

OFFICE / RETAIL SPACE FOR LEASE

600 N. Second Street, • Patterson, California



- Suite 5: 1,120[±] sf @ \$1.50 psf/mo., Gross
- Excellent street visibility
- Signalized intersection on busy Hwy 33 & close to I-5
- Monument signage available
- Good curb appeal and well maintained project
- Convenient location for residents and close to downtown

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

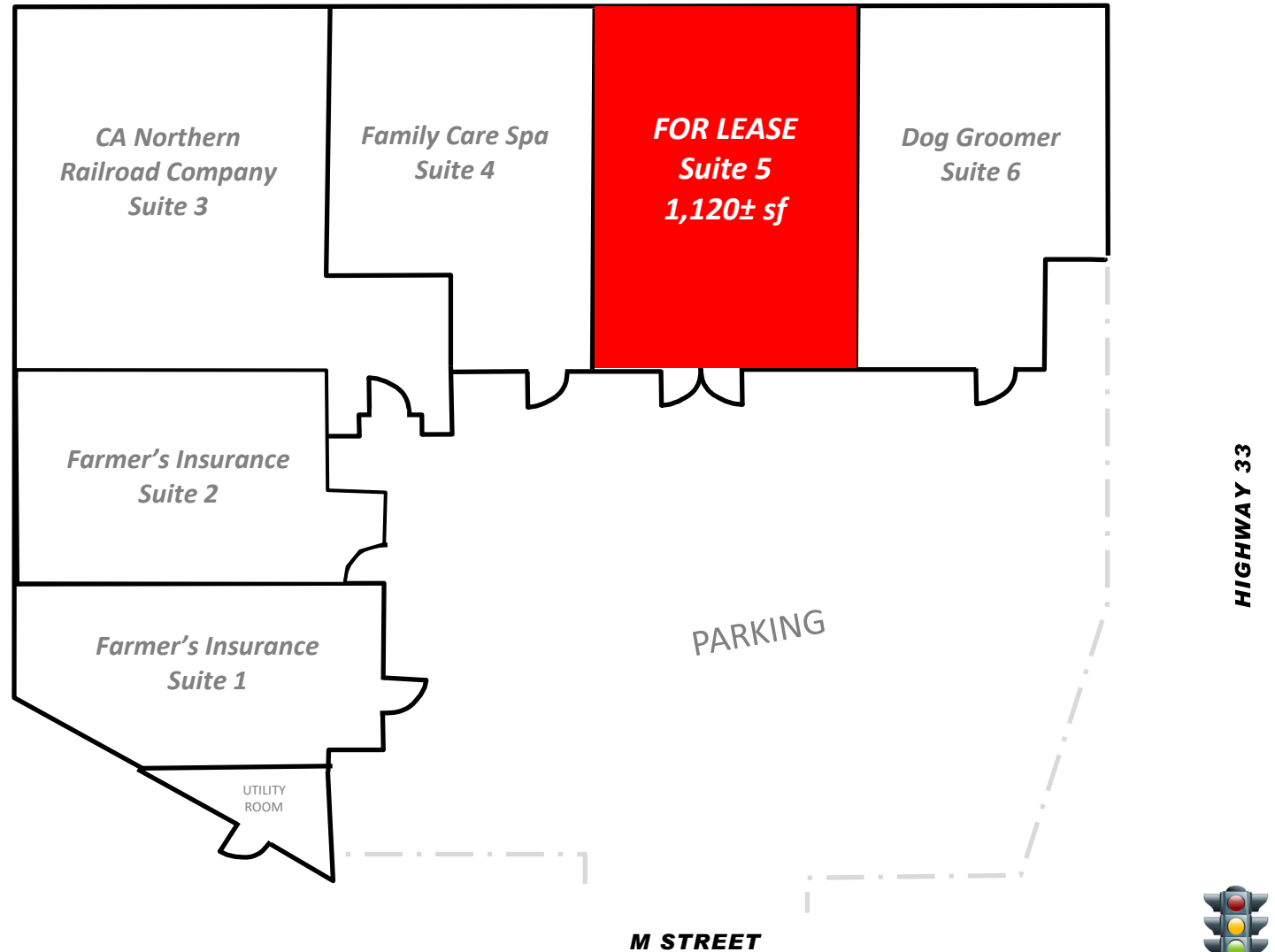


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

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SITE PLAN



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AERIAL PHOTO



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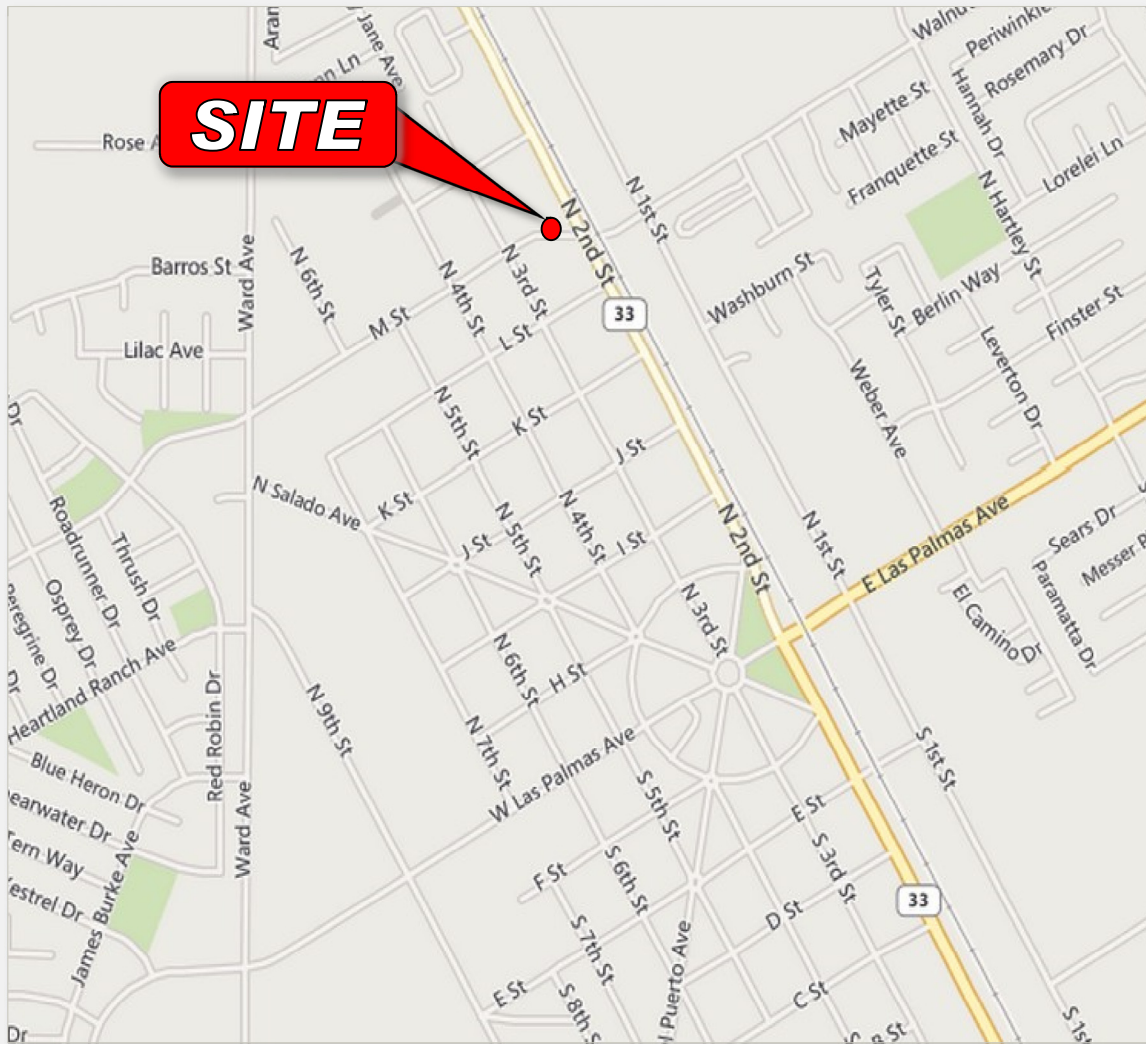


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LOCATION MAP



DAILY TRAFFIC COUNTS

M Street @ N. 2nd Street2,720 vehicles
N. 2nd St. @ Northmead Way.4,610 vehicles
N. 2nd St. @ L Street.....6,150 vehicles

DISTANCES

Modesto..... 20 miles
Stockton..... 40 miles
Sacramento..... 87 miles
Tracy 26 miles
San Francisco 84 miles
Turlock 20 miles
Merced..... 45 miles

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<u>Population</u>			
Total Population	10,540	22,734	23,810
<u>Median HH Income</u>			
	\$44,625	\$56,415	\$56,764
<u>Households</u>			
Total Households	2,983	6,335	6,662

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Villages of Patterson

900 entitled lots available across 138 acres of Entitled Single and Multi-Family Homes.
Part of a 692 acre master plan development
K. Hovnanian and KB Homes are currently building homes



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