FOR LEASE

OFFERING MEMORANDUM

Golden State Plumbing Building

5259 Jerusalem Ct
Modesto CA 95356

RAND
COMMERCIAL PROPERTIES

THE SPACE

Location	5259 Jerusalem Ct Modesto, CA 95356
County	Stanislaus
APN	004-065-025-000
Square Feet	5250
Rent Per Month	$7,500.00
Lease Type	MG

HIGHLIGHTS

- Clean Warehouse
- Ample Parking
- Clearspan
- North Modesto location
- Newly Remodeled Interior

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
829	64,997	186,333

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$141,799	$91,853	$82,462

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
304	23,292	65,001

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

LEASING INFO

UNIT AVAILABLE	Suite 1
SQUARE FEET	5250
RENT PSF	$1.43
LEASE TYPE	Industrial Gross

WAREHOUSE

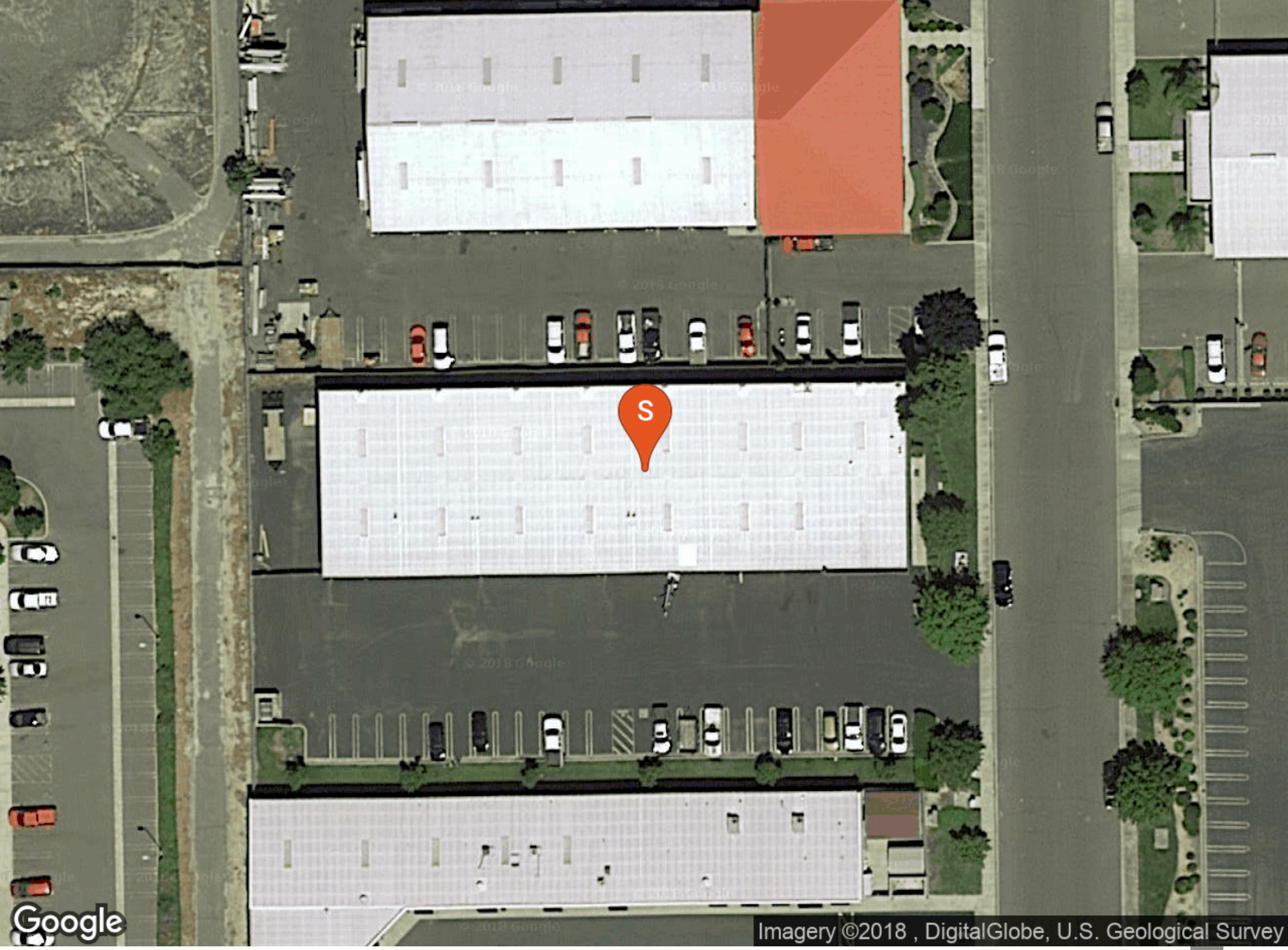
SF	+/- 3,450
PRIVATE OFFICES	4
BREAKROOM	Yes
CONFERENCE ROOM	Yes

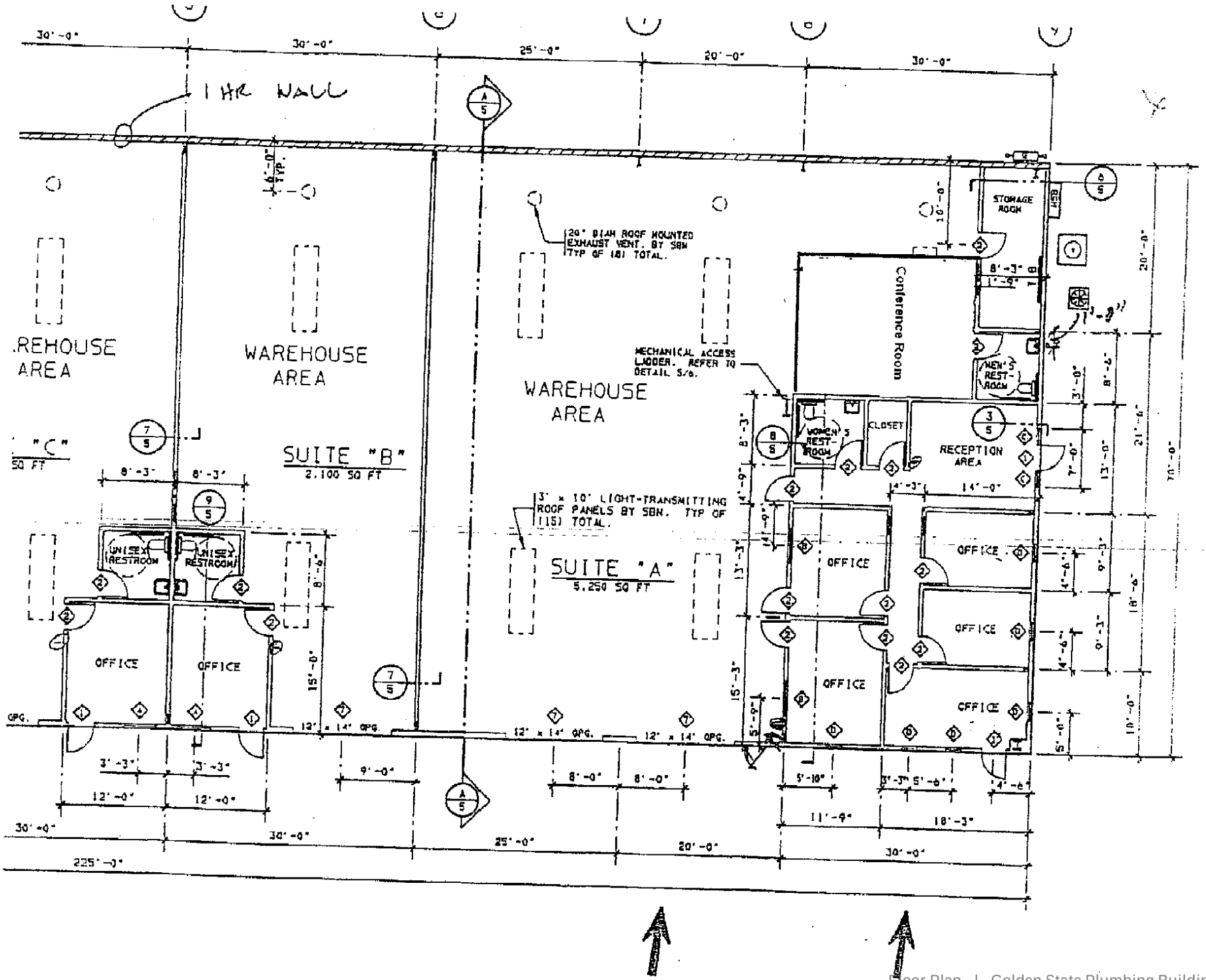
CONSTRUCTION

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

OFFICE

SF	+/- 1,800


S
Google
Imagery ©2018 , DigitalGlobe, U.S. Geological Survey



p.1
Aug 16 17 03:47p

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 White	608	43,828	121,161
2017 Other Race	88	7,805	29,039
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 %

Source: esri

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rand Commercial Properties and it should not be made available to any other person or entity without the written consent of Rand Commercial Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rand Commercial Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rand Commercial Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rand Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Rand Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Jason Winter
Rand Commercial Properties
Senior Vice President
(916) 677-9090
Jwinter@racps.com
Lic: 01736374

RAND COMMERCIAL PROPERTIES