



To discuss your property or an commercial real estate needs please contact

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Address	Yosemite Blvd, Modesto CA, 95357	County	Stanislaus County
Rental Rate	Not Disclosed	Sale Type	Investment or Owner/User
Land Area	±7.2 AC	Secondary Type	Commercial
APN	033-089-030, 033-089-034, 033-089-035, 033-089-036, 033-077-049	Zoning	Commercial & Mixed Use

Property Description:

Five (5) parcels of commercial zoned land ranging from ±1 acre to ±1.92 acres each, collectively totaling ±7.2 acre on a contiguous basis. Available for ground lease or build to suit. Front parcels enjoy over 1000' of Yosemite Blvd frontage. Parcels are directly adjacent to new Dollar Tree, AutoZone, and Burger King stores, and across the street from Cost Less Grocery anchored shopping center with a McDonalds, Starbucks and others. The parcels are surrounded by dense residential housing and Modesto's dominant industrial district "The Beard Industrial District" which has about 2,000 acres and ±16M square feet, including E.&J. Gallo Winery, Del Monte Foods, Frito-Lay, Nestle, and several other prominent companies. Close proximity to Johansen High School.

Parcels have flexible general commercial zoning for retail, medical, general office, and potentially multi family or self storage for the rear parcels or self storage. The parcels were originally planned for a new charter school complex.

Sale Notes:

Available for ground lease or build to suit.

Highlights:

- Improved parcels with off-sites in place
- Flexible zoning
- Excellent visibility and access
- Reasonably priced for individual parcel sales or bulk (contact listing agent for bulk pricing)
- Available for ground lease or BTS as well (contact agent for pricing)

Proposed Use:

- | | | |
|-------------------|-------------|----------------|
| • Commercial | • Bank | • Restaurant |
| • Retail | • Fast Food | • Self-Storage |
| • Office | • Hotel | • Strip Center |
| • Apartment Units | • Medical | |

LOT 1:

APN 033-077-049

Lot Size 1.92 AC

Lot Description:

±1.92 acre parcel on Yosemite Blvd adjacent to new Dollar Tree, Autozone, and Burger King. Potential for parcel split. Available for ground lease or build to suit.

LOT 2:

APN 033-089-034

Lot Size 1.1 AC

Lot Description:

±1.1 acre parcel directly adjacent to new Dollar Tree, Autozone & Burger King.

LOT 3:

APN 033-089-035

Lot Size 1.6 AC

Lot Description:

±1.6 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Available for ground lease or build to suit.

LOT 4:

APN 033-089-036

Lot Size 1.6AC

Lot Description:

±1.6 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Available for ground lease or build to suit.

LOT 5:

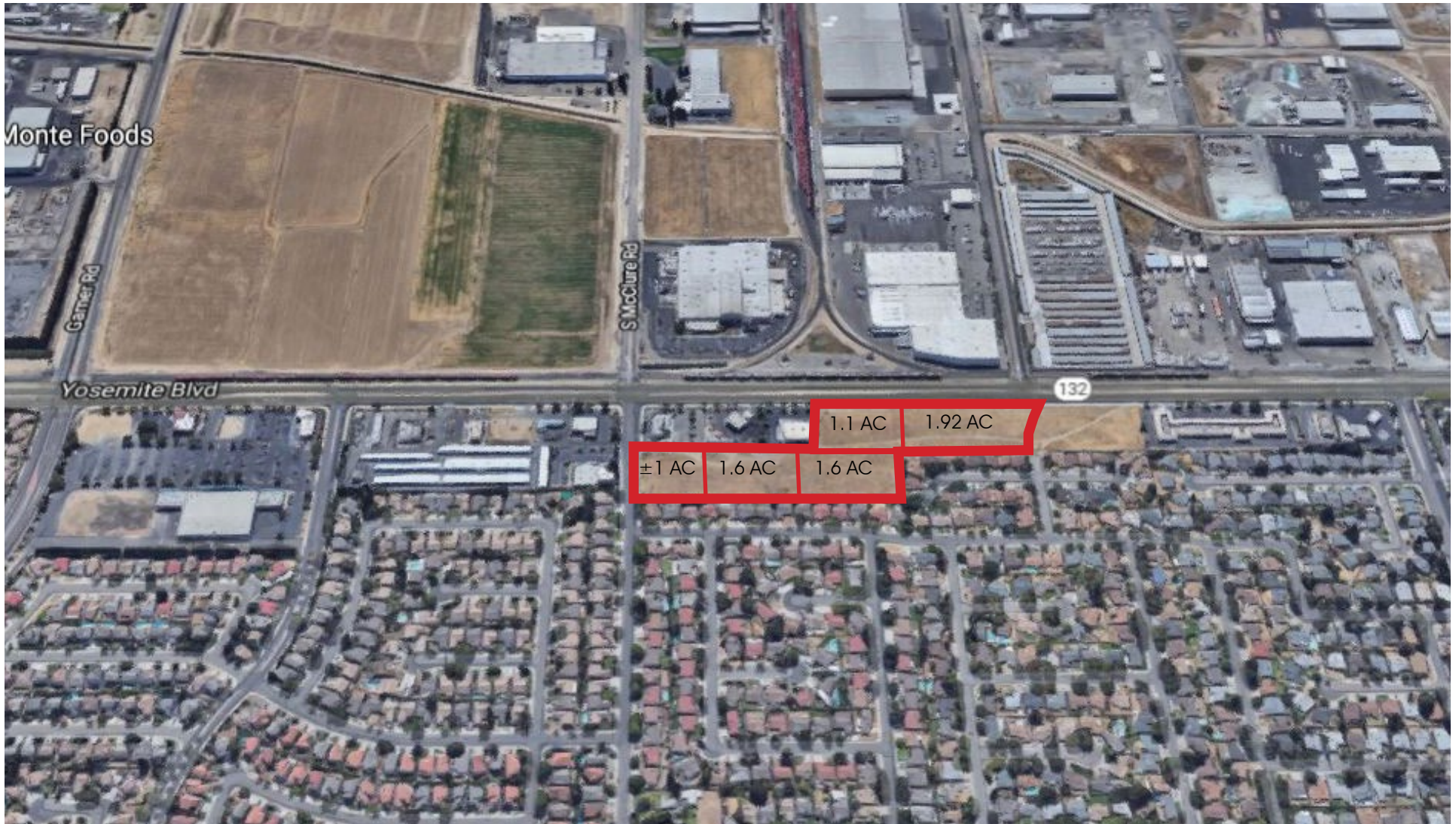
APN 033-089-030

Lot Size ±41,382 SF

Lot Description:

Just shy of ±1 acre parcel with Yosemite Blvd access, sits directly behind Dollar Tree, AutoZone, and Burger King. Available for ground lease or build to suit.

AERIAL MAP - TOTAL LAND AREA

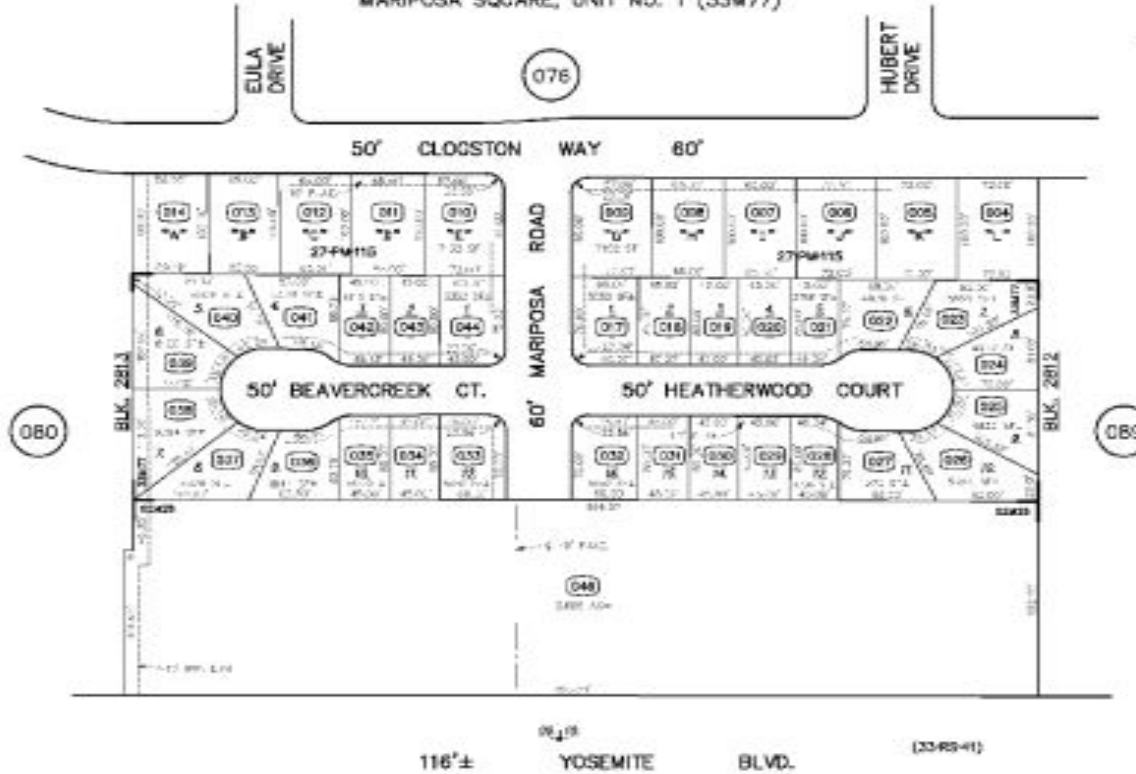




POR. SW 1/4 SECTION 25 T.3S. R.9E. M.D.B.& M.
POR. LAND OF H. T. CROW - POR. LOTS 9 & 10 (02M28)
MARIPOSA SQUARE, UNIT NO. 1 (33M77)

002 013 033 - 077

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



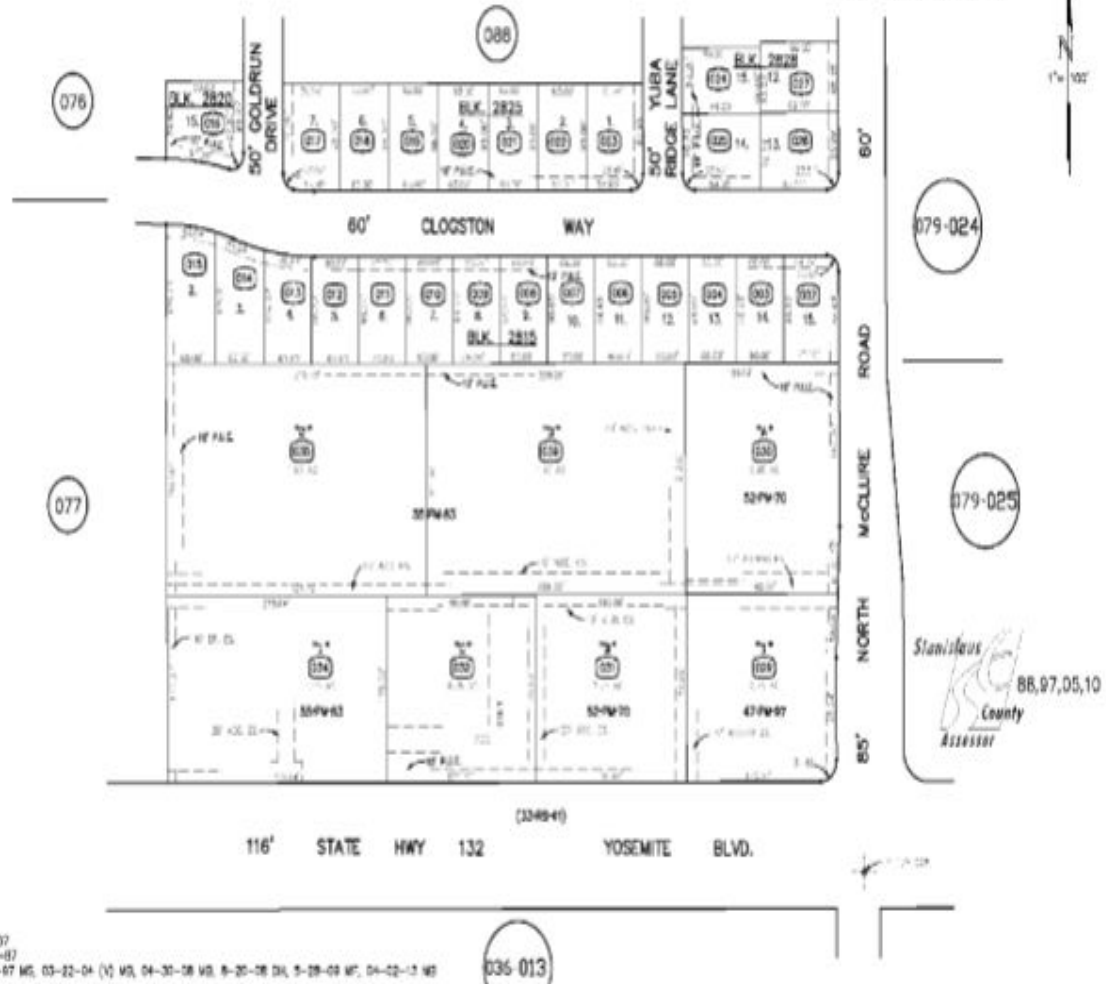
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REVISION: 4-14-88, 4-10-08(N) MF, 04-02-13 MB, 04-18-13 MB
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Stanislaus
County
Assessor
77,90,10,14
033 - 077

POR. SW 1/4 SECTION 25 T.3S. R.9E. M.D.B.&M.
POR. DRY CREEK WOODS (32M13)

002 117 033 - 089

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033-37
9-29-87
1-31-87 MS, 03-22-04 (V) MS, 04-30-08 MS, 9-20-08 DA, 5-29-09 MS, 04-02-12 MS

