

# 2+ acres mixed-use property w/ CA-99 visibility

USES INCLUDE GAS STATION, FAST FOOD, AND HIGH DENSITY RESIDENTIAL

OFFERING MEMORANDUM

854 Crows Landing Road  
Modesto, CA 95358



# 2+ acres mixed-use property w/ CA-99 visibility

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

### 03 Demographics

- Demographics
- Demographic Charts

*Exclusively Marketed by:*

#### **Ricardo Gil Jr**

Gil's Commercial Real Estate  
Broker  
(209) 910-4457  
rgiljr@gilsre.com  
Lic: 01800755





01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	854 Crows Landing Road Modesto CA 95358
COUNTY	Stanislaus
MARKET	Stanislaus County
SUBMARKET	Modesto
BUILDING SF	7,000 SF
LAND ACRES	2.15
LAND SF	93,849 SF
YEAR BUILT	1980
YEAR RENOVATED	2020
APN	038/033-003/004/011/012; 038-019-038
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,999,990
PRICE PSF	\$285.71

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	15,314	116,989	239,482
2022 Median HH Income	\$40,460	\$53,808	\$60,723
2022 Average HH Income	\$51,566	\$72,539	\$81,847

## Rezoning in Progress - MU-P

- Property is being rezoned MU-P: Mixed Use Pedestrian. "The MU-P zone is intended to promote and guide the development of pedestrian-oriented, multifamily residential infill on lots or portions of lots that are currently developed or underdeveloped with General Commercial uses...the MU-P zone shall be considered as the equivalent to the C-2 (General Commercial) for commercial uses; and as the equivalent to the R-3 (Medium-High Density Residential) for high-density residential uses," with some modifications.



## Land Use

- Property's mixed zoning allows for both medium-high density residential, and general commercial uses, such as a gas station, pharmacy, bank, hotel, fast food/drive-thru restaurant, restaurant, and more. Neighboring property may be used for affordable housing development.

## Structures

- This property includes a large office building, small office building, large mechanic shop, small home and garage, estimated at over 7,000 sq ft total. New owner has the option to make use of current structures or build from the ground up.

## Lot Line Adjustment

- Property will be divided into two separate parcels totaling 2.15 acres after close of escrow, so the buyer could potentially sell one or both separately in the future. Front parcel is 0.714 acres and back parcel is 1.44 acres.



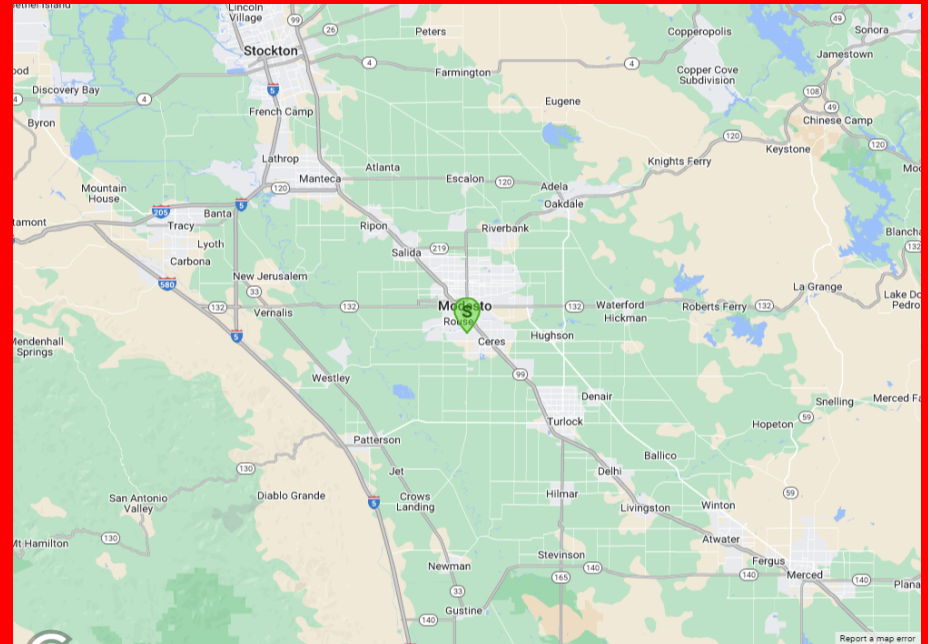
## Traffic

- Located in south Modesto with Crows Landing Road and CA-99 frontage. Traffic counts come in at 30,000+ street and 120,000+ highway.

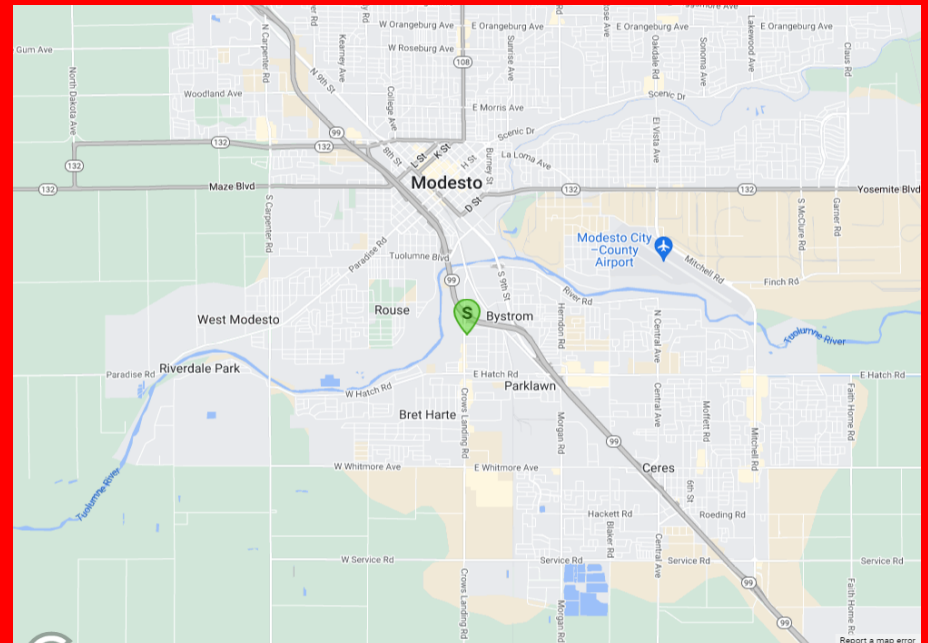
## In The Area

- Located on the Crows Landing Corridor, directly across from the new Self-Help Federal Credit Union building, and in close proximity to multiple shopping centers, gas stations, residential and industrial properties.

### Regional Map



### Locator Map





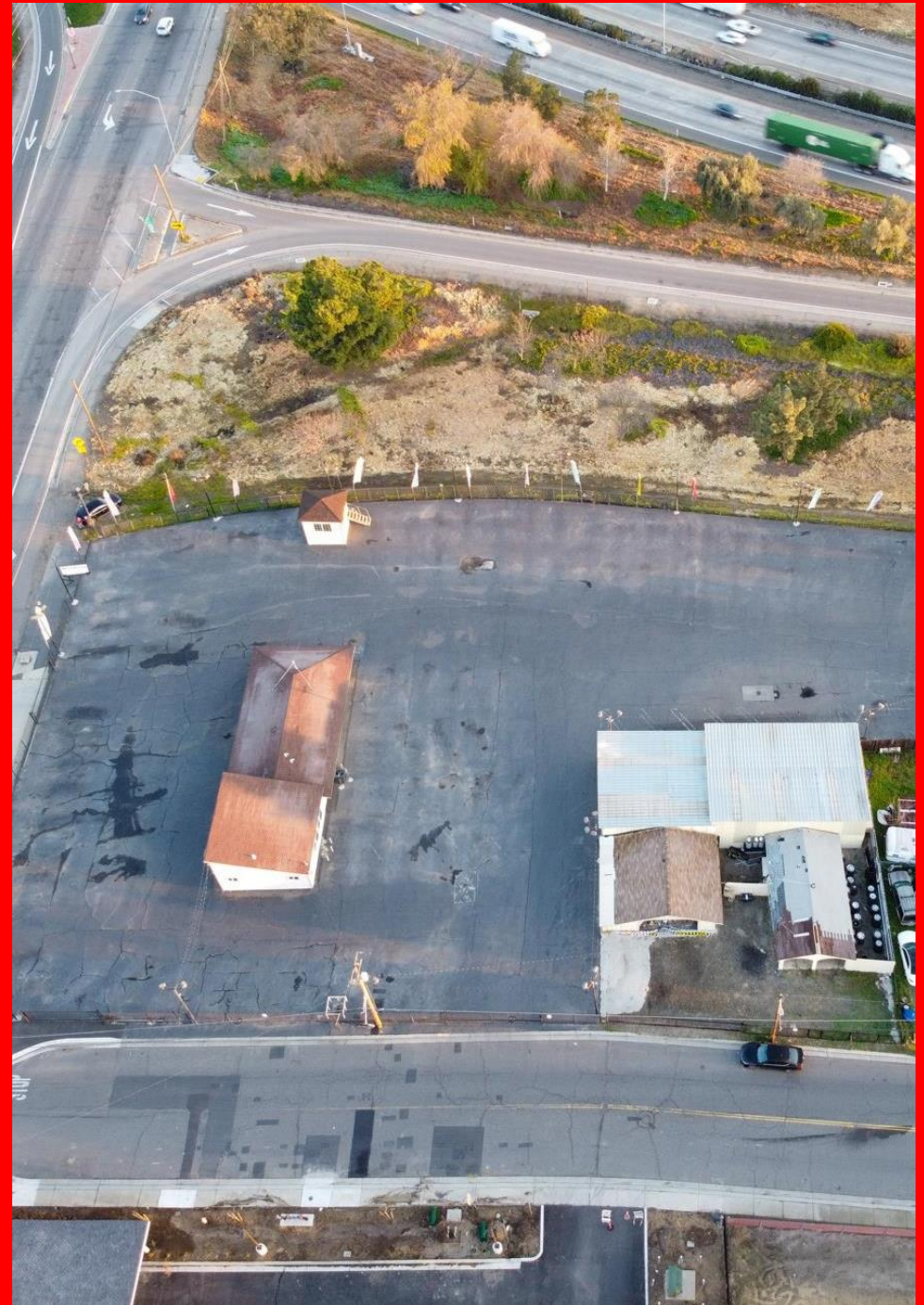
02

## Property Description

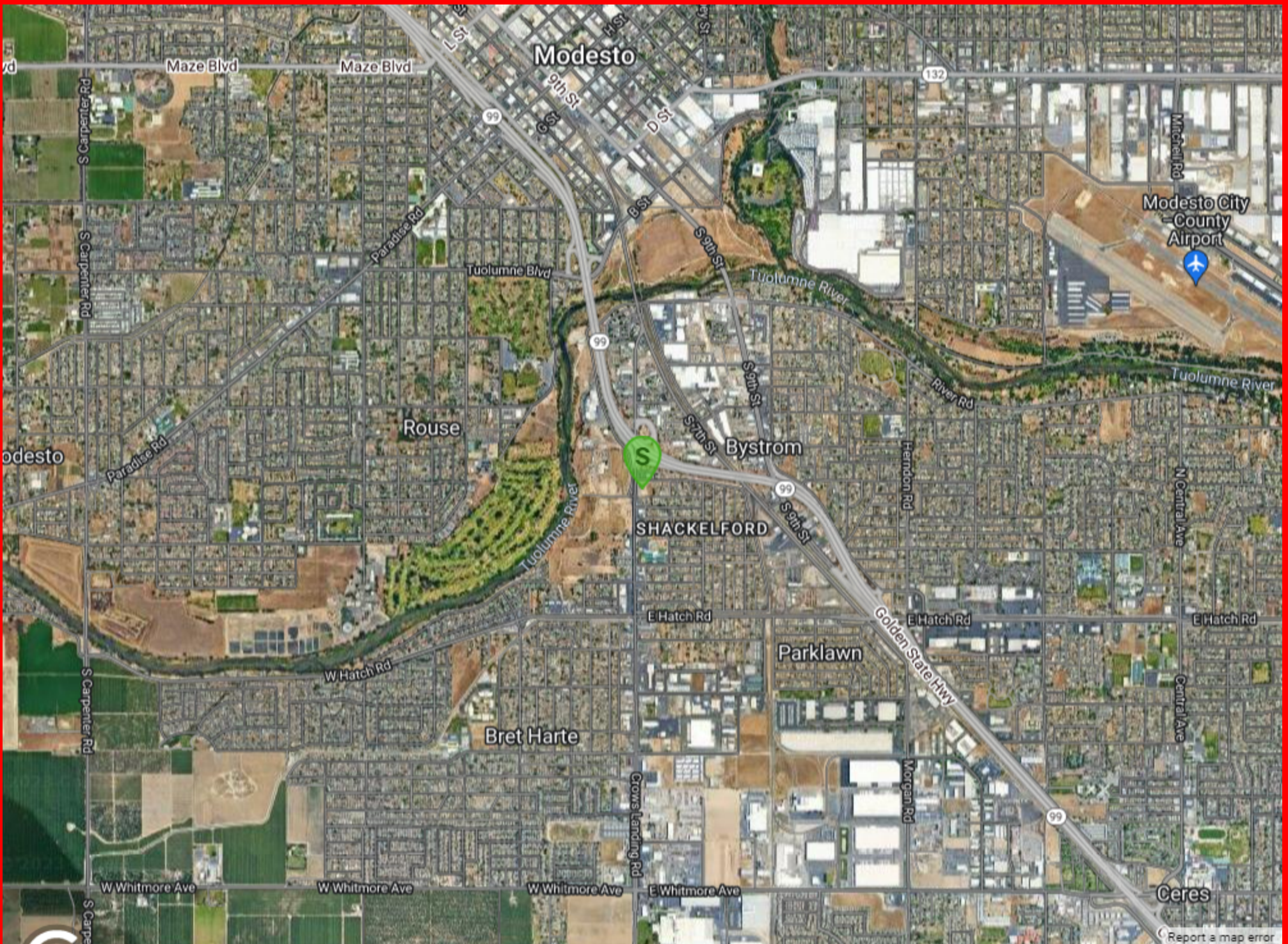
- Property Features
- Aerial Map
- Parcel Map
- Property Images

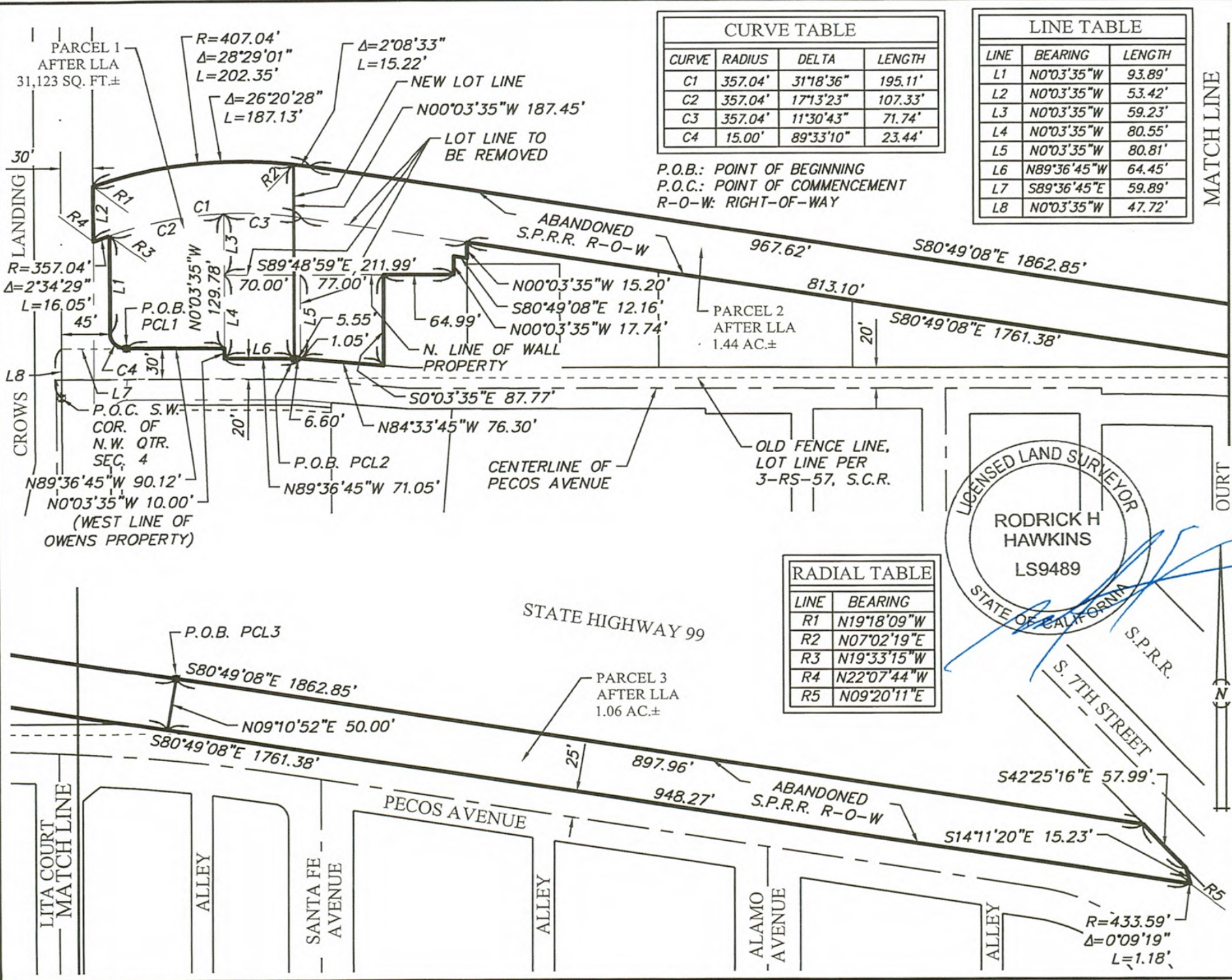
## PROPERTY FEATURES

BUILDING SF	7,000
LAND SF	93,849
LAND ACRES	2.15
YEAR BUILT	1980
YEAR RENOVATED	2020
# OF PARCELS	2
ZONING TYPE	MU-P
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
TRAFFIC COUNTS	30,000+ intersection; 120,000+ highway
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1







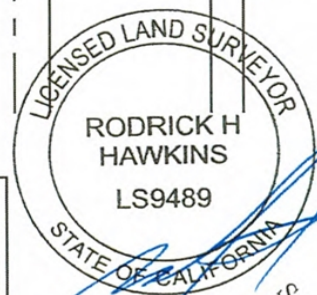


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	357.04'	31°18'36"	195.11'
C2	357.04'	17°13'23"	107.33'
C3	357.04'	11°30'43"	71.74'
C4	15.00'	89°33'10"	23.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°03'35"W	93.89'
L2	N0°03'35"W	53.42'
L3	N0°03'35"W	59.23'
L4	N0°03'35"W	80.55'
L5	N0°03'35"W	80.81'
L6	N89°36'45"W	64.45'
L7	S89°36'45"E	59.89'
L8	N0°03'35"W	47.72'

P.O.B.: POINT OF BEGINNING  
P.O.C.: POINT OF COMMENCEMENT  
R-O-W: RIGHT-OF-WAY

RADIAL TABLE	
LINE	BEARING
R1	N19°18'09"W
R2	N07°02'19"E
R3	N19°33'15"W
R4	N22°07'44"W
R5	N09°20'11"E



MATCH LINE

BY: RCS  
CHK: RHH  
DATE: 7/07/22  
SCALE: 1"=120'  
JOB #: 3608.00-  
FILE: SUR/LLA

LLA 2022-00075 EXHIBIT "C"  
**MENDOZA**

**854 CROWS LANDING ROAD**  
**MODESTO, CALIFORNIA 95351**

**HAWKINS & ASSOCIATES**  
**ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA. 95354  
PH: (209) 575 - 4295  
FX: (209) 578 - 4295

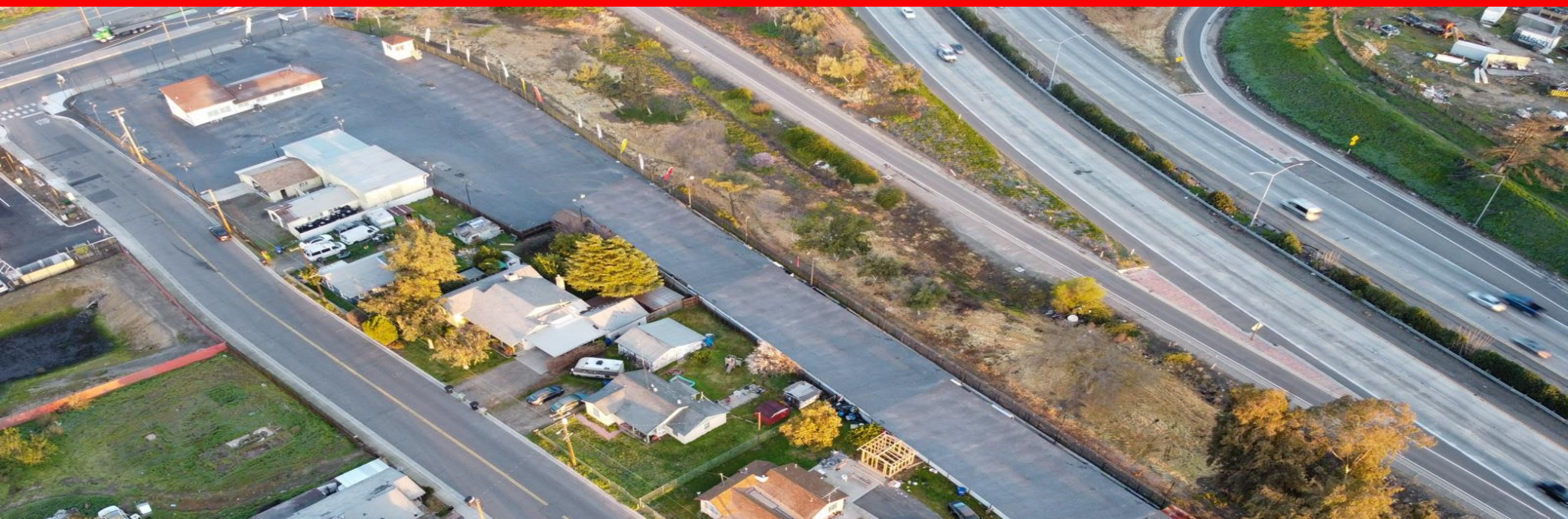


1 OF 1

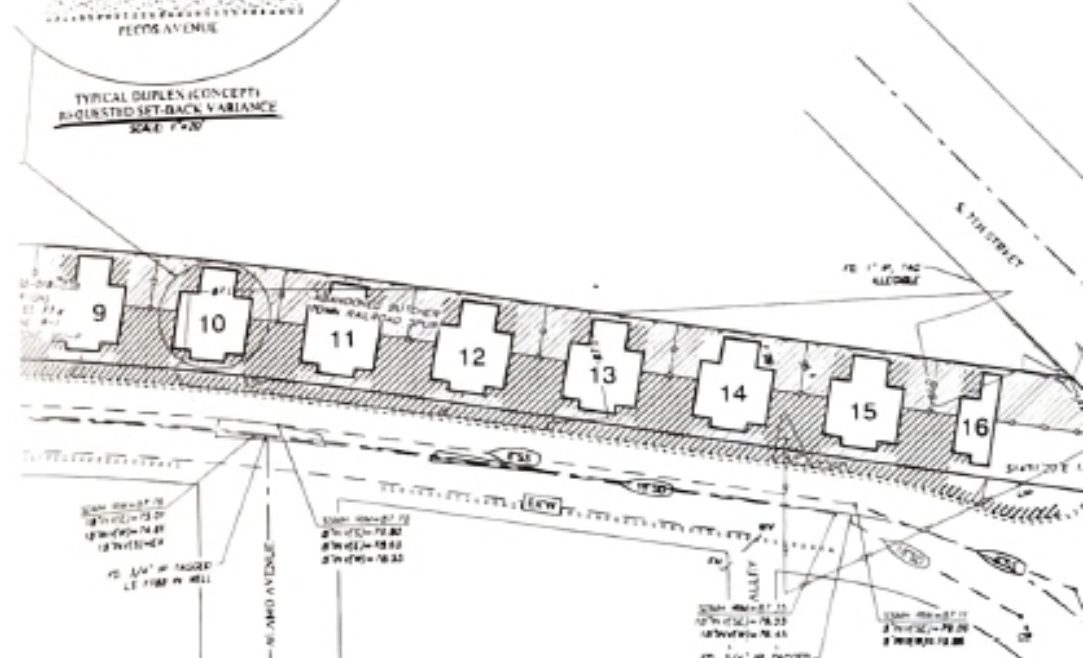
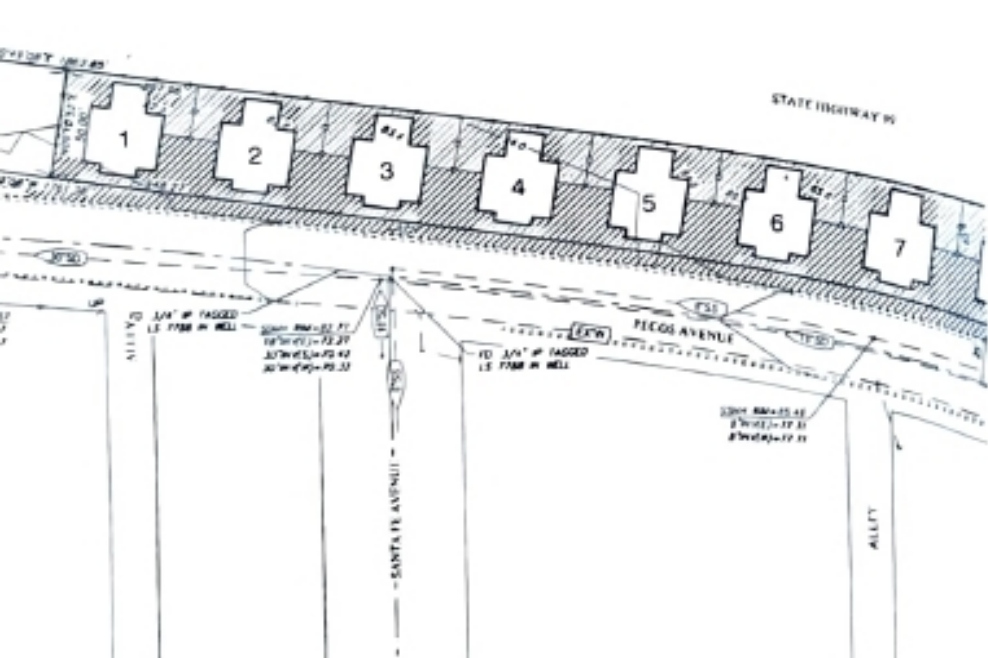
C:\Users\rsorenokk\p\p\moda\local\Temp\AcPublish\9932\01\_3608.00\_LLA-BX11-EXB.dwg (01\_ Exhibit) PLOTTED: 9-19-22 08:50:20 AM rsorenokk



Property lines for both parcels



View of property and CA-99



Affordable housing proposal for adjacent MU-P zoned land



03

### Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,533	107,927	218,886
2010 Population	14,830	111,673	225,343
2022 Population	15,314	116,989	239,482
2027 Population	15,140	116,143	238,384
2022 African American	193	3,165	7,803
2022 American Indian	456	3,043	5,198
2022 Asian	477	6,187	15,606
2022 Hispanic	12,311	76,529	129,505
2022 Other Race	8,476	46,541	74,564
2022 White	3,535	38,909	96,292
2022 Multiracial	2,125	18,497	37,979
2022-2027: Population: Growth Rate	-1.15 %	-0.75 %	-0.45 %
<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	619	3,874	6,737
\$15,000-\$24,999	527	3,281	5,867
\$25,000-\$34,999	538	3,584	6,795
\$35,000-\$49,999	777	4,923	10,489
\$50,000-\$74,999	836	6,754	14,679
\$75,000-\$99,999	422	4,887	10,919
\$100,000-\$149,999	304	4,520	12,755
\$150,000-\$199,999	35	1,392	3,950
\$200,000 or greater	16	1,027	3,084
Median HH Income	\$40,460	\$53,808	\$60,723
Average HH Income	\$51,566	\$72,539	\$81,847

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,225	33,448	73,063
2010 Total Households	3,794	32,319	71,448
2022 Total Households	4,075	34,243	75,276
2027 Total Households	4,026	33,987	74,861
2022 Average Household Size	3.73	3.37	3.14
2000 Owner Occupied Housing	2,025	17,898	41,704
2000 Renter Occupied Housing	1,940	14,134	28,915
2022 Owner Occupied Housing	1,822	16,822	40,504
2022 Renter Occupied Housing	2,253	17,421	34,772
2022 Vacant Housing	187	1,221	2,366
2022 Total Housing	4,262	35,464	77,642
2027 Owner Occupied Housing	1,819	16,813	40,551
2027 Renter Occupied Housing	2,207	17,173	34,310
2027 Vacant Housing	245	1,519	2,754
2027 Total Housing	4,271	35,506	77,615
2022-2027: Households: Growth Rate	-1.20 %	-0.75 %	-0.55 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,244	9,290	19,141
2022 Population Age 35-39	1,052	7,911	16,182
2022 Population Age 40-44	870	6,857	13,931
2022 Population Age 45-49	765	6,074	12,504
2022 Population Age 50-54	771	6,240	12,876
2022 Population Age 55-59	733	6,202	13,496
2022 Population Age 60-64	601	5,705	13,050
2022 Population Age 65-69	496	4,658	11,075
2022 Population Age 70-74	327	3,609	8,699
2022 Population Age 75-79	214	2,351	5,892
2022 Population Age 80-84	121	1,378	3,640
2022 Population Age 85+	105	1,380	3,940
2022 Population Age 18+	10,363	83,871	177,768
2022 Median Age	29	32	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,808	\$57,046	\$63,652
Average Household Income 25-34	\$56,435	\$71,559	\$80,484
Median Household Income 35-44	\$43,772	\$60,578	\$71,582
Average Household Income 35-44	\$54,845	\$79,991	\$91,235
Median Household Income 45-54	\$47,234	\$61,553	\$71,573
Average Household Income 45-54	\$56,063	\$81,359	\$92,305
Median Household Income 55-64	\$37,344	\$54,922	\$65,670
Average Household Income 55-64	\$46,378	\$75,044	\$86,648
Median Household Income 65-74	\$34,815	\$45,067	\$53,032
Average Household Income 65-74	\$46,995	\$67,904	\$76,494
Average Household Income 75+	\$40,838	\$55,114	\$61,164

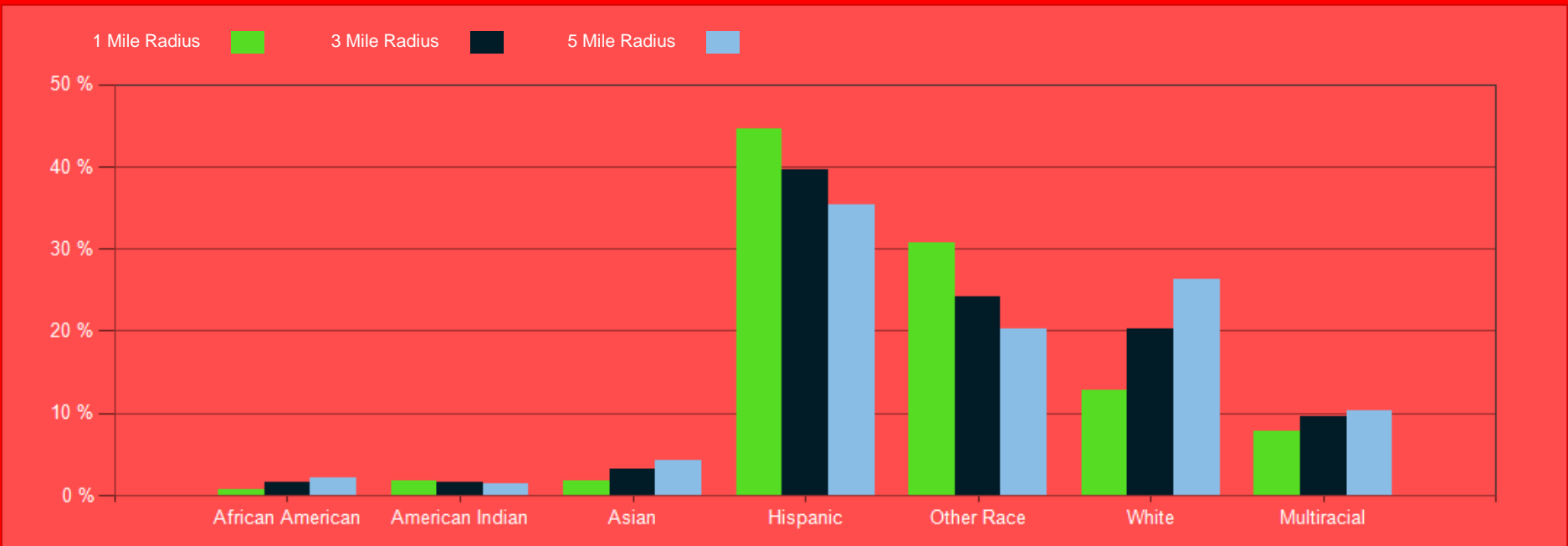
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,169	9,148	19,340
2027 Population Age 35-39	1,152	8,848	18,597
2027 Population Age 40-44	1,009	7,530	15,498
2027 Population Age 45-49	792	6,405	13,181
2027 Population Age 50-54	726	5,611	11,634
2027 Population Age 55-59	676	5,666	11,792
2027 Population Age 60-64	618	5,388	11,888
2027 Population Age 65-69	479	4,756	11,205
2027 Population Age 70-74	378	3,943	9,488
2027 Population Age 75-79	245	2,814	7,011
2027 Population Age 80-84	144	1,702	4,421
2027 Population Age 85+	109	1,384	3,945
2027 Population Age 18+	10,282	83,275	176,437
2027 Median Age	30	33	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,813	\$65,713	\$75,280
Average Household Income 25-34	\$66,153	\$83,330	\$93,844
Median Household Income 35-44	\$52,265	\$71,776	\$82,749
Average Household Income 35-44	\$65,691	\$93,682	\$107,015
Median Household Income 45-54	\$53,524	\$70,667	\$81,856
Average Household Income 45-54	\$66,196	\$95,015	\$107,725
Median Household Income 55-64	\$41,394	\$64,250	\$77,763
Average Household Income 55-64	\$54,674	\$89,147	\$102,048
Median Household Income 65-74	\$38,637	\$55,573	\$64,336
Average Household Income 65-74	\$57,193	\$81,938	\$92,220
Average Household Income 75+	\$48,544	\$71,505	\$78,929

## 2022 Household Income

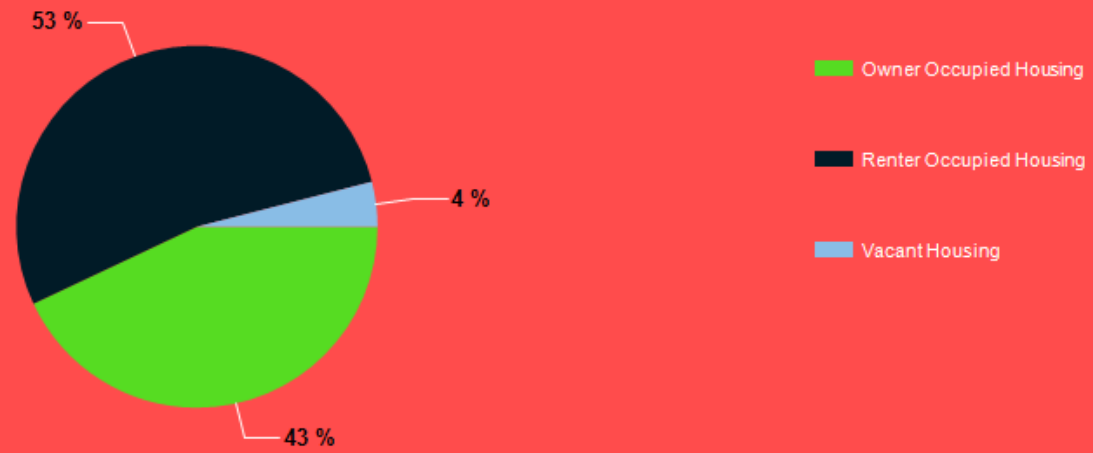


## 2022 Population by Race

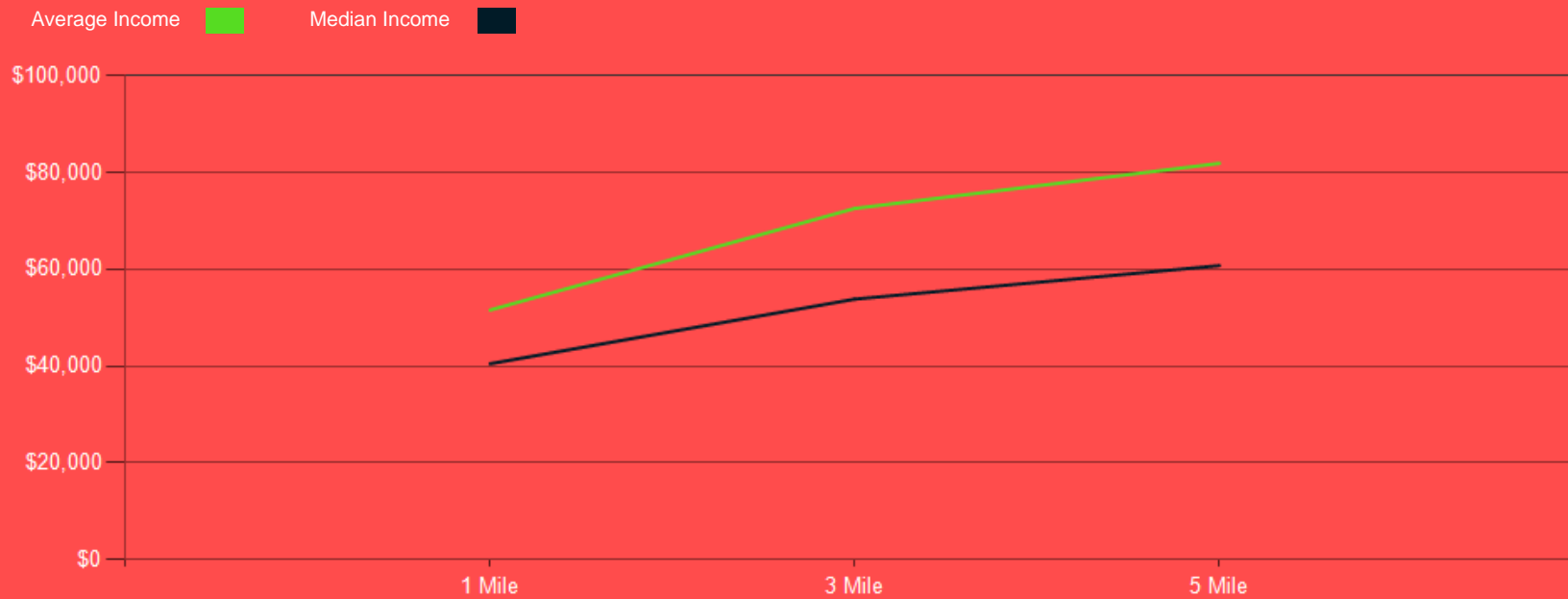




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



2+ acres mixed-use property w/ CA-99 visibility

*Exclusively Marketed by:*

**Ricardo Gil Jr**

Gil's Commercial Real Estate

Broker

(209) 910-4457

rgiljr@gilsre.com

Lic: 01800755



powered by CREOP