

**2.44 acres of
mixed-use land on
CA-132**

HIGHWAY COMMERCIAL AND
RESIDENTIAL ZONING W/ PLAN
FOR 9 RESIDENTIAL LOTS AND
COMMERCIAL UNITS

OFFERING MEMORANDUM

13433 Yosemite Blvd
Waterford, CA 95386



2.44 acres of mixed-use land on CA-132

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	13433 Yosemite Blvd Waterford CA 95386
COUNTY	Stanislaus
BUILDING SF	2,404 SF
LAND ACRES	2.44
LAND SF	106,286 SF
YEAR BUILT	1959
APN	080-032-020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$599,990
PRICE PSF	\$249.58
OCCUPANCY	100 %
NOI (CURRENT)	\$2,625
CAP RATE (CURRENT)	0.44 %
GRM (CURRENT)	228.57
GRM (PRO FORMA)	0.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	5,492	11,411	13,123
2023 Median HH Income	\$81,740	\$78,942	\$79,737
2023 Average HH Income	\$100,618	\$100,986	\$106,759



Unique value-add property in Central Valley

- This is your opportunity to acquire approximately 2.44 acres featuring a tire shop and a fixer-upper diner, complete with a preliminary site plan for development. The proposed plan includes 9 residential parcels on the north side, and either a 2,700 sq ft commercial building with ample parking, or use of the existing structures with additional parking. Currently, the property hosts a tire business, a vacant diner with drive-thru potential, and rental spaces for a mobile home and RV.

Zoning and uses

- The south side of the property is zoned Highway Commercial (CH) with approximately 258 feet of frontage, while the north side is zoned Residential Single (RS) with access via Skyline Blvd. The City of Waterford is open to rezoning for high-density residential use and encourages innovative land utilization.

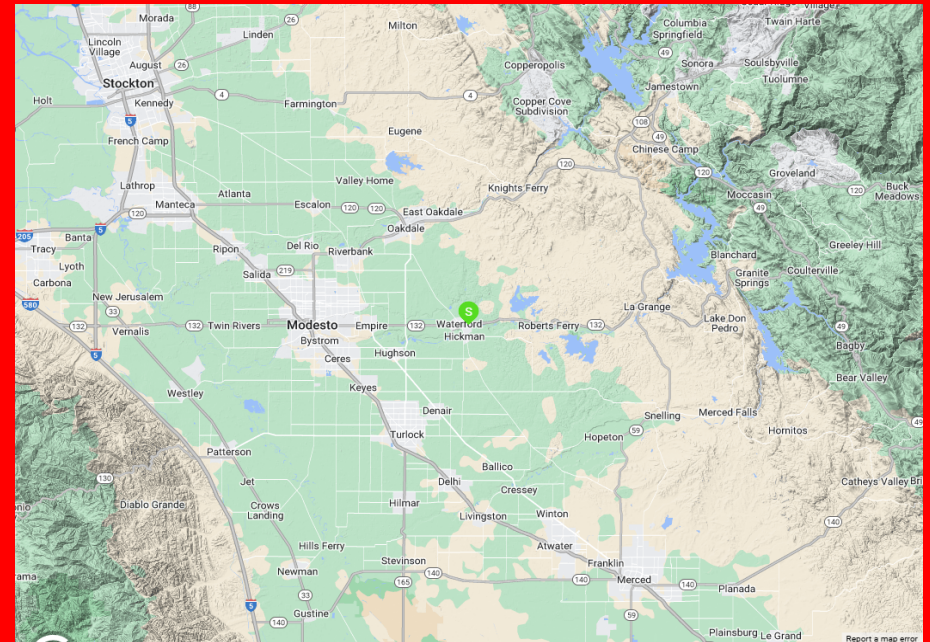
Income

- Currently generating \$2,625 per month in rental income, this property presents a promising investment opportunity.

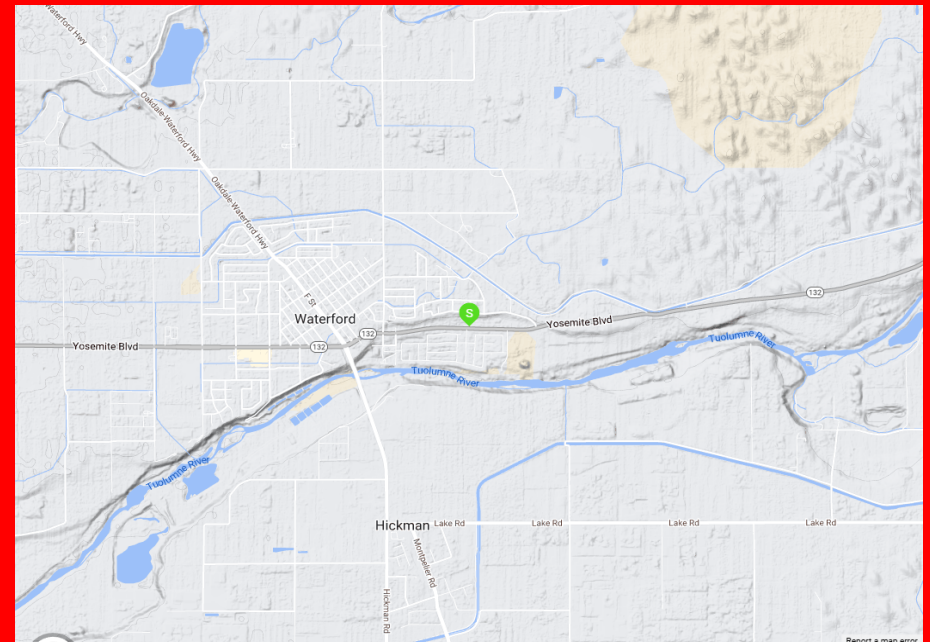
Great location in growing town

- Located directly across from the gated community of River Pointe on CA-132, this property benefits from high visibility and traffic from CA-132, which serves as a major route to Modesto Reservoir and local lakes.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

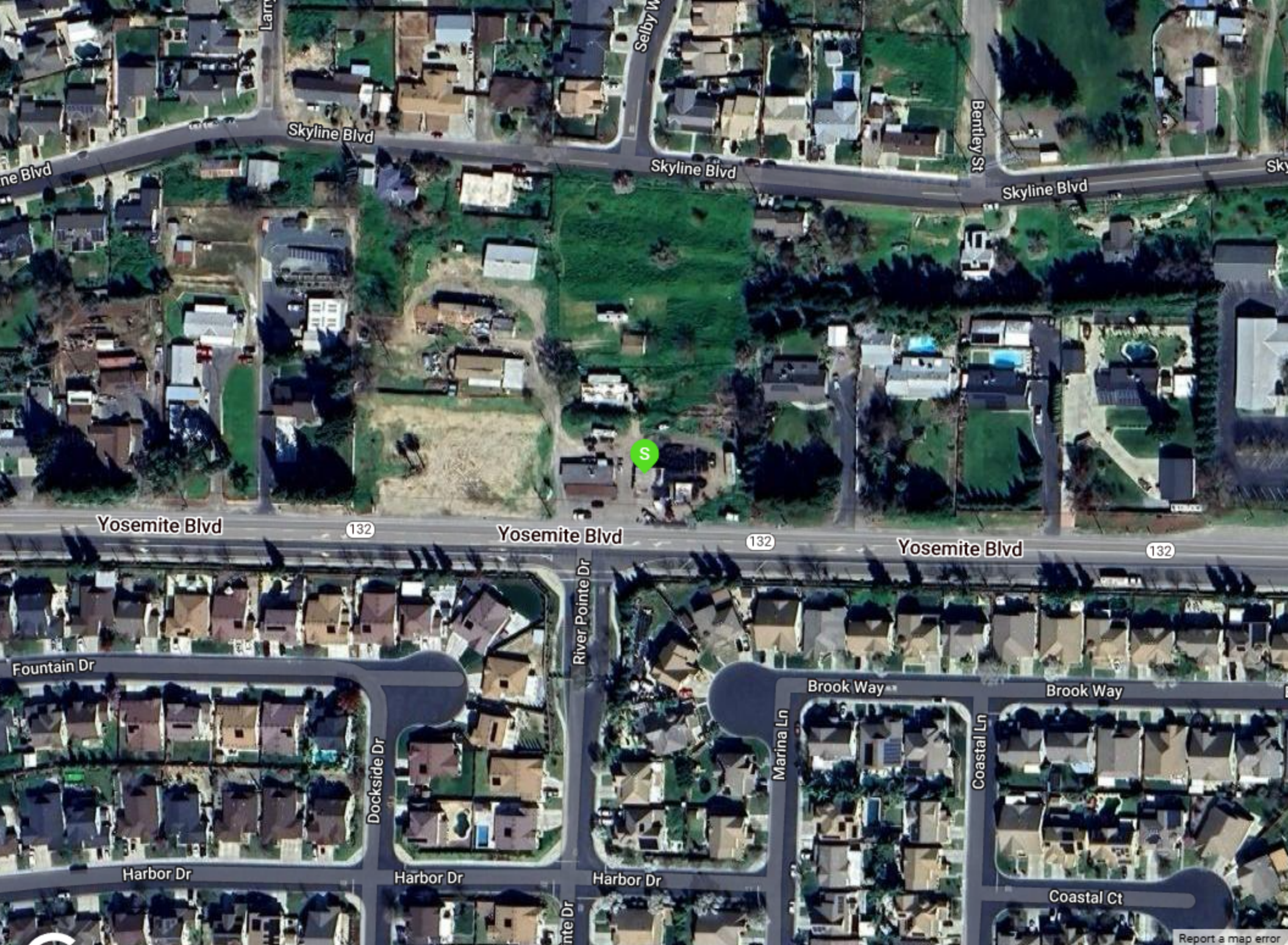
Property Images

GLOBAL

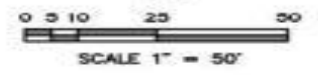
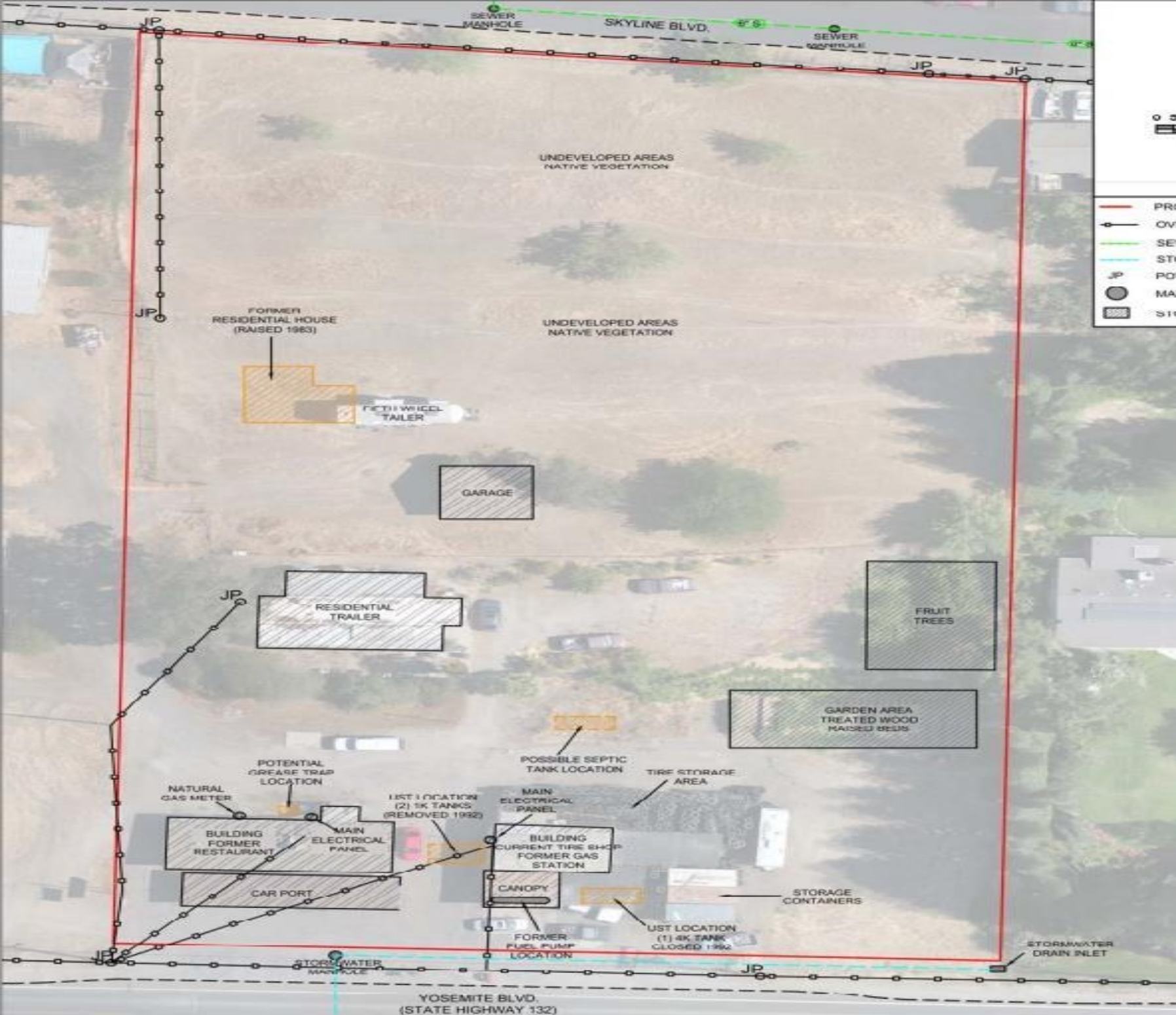
NUMBER OF UNITS	4
BUILDING SF	2,404
LAND SF	106,286
LAND ACRES	2.44
# OF PARCELS	1
YEAR BUILT	1959
ZONING TYPE	Highway Commercial & Residential Single
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1
TRAFFIC COUNTS	5500

COMMERCIAL VITALS

NUMBER OF UNITS	2
CURRENT OCCUPANCY	-2.00 %



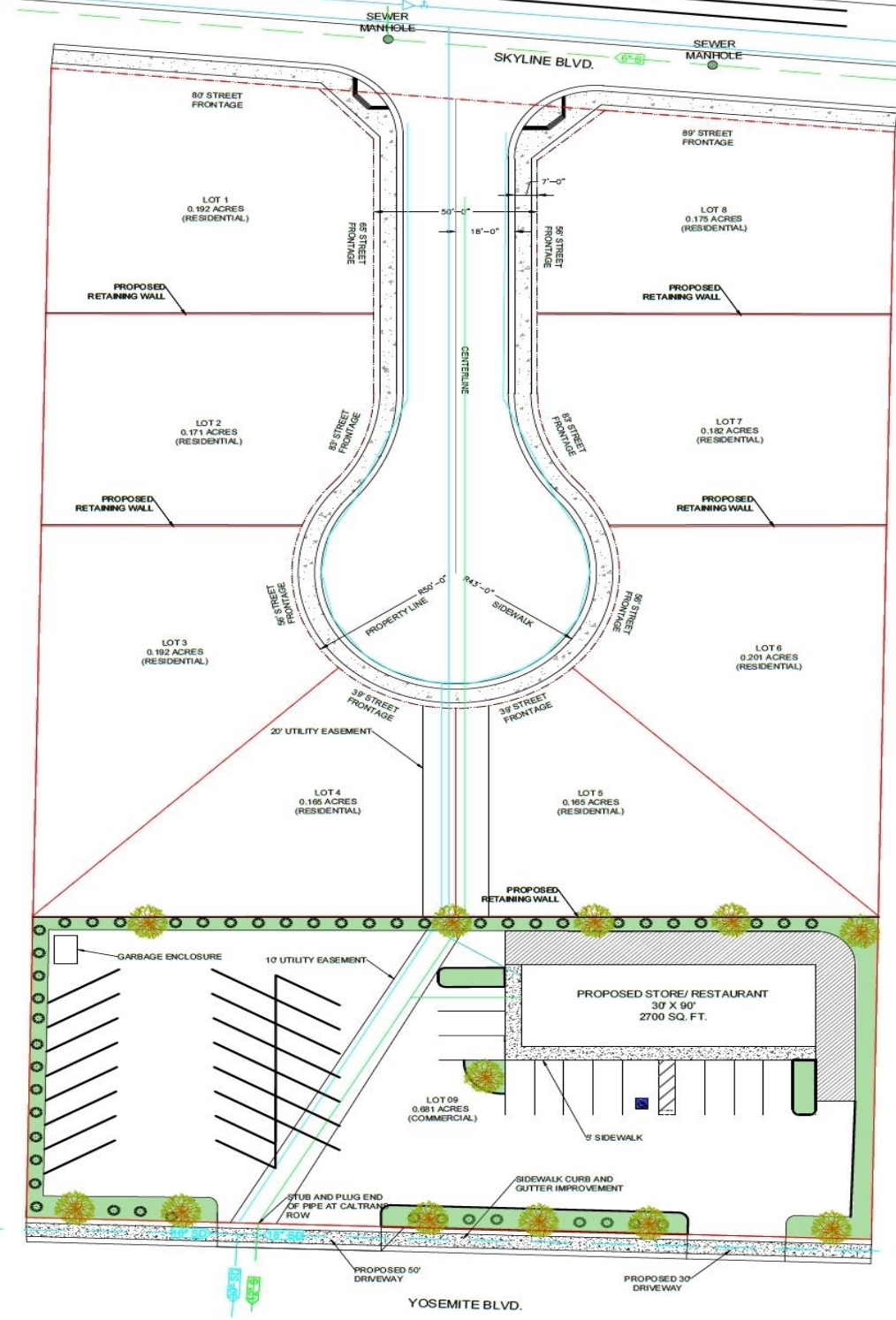
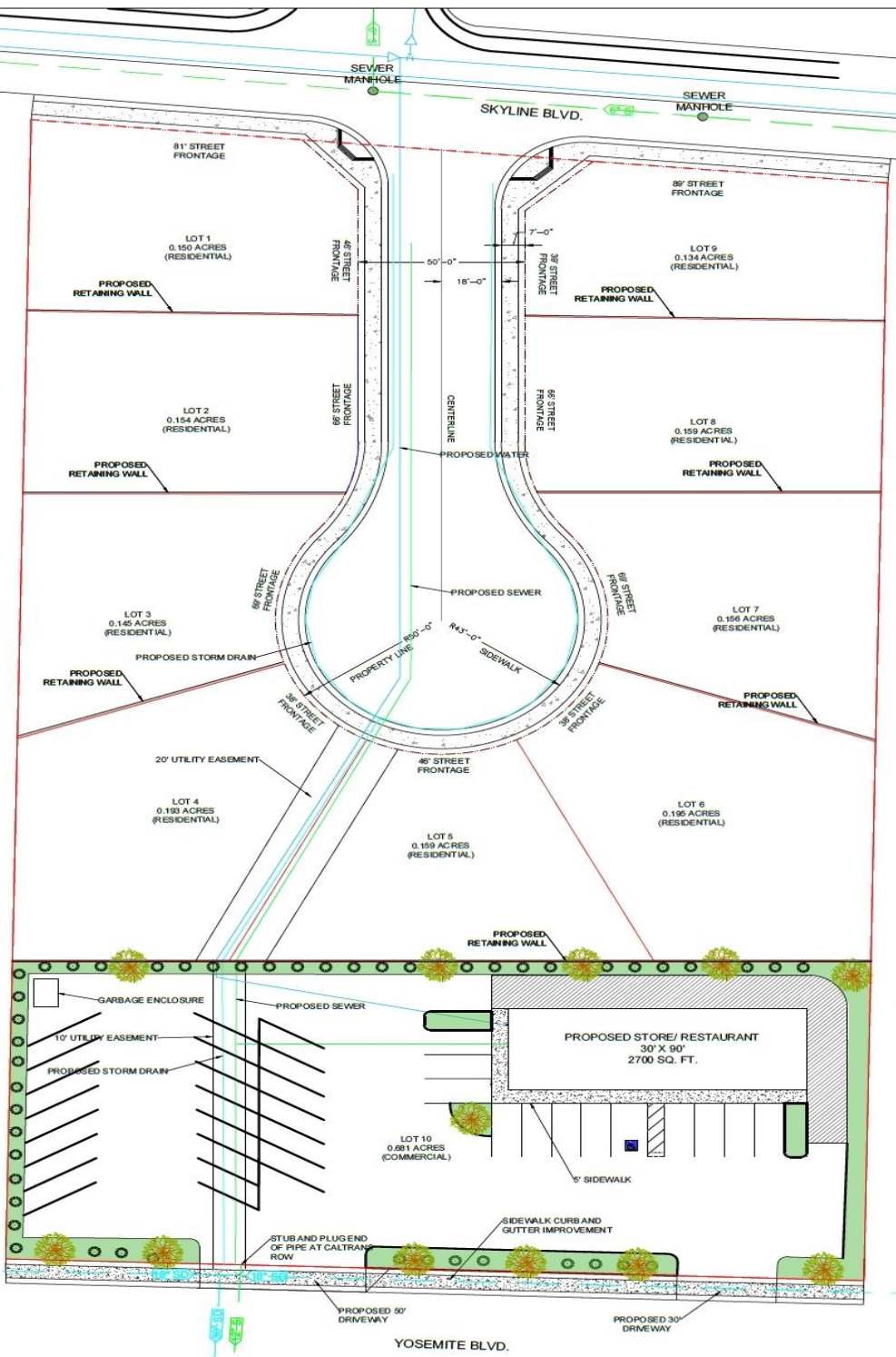
Report a map error



LEGEND

- PROPERTY BOUNDARY
- OVERHEAD POWER LINES
- SEWER PIPELINE
- STORMWATER PIPELINE
- POWER POLE
- MANHOLE COVERS
- STORMWATER DRAIN INLET

10 PARCEL SUBDIVISION SITE PLAN



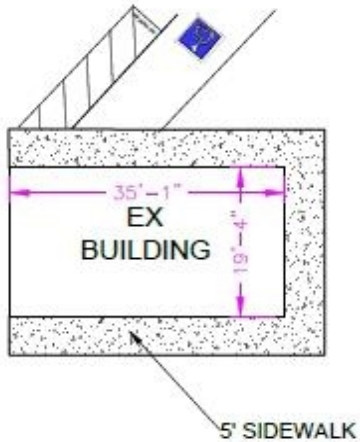
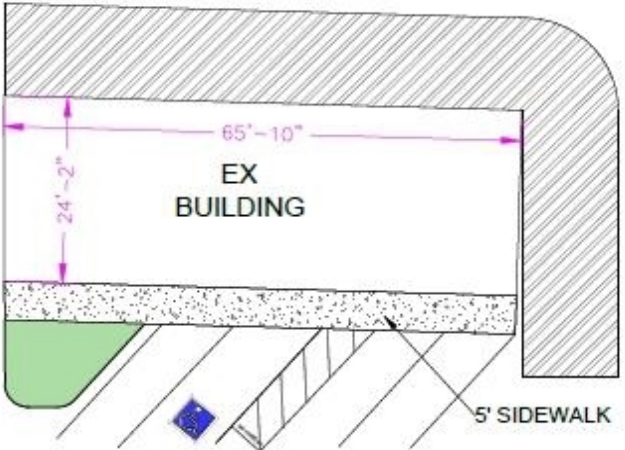
LOT 4
0.165 ACRES

LOT 5
0.165 ACRES

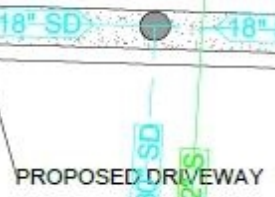
4400

PROPOSED
RETAINING WALL

GARBAGE ENCLOSURE



STUB AND PLUG END
OF PIPE AT CALTRANS
ROW



SIDEWALK CURB AND
GUTTER IMPROVEMENT

PROPOSED DRIVEWAY

03

Rent Roll

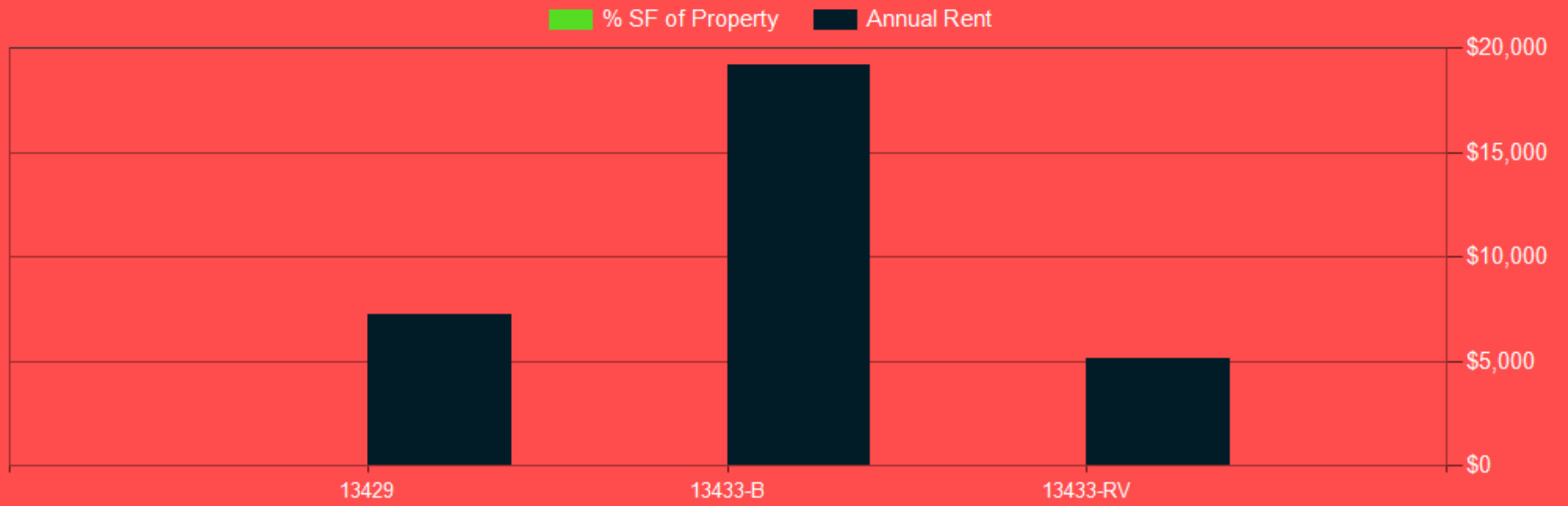
Rent Roll

Lease Expiration

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
13429	Mobile Home						\$600		\$7,200		Month to month	Mobile home space. Tenant pays electricity, gas, and water for mobile home, RV and tire shop. Splits bill with tire shop.
13433-B	Tire Shop						\$1,600		\$19,200		Month to month	Tenant pays all his own utilities (including share of water to mobile home tenant).
13433-RV	RV Parking						\$425		\$5,100		Month to month	Tenant pays for RV parking space only. Tenant responsible for his own utilities and services.
Totals		0							\$0			

Tenant SF Analysis



04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,787	8,913	10,551
2010 Population	5,084	10,451	11,955
2023 Population	5,492	11,411	13,123
2028 Population	5,460	11,491	13,200
2023 African American	79	162	172
2023 American Indian	91	183	202
2023 Asian	113	166	192
2023 Hispanic	2,724	5,727	6,395
2023 Other Race	1,394	3,066	3,425
2023 White	2,795	5,833	6,894
2023 Multiracial	987	1,964	2,200
2023-2028: Population: Growth Rate	-0.60 %	0.70 %	0.60 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	79	182	197
\$15,000-\$24,999	134	222	268
\$25,000-\$34,999	65	178	258
\$35,000-\$49,999	118	383	436
\$50,000-\$74,999	337	651	742
\$75,000-\$99,999	235	466	533
\$100,000-\$149,999	420	789	865
\$150,000-\$199,999	101	254	312
\$200,000 or greater	133	294	444
Median HH Income	\$81,740	\$78,942	\$79,737
Average HH Income	\$100,618	\$100,986	\$106,759

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,148	2,799	3,459
2010 Total Households	1,491	3,136	3,704
2023 Total Households	1,622	3,418	4,054
2028 Total Households	1,623	3,458	4,097
2023 Average Household Size	3.37	3.33	3.23
2000 Owner Occupied Housing	734	1,840	2,288
2000 Renter Occupied Housing	362	831	999
2023 Owner Occupied Housing	1,117	2,269	2,708
2023 Renter Occupied Housing	505	1,149	1,346
2023 Vacant Housing	41	111	154
2023 Total Housing	1,663	3,529	4,208
2028 Owner Occupied Housing	1,152	2,359	2,805
2028 Renter Occupied Housing	470	1,099	1,292
2028 Vacant Housing	47	97	137
2028 Total Housing	1,670	3,555	4,234
2023-2028: Households: Growth Rate	0.05 %	1.15 %	1.05 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	371	754	858
2023 Population Age 35-39	357	741	843
2023 Population Age 40-44	364	752	859
2023 Population Age 45-49	354	687	790
2023 Population Age 50-54	319	648	745
2023 Population Age 55-59	304	654	765
2023 Population Age 60-64	301	678	798
2023 Population Age 65-69	246	577	691
2023 Population Age 70-74	153	366	461
2023 Population Age 75-79	110	250	318
2023 Population Age 80-84	73	168	212
2023 Population Age 85+	70	150	182
2023 Population Age 18+	3,942	8,303	9,654
2023 Median Age	34	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,176	\$79,432	\$79,873
Average Household Income 25-34	\$103,615	\$100,491	\$104,741
Median Household Income 35-44	\$103,446	\$100,242	\$101,788
Average Household Income 35-44	\$118,989	\$114,945	\$123,714
Median Household Income 45-54	\$95,621	\$95,882	\$99,531
Average Household Income 45-54	\$112,379	\$116,374	\$124,072
Median Household Income 55-64	\$84,935	\$81,768	\$83,506
Average Household Income 55-64	\$104,391	\$105,024	\$111,233
Median Household Income 65-74	\$62,115	\$62,964	\$63,267
Average Household Income 65-74	\$86,538	\$90,594	\$95,338
Average Household Income 75+	\$53,247	\$61,187	\$66,469

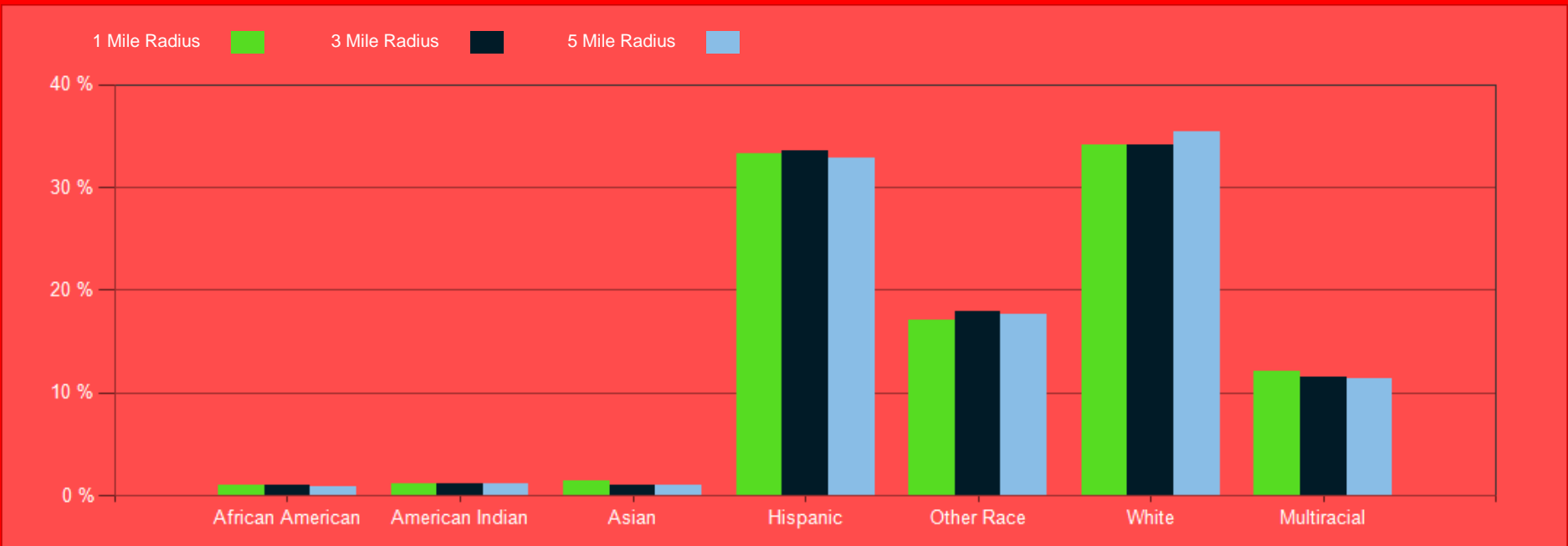
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	362	719	827
2028 Population Age 35-39	362	749	860
2028 Population Age 40-44	338	729	836
2028 Population Age 45-49	333	704	809
2028 Population Age 50-54	327	643	743
2028 Population Age 55-59	281	584	676
2028 Population Age 60-64	269	602	709
2028 Population Age 65-69	260	594	704
2028 Population Age 70-74	209	497	598
2028 Population Age 75-79	124	291	367
2028 Population Age 80-84	80	198	251
2028 Population Age 85+	71	158	198
2028 Population Age 18+	4,002	8,520	9,883
2028 Median Age	34	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,535	\$91,994	\$92,686
Average Household Income 25-34	\$121,717	\$118,483	\$124,191
Median Household Income 35-44	\$109,394	\$105,878	\$109,236
Average Household Income 35-44	\$136,920	\$131,279	\$141,922
Median Household Income 45-54	\$105,410	\$105,783	\$109,113
Average Household Income 45-54	\$132,838	\$136,408	\$146,158
Median Household Income 55-64	\$101,494	\$99,122	\$101,015
Average Household Income 55-64	\$126,667	\$126,628	\$133,960
Median Household Income 65-74	\$78,030	\$80,034	\$80,137
Average Household Income 65-74	\$110,597	\$112,750	\$118,726
Average Household Income 75+	\$66,068	\$76,667	\$83,969

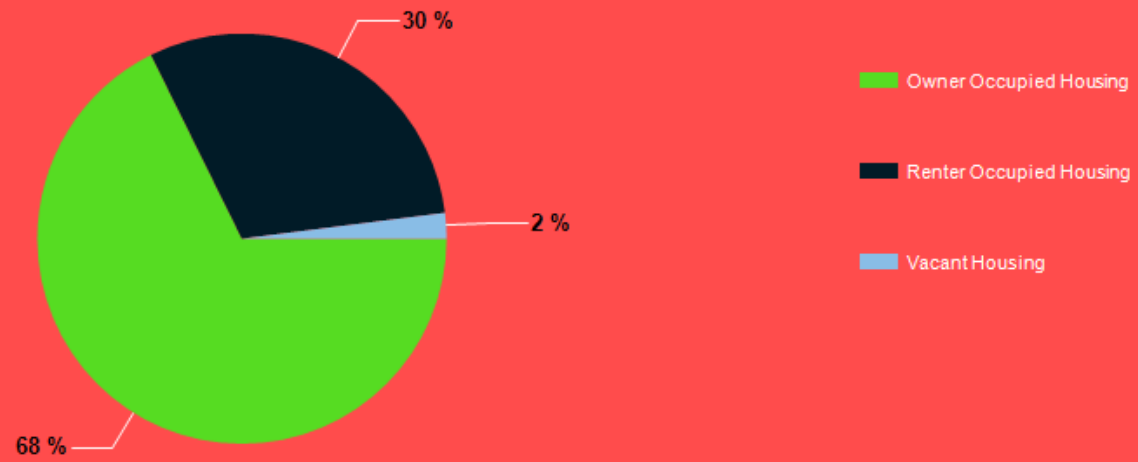
2023 Household Income



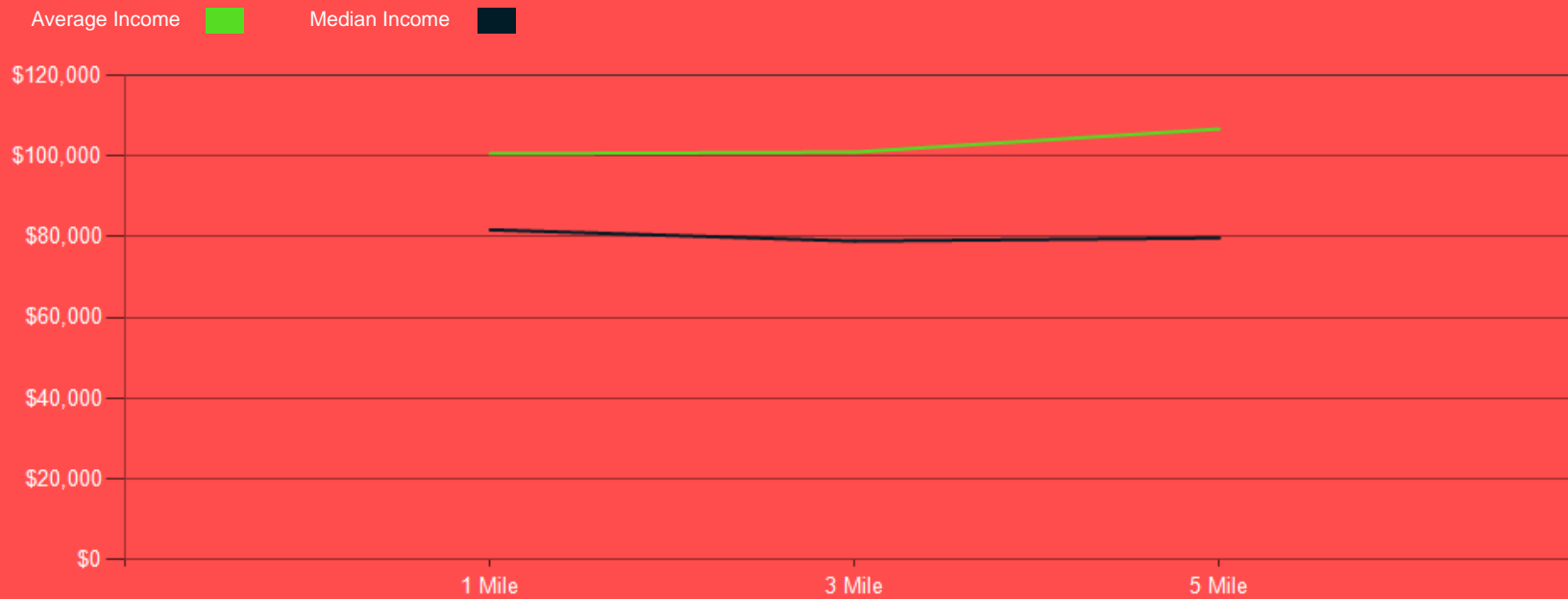
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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