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GOLDEN STATE PLUMBING BUILDING

FOR LEASE

5259 JERUSALEM CT, MODESTO CA 95356

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

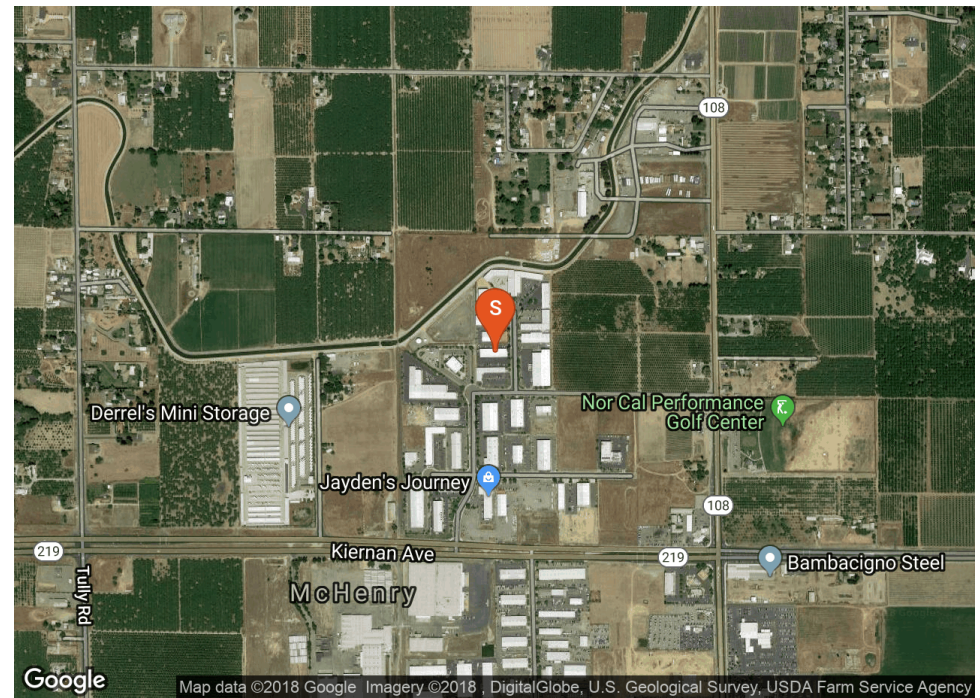
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BUILDING HIGHLIGHTS

- Clean Warehouse
- Ample Parking
- Clearspan
- North Modesto location

Locator Map



Regional Map



PROPERTY DESCRIPTION

NUMBER OF UNITS	6
BUILDING SF	15,750
LAND SF	43,124
YEAR BUILT	2002
ZONING TYPE	PDI - Industrial
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24
CEILING HEIGHT	18
GRADE LEVEL DOORS	1
OFFICE SF	180

Leasing Info

UNIT AVAILABLE	Suite 5
SQUARE FEET	2,100
RENT PSF	\$0.75
LEASE TYPE	Industrial Gross

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Yes



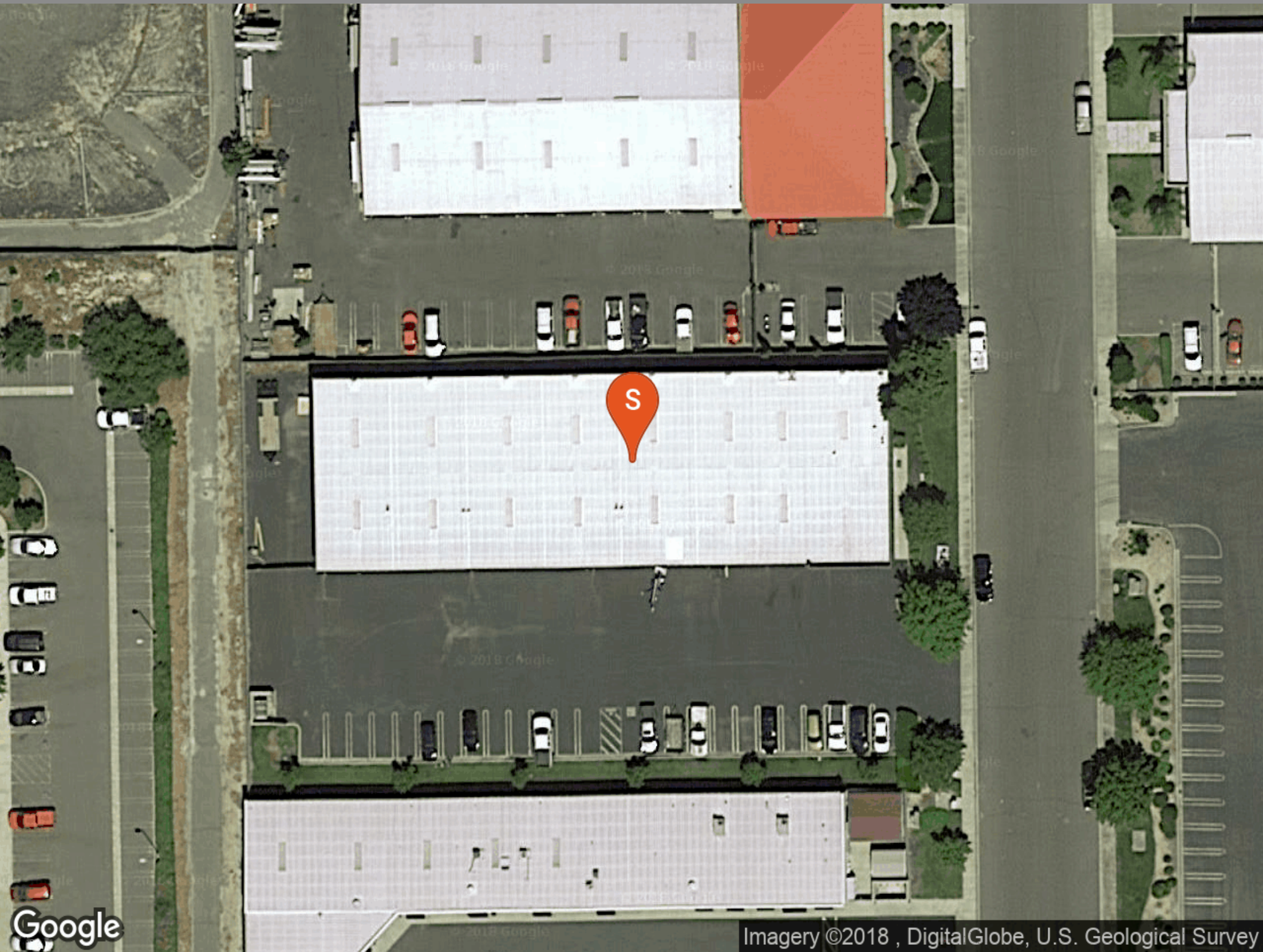
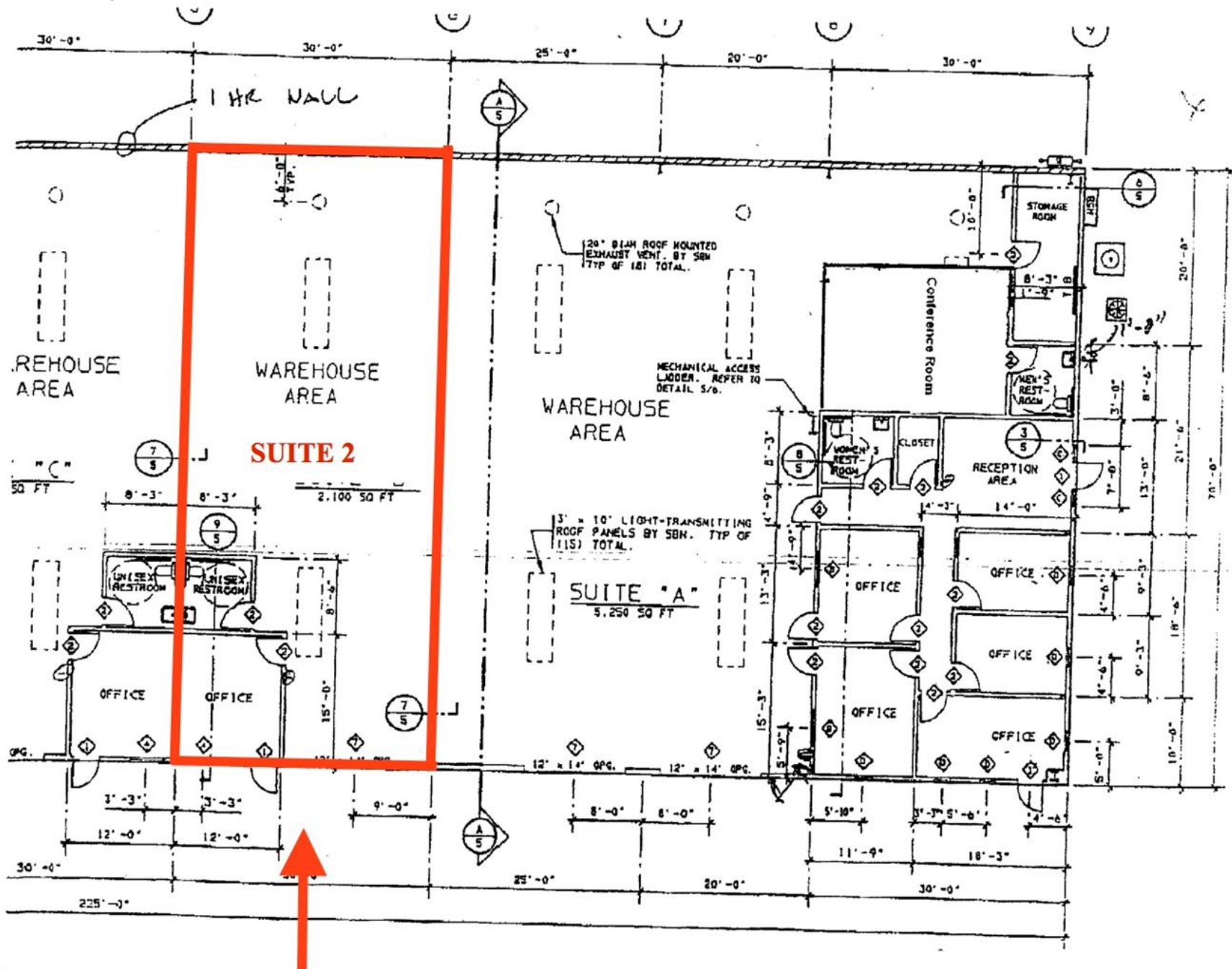


Exhibit A



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	675	52,225	156,600
2010 Population	804	61,270	176,630
2017 Population	829	64,997	186,333
2022 Population	853	67,712	193,865
2017 African American	17	2,354	6,987
2017 American Indian	10	708	2,209
2017 Asian	66	5,229	12,523
2017 Hispanic	221	20,651	69,312
2017 Other Race	88	7,805	29,039
2017 White	608	43,828	121,161
2017 Multiracial	36	4,388	12,658
2017-2022: Population: Growth Rate	2.85 %	4.10 %	4.00 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	18	1,890	6,533
\$15,000-\$24,999	14	1,819	5,853
\$25,000-\$34,999	15	1,900	5,813
\$35,000-\$49,999	22	2,994	8,088
\$50,000-\$74,999	38	4,413	12,049
\$75,000-\$99,999	35	3,049	8,733
\$100,000-\$149,999	65	3,718	10,230
\$150,000-\$199,999	39	1,654	3,864
\$200,000 or greater	59	1,855	3,839
Median HH Income	\$105,450	\$65,070	\$60,479
Average HH Income	\$141,799	\$91,853	\$82,462

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	280	20,071	57,646
2010 Total Households	299	22,161	62,045
2017 Total Households	304	23,292	65,001
2022 Total Households	311	24,196	67,456
2017 Average Household Size	2.72	2.77	2.83
2000 Owner Occupied Housing	181	12,705	34,414
2000 Renter Occupied Housing	79	6,689	21,378
2017 Owner Occupied Housing	203	14,633	37,747
2017 Renter Occupied Housing	100	8,659	27,254
2017 Vacant Housing	29	1,160	3,780
2017 Total Housing	333	24,452	68,781
2022 Owner Occupied Housing	217	15,904	41,225
2022 Renter Occupied Housing	94	8,292	26,231
2022 Vacant Housing	29	1,157	3,765
2022 Total Housing	340	25,353	71,221
2017-2022: Households: Growth Rate	2.30 %	3.80 %	3.70 %

Golden State Plumbing Building

Exclusively Marketed by:

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