



For Sale

1433 Coffee Road,
Modesto, CA 95355

18,087 SF of Retail
4,725 SF Car Wash

Price: \$2,100,000
(\$92 PSF)

Shadow Anchored by:



Walmart is not a part of sale.

Offering Memorandum

Joe Muratore, CCIM

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Overview

With a population of 147,782 within 3 miles of the site and daily traffic counts of 20,000+, 1433 Coffee road is a freestanding, well located site . It is adjacent to a Walmart Neighborhood market and offers excellent visibility on Coffee Road, a major Modesto thoroughfare.

KEY HIGHLIGHTS:

- Ideal retail location with close proximity to Walmart and Sutter Health—Memorial Medical Center.
- Excellent Street Visibility
- Flexible property with retail and carwash components
- Current Income with immediate opportunity to occupy



Offering Memorandum

Property Specs

Price:
Price Per Square Foot:

\$2,100,000
\$92.17

APN:
Address:

031-010-022
1433 Coffee Road,
Modesto, Ca 95355
PD (Planned Development)
C (Commercial)

Zoning:
General Plan:

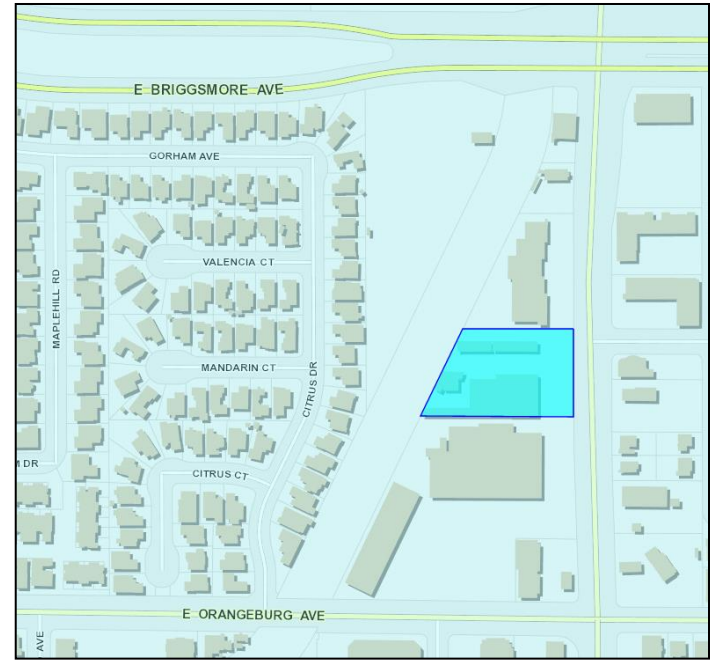
Building Square Feet

- Retail Store:
 - Attached Metal Bldg. 1:
 - Attached Metal Bldg. 2:
 - Carwash:
- Total Square Feet:**

10,567 SF
5,400 SF
2,120 SF
4,700 SF
22,787 SF

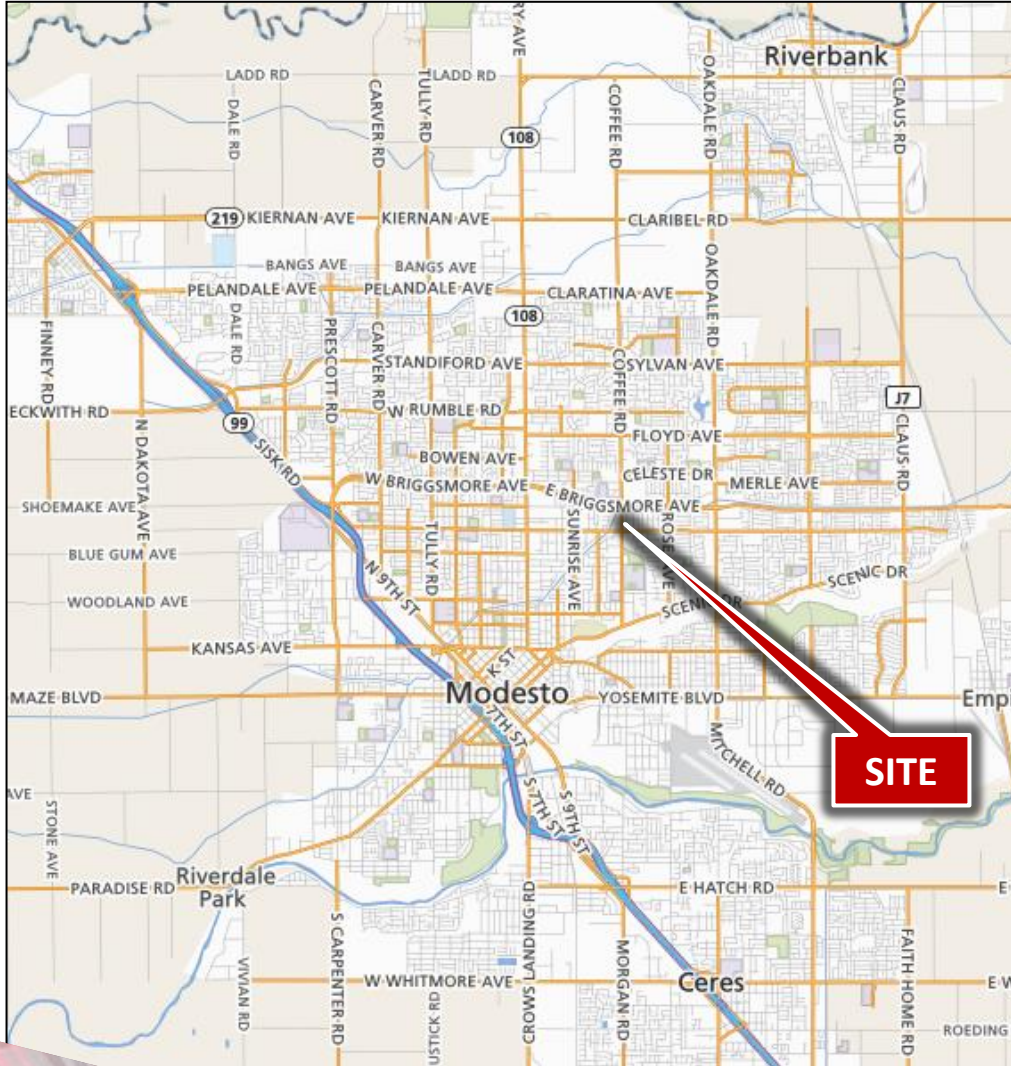
Land Acres:
Land Square Feet:
Frontage on Coffee:
Parking:
Year Built:

1.49 Ac
64,904 SF
197'
44 surface spaces
1973



Offering Memorandum

Area Maps



Offering Memorandum

A photograph of a retail store aisle, likely a home improvement or hardware store. The floor is covered in a red and white checkered tile pattern. The aisle is lined with shelves of various products. On the left, there are boxes of lawn and garden supplies, including a sign for 'Lawn & Garden' and 'Instant Rebates'. On the right, there are shelves of household items, including a sign for 'Instant Rebates' and a sign for 'Instant Rebates'. A shopping cart is visible in the foreground. The ceiling is white with fluorescent lighting. Large black signs with white numbers (19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6) are suspended from the ceiling. A hanging sign for 'Instant Rebates' is visible. A shopping cart is in the foreground.



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**FOR MORE INFORMATION,
PLEASE CONTACT;**

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Principal

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