

OFFERING MEMORANDUM

FOR SALE

\$1,199,000.00

**Residential Care Property
for Owner/User**

720 N 2nd St, Patterson, CA 95363



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PROPERTY SUMMARY

- Address: 720 N 2nd St., Patterson, CA 95363
- APN: 047-023-012-000
- Property Type: Residential/Specialty Housing
- Total Square Footage: 2235
- Lot Size: .9955 Acres
- Year Built/Renovated: 2026
- Number of Units: 4 Private Suites with kitchenette and bathroom
- Bedrooms: 5
- Baths: 5
- Occupancy Rate: Vacant
- Zoning: GC
- Utilities: Owned Solar Panels



This exceptional investment opportunity features a purpose-built residential care and shared housing property situated on nearly one acre in Patterson, California. The thoughtfully designed facility offers five bedrooms and five bathrooms, including four private suites with en-suite bathrooms and kitchenettes, creating an ideal environment for a variety of specialty housing operations. Completely rebuilt with new electrical, plumbing, HVAC, roofing, insulation, and owned solar, the property provides modern construction with minimal deferred maintenance.

Flexible design and General Commercial zoning make it well suited for assisted living, hospice, memory care, residential care, recovery housing, transitional housing, co-living, and other income-producing residential uses. The expansive Opportunity Zone parcel offers abundant parking, outdoor space, and future expansion potential, subject to local approvals. This turnkey asset presents a rare opportunity for investors and owner-operators seeking a versatile, high-quality property with immediate operational capability and long-term upside.

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INVESTMENT OVERVIEW

720 N. 2nd Street presents a rare opportunity to acquire a turnkey specialty housing investment that has been thoughtfully rebuilt to support a wide range of residential care and shared living operations. Situated on a 0.99± acre Opportunity Zone parcel with General Commercial zoning, the property offers five bedrooms and five bathrooms, including four private suites with en-suite bathrooms and kitchenettes. Extensive renovations include new electrical, plumbing, HVAC systems, roofing, insulation, windows, fire sprinklers, owned solar, and modern interior finishes, providing investors with a high-quality asset requiring minimal deferred maintenance.

Designed for operational flexibility, the property is well suited for assisted living, residential care, hospice, memory care, senior housing, recovery and transitional housing, group home operations, co-living, and other specialty residential uses. The spacious site provides abundant parking, outdoor amenities, and future expansion potential, subject to local approvals, while its modern design and efficient layout create an attractive environment for both operators and residents. Whether acquired as an owner-user facility or an income-producing investment, this unique property offers exceptional versatility, long-term growth potential, and a rare opportunity to capitalize on the increasing demand for specialty housing in California.



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INVESTMENT HIGHLIGHTS

- Turnkey, fully rebuilt specialty housing facility
- 5 Bedrooms | 5 Bathrooms | 2,235± SF
- 0.99± Acre Opportunity Zone parcel
- General Commercial zoning
- Four private suites with kitchenettes and en-suite bathrooms
- Owned solar and energy-efficient systems
- Fire sprinkler system and individual mini-split HVAC controls
- Minimal deferred maintenance
- Future expansion potential (buyer to verify with City)
- Ideal for owner-users, operators, and investor
- Possible Seller Financing



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KEY FEATURES

- Turnkey, Purpose-Built Specialty Housing Facility
- New Roof, Electrical, Plumbing, HVAC & Insulation
- Owned Solar Energy System
- Individual Mini-Split HVAC Units with Separate Thermostatic Controls
- Sound-Insulated Interior Walls for Resident Privacy
- Spacious Shared Kitchen, Living Area, Pantry & Laundry Facilities
- Keypad Entry and Enhanced Security Features
- Ample On-Site Parking
- Outdoor Recreation & Garden Space



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PHOTOS



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AERIAL



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SHOPPING

- 1 Save Mart Supermarkets
0.6 miles
- 2 Walmart Supercenter
2.2 miles

DINING

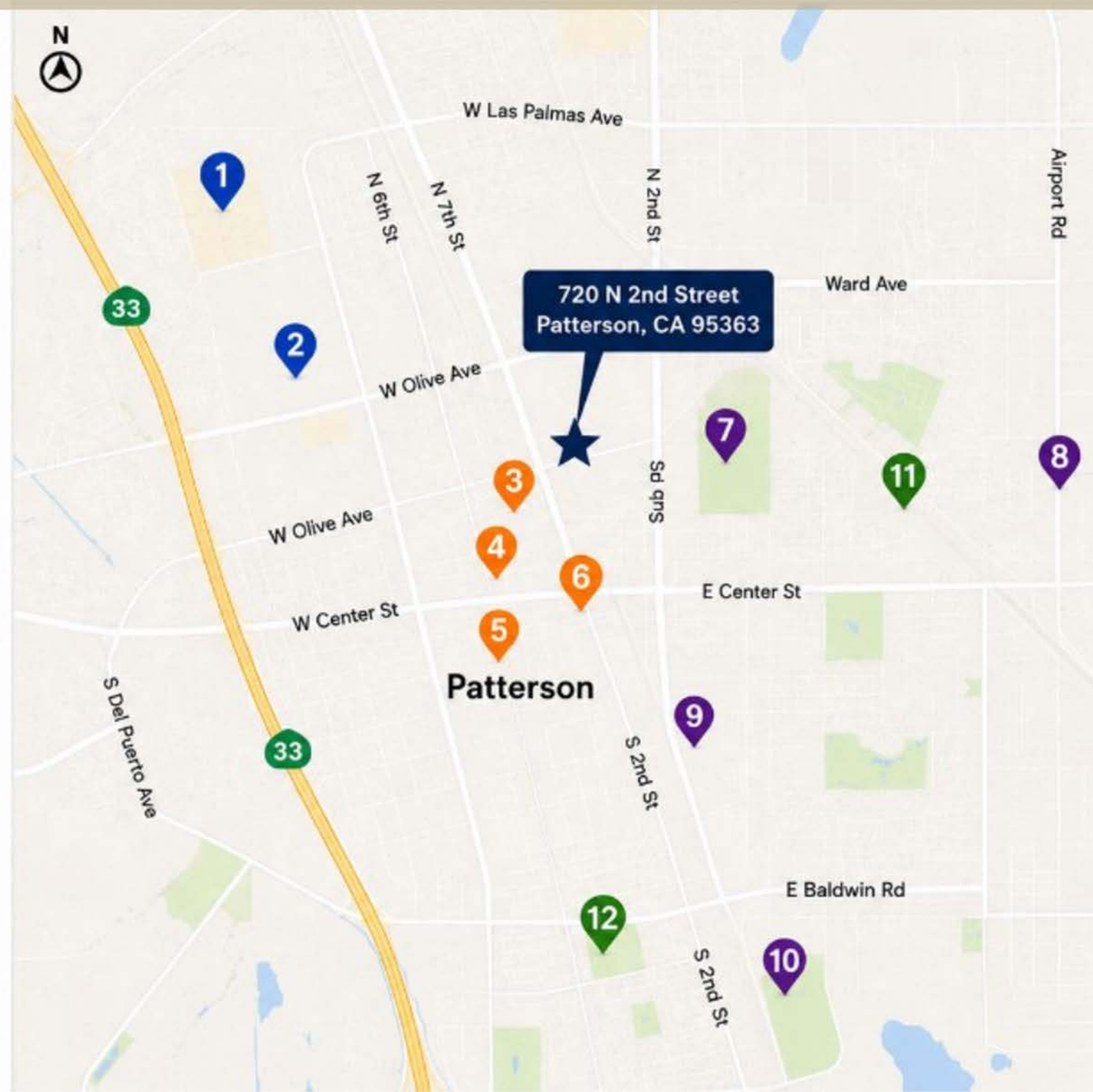
- 3 Las Casuelas Restaurant
0.4 miles
- 4 Old Water Office
0.6 miles
- 5 Javi's Mexican Restaurant
0.7 miles
- 6 Mil's Bar & Grill
0.8 miles

ENTERTAINMENT

- 7 Patterson Apricot Fiesta Grounds
0.8 miles
- 8 Fantozzi Farms Corn Maze & Pumpkin Patch
4.1 miles
- 9 Patterson Center for the Arts
0.9 miles
- 10 Patterson Skate Park
1.4 miles

PARKS & RECREATION

- 11 Apricot M. Jones Memorial Park
0.5 miles
- 12 Patterson Sports Complex
1.3 miles



Distances are approximate.

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DEMOGRAPHIC

- **Population:** Approximately 27,500 residents within a 5-mile radius, providing a stable local population and workforce.
- **Median Age:** Approximately 31 years old, reflecting a young, family-oriented community with a growing workforce.
- **Median Household Income:** Approximately \$95,000, demonstrating strong purchasing power and economic stability.
- **Population Growth:** Patterson has experienced continued residential growth over the past decade, driven by its strategic location between the Bay Area and California's Central Valley, supporting increasing demand for housing and care-related services.
- **Household Composition:** The average household size is approximately 3.8 persons, reflecting a community with a significant number of family households.
- **Homeownership:** Approximately 71% owner-occupied housing and 29% renter-occupied, indicating a stable residential base with long-term community investment.





CONTACT ME

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