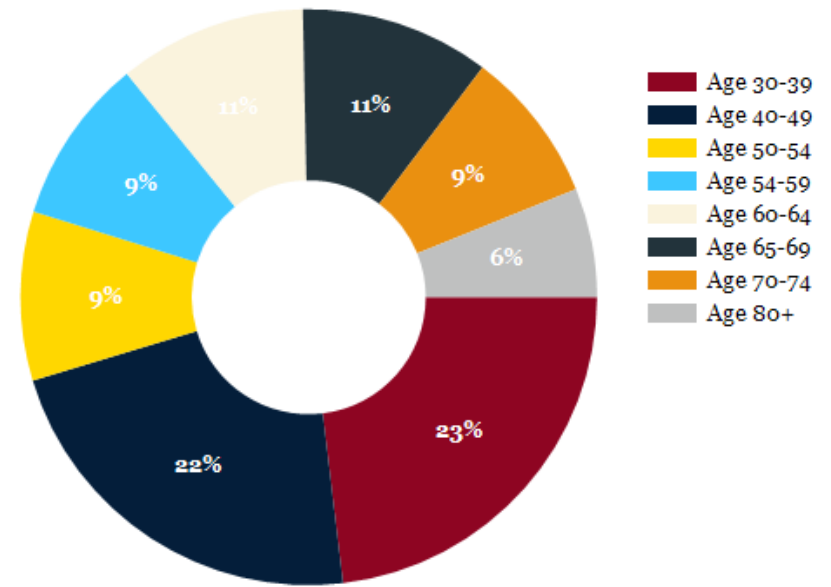


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	418	638	1,279
2026 Population Age 35-39	454	664	1,324
2026 Population Age 40-44	467	680	1,325
2026 Population Age 45-49	372	563	1,160
2026 Population Age 50-54	358	553	1,195
2026 Population Age 55-59	352	544	1,234
2026 Population Age 60-64	398	616	1,309
2026 Population Age 65-69	401	617	1,285
2026 Population Age 70-74	324	498	1,068
2026 Population Age 75-79	231	372	857
2026 Population Age 80-84	150	218	482
2026 Population Age 85+	131	194	404
2026 Population Age 18+	5,024	7,574	15,855
2026 Median Age	39	39	40
2031 Median Age	40	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,095	\$101,766	\$101,313
Average Household Income 25-34	\$127,892	\$131,620	\$132,470
Median Household Income 35-44	\$113,288	\$119,051	\$120,563
Average Household Income 35-44	\$142,926	\$149,088	\$152,065
Median Household Income 45-54	\$126,318	\$130,967	\$130,395
Average Household Income 45-54	\$150,360	\$156,408	\$159,810
Median Household Income 55-64	\$101,064	\$104,647	\$111,483
Average Household Income 55-64	\$128,819	\$134,705	\$144,980
Median Household Income 65-74	\$63,122	\$66,595	\$77,560
Average Household Income 65-74	\$88,859	\$94,766	\$107,284
Average Household Income 75+	\$52,256	\$60,460	\$76,865

Population By Age



# Former CARQUEST Escalon

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*Exclusively Marketed by:*

**Jason Winter**

Rand Commercial Properties

Senior Vice President

(916) 677-9090

Jwinter@racps.com

01736374

