



INVESTMENT OFFERING

Coffee Plaza
2020–2030 Coffee Road

Modesto, CA

PROFESSIONAL / MEDICAL
Office Complex

PRICE REDUCED!
\$4,195,000



PRIME COMMERCIAL
INCORPORATED

DOUG FERRARI Lic. 01032363
DFerrari@primecommercialinc.com
408.879.4002

DIXIE DIVINE Lic. 00926251 & 01481181
DDivine@primecommercialinc.com
408.879.4001



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Demographic information obtained from Esri and images of Modesto, CA courtesy Costar Group, Inc.

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INVESTMENT *Summary*

Offering Price

\$4,195,000

Capitalization Rate

9.90%

Potential Net Operating Income

\$415,165

Expense Service

Gross

Building Area

52,038 SF - *Rentable*

Land Area

4.08 Acres

Parking Spaces

167
(3.26 Spaces / 1,000 SF)



INVESTMENT OFFERING

Prime Commercial, Inc. is pleased to offer the **Coffee Plaza Medical and Professional Offices** for sale in Modesto, California. The property has an excellent location at the northeast corner of Celeste Drive and Coffee Road just two blocks north of Sutter Memorial Hospital, the region's main medical and trauma center. The improvements were originally built as a garden-style, medical office complex and consists of 13 separate buildings with various size suites acceptable for both medical and general office needs. The site is rather large and is approximately 4.08 acres with an abundance of open surface parking stalls. **Coffee Plaza Medical and Professional Offices** represents a value-add opportunity for a prudent investor to increase cash flow and property value through building upgrades and lease negotiations.

INVESTMENT HIGHLIGHTS

- Prime Location just Two Block North of Sutter Health Memorial Medical Center, the Largest Hospital in Modesto and Stanislaus County
- Large 4.08 Acre Lot with Over 422 Feet of Frontage on Busy Coffee Road
- Abundant On-Site Grade Level Parking Lot to the Rear of the Complex
- Well Maintained Improvements
- Below Market Rents Offer Upside Potential
- Short Term Leases Offer the Potential for Redevelopment in the Future
- Strong Demographics with an Average Household Income of Over \$104,000
- Property is Priced Well Below Replacement Cost!



PROPERTY
Overview

Location

2020 & 2030 Coffee Road
Modesto, CA 95350

Site

The subject is located at the northeast corner of Coffee Road and Celeste Drive
APN 066-015-002

Land Area

Rectangular parcel totaling 4.08 acres

Zoning

P-D (*Planned Development*)

Traffic Counts

Coffee Rd 29,141 ADT

Building Area

Coffee Plaza is a single-story medical/professional office complex that was built in 1972. 2020 Coffee Road is approximately 34,000 square feet rentable divided into ten buildings that are connected by a central roofing systems providing an indoor mall effect. 2030 Coffee Road is a series of three separate buildings totaling 18,038 square feet rentable that is similar in design to 2020 Coffee Road. The buildings have a contemporary southwestern architectural flair with low flat roofs, decorative mansards and adobe concrete block exterior walls punctuated with tinted glazing. The foundation for both building is concrete slab. Roofs are flat roof and supported by wood truss overlayed with plywood sheathing and covered in mecanum roll. The individual office suites vary in size and level of buildout; however, all have roof mounted HVAC with thermostatic control. There are four common restrooms in 2020 Coffee Road and one in 2030 Coffee Road. Additionally, some of the suites have their own private restrooms.

Parking & Landscaping

Both 2020 and 2030 Coffee Road share one common asphalt parking lot that is located to the rear with 167 striped open spaces. There are two points of ingress/egress for the complex, one on Coffee Road and the other siding Celeste Drive. The periphery of the site as well as some inner courtyard spaces are plated with mature and well-groomed evergreen trees, bushes, and groundcover.

EXTERIOR *2020 Coffee Road*



EXTERIOR

2030 Coffee Road



PHOTO GALLERY

Interior Courtyard



LAND & TRADE AREA

Modesto, CA

Nestled in the heart of California's Central Valley, Modesto blends rich agricultural heritage with a vibrant, evolving culture. As the 19th largest city in the state, it's where tradition meets innovation and community spirit shines year-round.

Manufacturing and agriculture drives the region's economic engine, with almonds as a standout crop. Stanislaus County ranks among the world's top producers. Each spring, surrounding orchards burst into a sea of beautiful pink blossoms, drawing visitors from across the state. Modesto also boasts E. & J. Gallo Winery, the largest winery in the world, reinforcing its global reputation in winemaking.

Downtown Modesto has blossomed into a lively arts and entertainment hub featuring boutique shops, craft coffee, and farm-to-table restaurants. The Modesto Certified Farmers Market brings fresh produce, live music, and local charm to the heart of the city every Saturday.

Recently named #1 in "America's Hidden Gems Live Music Scene"^{*}, Modesto's art and music scene thrives, with vibrant murals, public art, and the Gallo Center for the Arts hosting performances year-round.

Whether you're tasting award-winning wine, enjoying live music, or strolling downtown, Modesto offers a fresh, authentic Central Valley experience – *rooted in the land and growing toward the future.*

^{*}According to nationwide survey by CheapoTicketing.com



DEMOGRAPHICS
Modesto, CA

36.5

MEDIAN AGE



218,909

ESTIMATE POPULATION 2023



\$104,190

AVERAGE HOUSEHOLD INCOME
(5-mile radius)



76,577

TOTAL HOUSEHOLDS



2.80

AVG. PEOPLE PER HOUSEHOLD

\$78,598

MEDIAN HOUSEHOLD INCOME
(5-mile radius)

2020 COFFEE ROAD

Rent Roll

SUITE	TENANT	SQ. FT.	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
A-1	Vacant	1,510			\$2,491.50	\$1.65	Gross	N/A		
A-2	Vacant	1,100			\$1,815.00	\$1.65	Gross	N/A		
A-3	Lee	1,300	m-t-m	m-t-m	\$2,225.00	\$1.71	Gross	Flat	\$2,500.00	None
A-4	Vacant	1,065			\$1,757.00	\$1.65	Gross			
A-5	Prom	1,050	1/1/2025	12/31/2027	\$1,500.00	\$1.36	Gross	1/27 \$1,600	\$2,500.00	None
A-6	Cat Network	460	m-t-m	m-t-m	\$600.00	\$1.30	Gross	N/A	\$500.00	None
B-1	Vision Graphix	270	m-t-m	m-t-m	\$340.00	\$1.26	Gross	N/A	\$300.00	None
B-2	Tyree	380	m-t-m	m-t-m	\$300.00	\$0.79	Gross	N/A	\$350.00	None
B-3	PDA	520	m-t-m	m-t-m	\$850.00	\$1.64	Gross	N/A	\$647.00	None
B-4	Nepo	940	6/1/2024	5/31/2026	\$2,000.00	\$2.13	Gross	Flat	\$1,512.00	None
B-5	Watson	940	m-t-m	m-t-m	\$1,740.00	\$1.85	Gross	N/A	\$1,037.00	None
C-1	Sales, LMFT	300	m-t-m	m-t-m	\$400.00	\$1.33	Gross	N/A	\$350.00	None
C-1A	Bailey	260	m-t-m	m-t-m	\$300.00	\$1.15	Gross	N/A	\$0.00	None
C-2 C-3	Coffee Plaza Pharmacy	1,790	6/1/2023	2/29/33	\$3,000.00	\$1.67	Gross	3/27 \$3,100 3/28 \$3,200 3/29 \$3,300 3/30 \$3,400 3/31 \$3,500 3/32 \$3,600	\$2,500.00	None
C-4	M.A.S. Flowers	380	5/1/2026	4/30/2029	\$500.00	\$1.32	Gross	N/A	\$1,000.00	None
C-5	Vacant	465			\$581.00	\$1.25	Gross			
C-6	Vacant	390			\$489.00	\$1.25	Gross			
D-1	Debbie's Embroidery	375	m-t-m	m-t-m	\$500.00	\$1.33	Gross	N/A	\$500.00	None
D-3 D-4	Hillary Thompson	1,260	4/1/2026	3/31/2027	\$1,550.00	\$1.23	Gross	N/A	\$1,700.00	None
D-5	Vacant	800			\$1,000.00	\$1.25	Gross			

2020 COFFEE ROAD

Rent Roll - cont.

SUITE	TENANT	SQ. FT.	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
E-1	Family Dental	2,080	m-t-m	m-t-m	\$3,460.00	\$1.66	Gross	N/A	\$1,712.00	None
F-1	Vacant	1,000			\$1,400.00	\$1.40	Gross			
F-2	T-Stylez	400	9/1/2025	8/31/2027	\$575.00	\$1.44	Gross	N/A	\$750.00	None
F-3	Dr. Kaeley	1,005	m-t-m	m-t-m	\$1,800.00	\$1.79	Gross	N/A	\$1,500.00	None
G-1	Hines	800	9/1/2024	8/31/2026	\$1,200.00	\$1.50	Gross	N/A	\$850.00	One 2-Year
G-2	ABC Dental	1,020	10/3/1995	12/31/2029	\$2,375.00	\$2.33	Gross	1/27 \$2,450 1/28 \$2,520	\$4,000.00	None
H-1	Vacant	750			\$1,125.00	\$1.50	Gross			
H-2	Naomi Braids	560	11/1/2024	10/31/2026	\$600.00	\$1.07	Gross	N/A	\$600.00	One 2-year
H-3	Frank Miramontes	350	m-t-m	m-t-m	\$450.00	\$1.29	Gross	N/A	\$425.00	None
H-4	Vacant	760			\$950.00	\$1.25	Gross			
H-5	Imani	430	m-t-m	m-t-m	\$470.00	\$1.09	Gross	N/A	\$500.00	None
H-6	Williams	330	7/1/2026	6/30/2031	\$375.00	\$1.14	Gross	N/A	\$400.00	None
I-1	Katrice - Deli Club	1,035	11/1/2024	10/31/2026	\$450.00	\$0.44	Gross	11/25 \$650	\$0.00	None
I-2	Vacant	1,100			\$1,650.00	\$1.50	Gross			
I-3	Allstar Ambulance	675	5/1/2024	4/30/2027	\$675.00	\$0.96	Gross	N/A	\$0.00	None
I-6	Star NonEmergent	725	5/1/2024	4/30/2027	\$725.00	\$0.97	Gross	N/A	\$0.00	None
J-1	Path to Health	630	m-t-m	m-t-m	\$500.00	\$0.79	Gross	N/A	\$750.00	None
J-2	Vacant	1,000			\$1,250.00	\$1.25	Gross			
J-3	Hong	840	5/4/2026	4/30/2031	\$1,100.00	\$1.31	Gross	5/27 \$1,200 5/28 \$1,300 5/29 \$1,400 5/30 \$1,500	\$1,000.00	None
J-4	Demichelis	1,455	m-t-m	m-t-m	\$2,415.00	\$1.66	Gross	N/A	N/A	None
J-5	Vacant	1,500			\$2,250.00	\$1.50	Gross			
TOTAL RENTABLE		34,000 SF			\$50,010.50				\$25,544.00	

2030 COFFEE ROAD

Rent Roll

SUITE	TENANT	SQ. FT.	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
A-1 A-2 A-5 A-6	Family Planning	7,200	8/1/2022	7/31/2027	\$9,600.00	\$1.33	Gross	8/26 \$9,750	\$0.00	None
B-1	Vacant	855			\$1,154.00	\$1.35	Gross			
B-3	Storage	199								
B-4	Vacant	1,660			\$2,490.00	\$1.50	Gross			
B-5	Church of God	410	m-t-m	m-t-m	\$600.00	\$1.46	Gross	N/A	\$500.00	None
B-6	Vacant	420			\$554.00	\$1.35	Gross			
B-7	Modesto Pregnancy	350	8/1/2024	7/31/2029	\$465.00	\$1.33	Gross	Flat	\$500.00	Four 5-year
B-8	Deena Allum	560	m-t-m	m-t-m	\$575.00	\$1.03	Gross	N/A	\$550.00	None
B-9	Storage	500								
B-10	ARA Denture Lab	675	m-t-m	m-t-m	\$900.00	\$1.33	Gross	N/A	\$850.00	None
C-1	Windrose	680	m-t-m	m-t-m	\$825.00	\$1.21	Gross	N/A	\$750.00	None
C-2	Vacant	510			\$765.00	\$1.50	Gross			
C-4	All Star Dental	2,403	12/1/2026	11/30/2029	\$5,050.00	\$2.10	Gross	Flat	\$3,000.00	None
C-5 C-6	Dodd-Stockdale Fit	1,685	m-t-m	m-t-m	\$2,550.00	\$1.51	Gross	N/A	\$2,500.00	None
C-7	Sweeny Pilates	630	m-t-m	m-t-m	\$700.00	\$1.11	Gross	N/A	\$0.00	None
TOTAL RENTABLE		18,038 SF			\$26,928.00				\$8,650.00	
Storage		699 SF								

SUMMARY *Financials*

RENT ROLL OVERVIEW	TOTAL RENTABLE SQ. FT.	TOTAL MONTHLY RENT	AVG. RENT/SF	SERVICE	TOTAL SECURITY DEPOSIT
2020 Coffee Road	34,000 SF	\$50,010.00		Gross	\$25,544.00
2030 Coffee Road	18,038 SF	\$26,928.00		Gross	\$8,650.00
Total Occupied	37,612 SF (70.3%)	\$54,915.00	\$1.46		\$35,194.00
Total Vacant	14,426 SF (27.7%)	\$20,957.00	\$1.45		
Total at 100% Occupied	52,038 SF (100.0%)	\$75,872.00	\$1.46		

Operating Expenses

Property Taxes	\$41,950.00
Direct Assessments	\$5,013.00
Insurance	\$42,629.00
Repair & Maintenance	\$60,000.00
Water/Sewer/Garbage	\$48,421.00
Sweeping	\$5,400.00
Utilities/Gas/Electric	\$93,700.00
Landscaping	\$8,640.00
Janitorial	\$17,109.00
Supplies	\$6,499.00
Security	\$10,405.00
Pest Control	\$1,800.00
HVAC Maintenance	\$42,000.00
Management	\$48,000.00
Total	\$431,566.00

Financial Overview

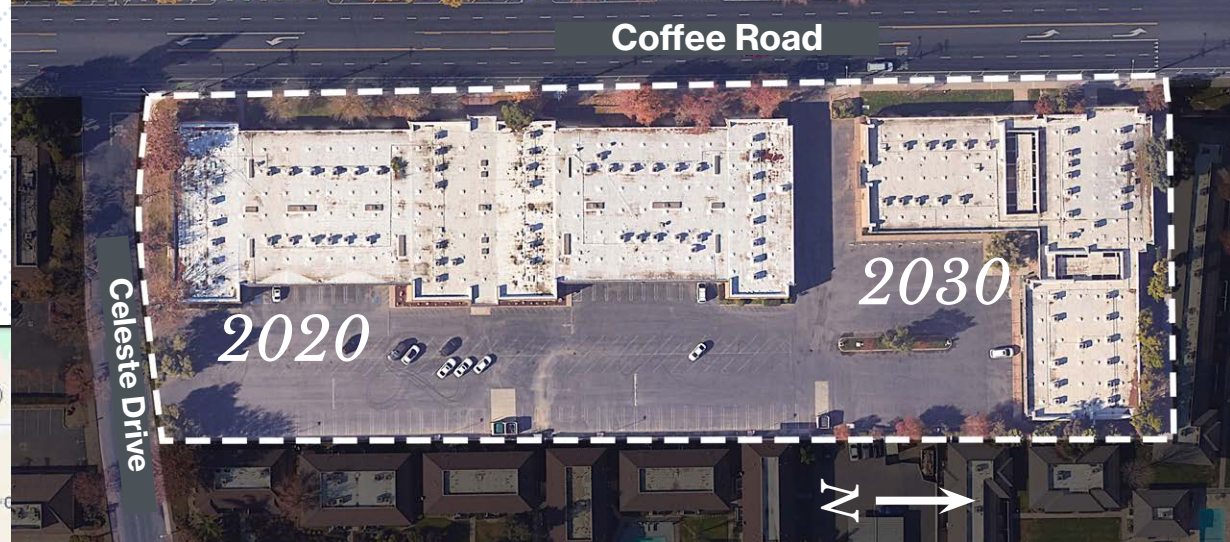
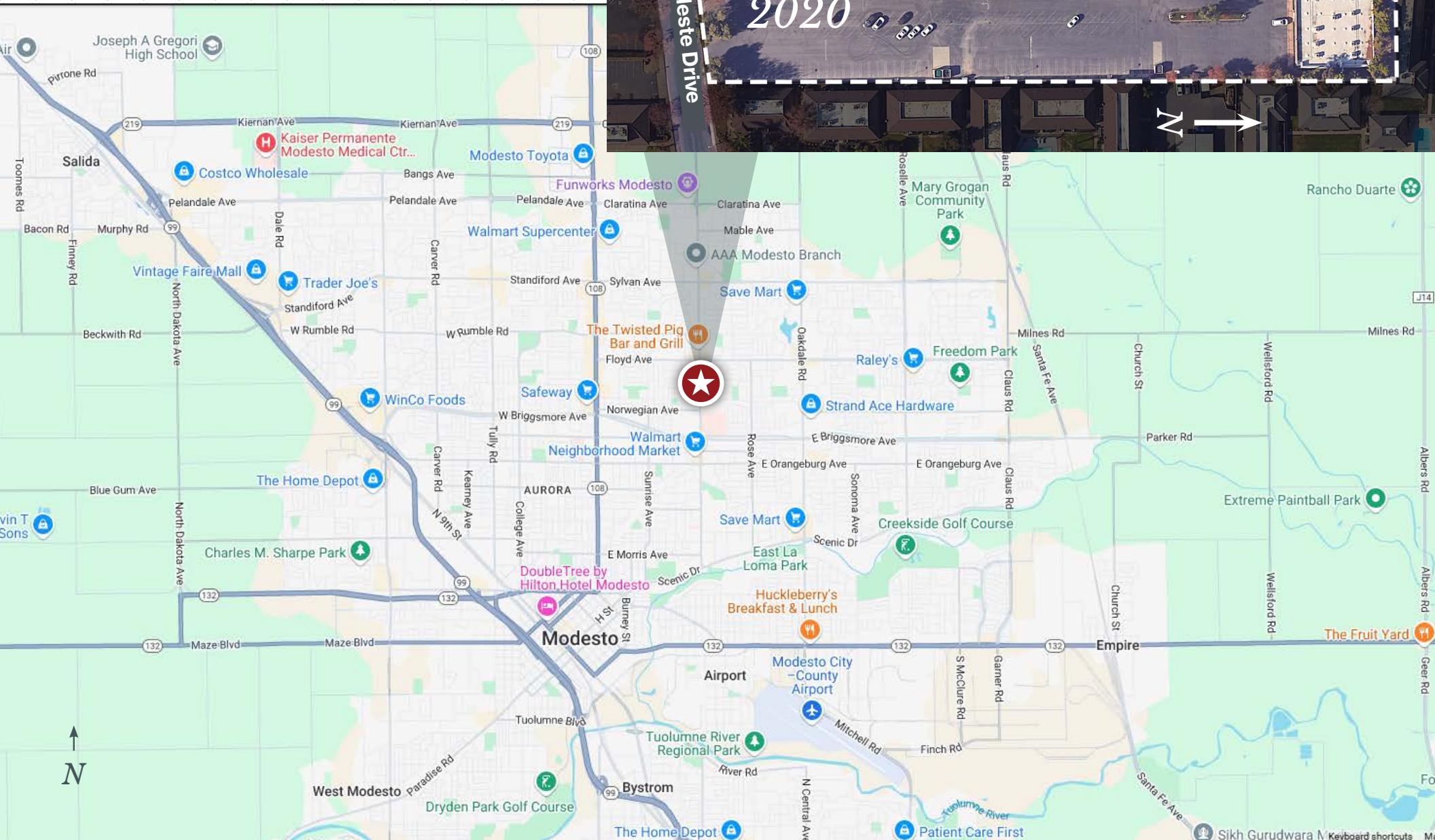
Proforma Rent	\$910,464.00
Expense Reimbursements	\$0.00
Vacancy & Collection Loss (7.0%)	\$63,732.48
Effective Gross Income	\$847,731.52
Less Operating Expenses	\$431,566.00
NOI	\$415,165.52

PRICE PER SQUARE FOOT \$80.61
PRICE \$4,195,000.00 (9.90% CAP)

SITE PLAN *Aerial*



AREA Map



AERIAL Nearby Market



AERIAL Nearby Market (Close Up)

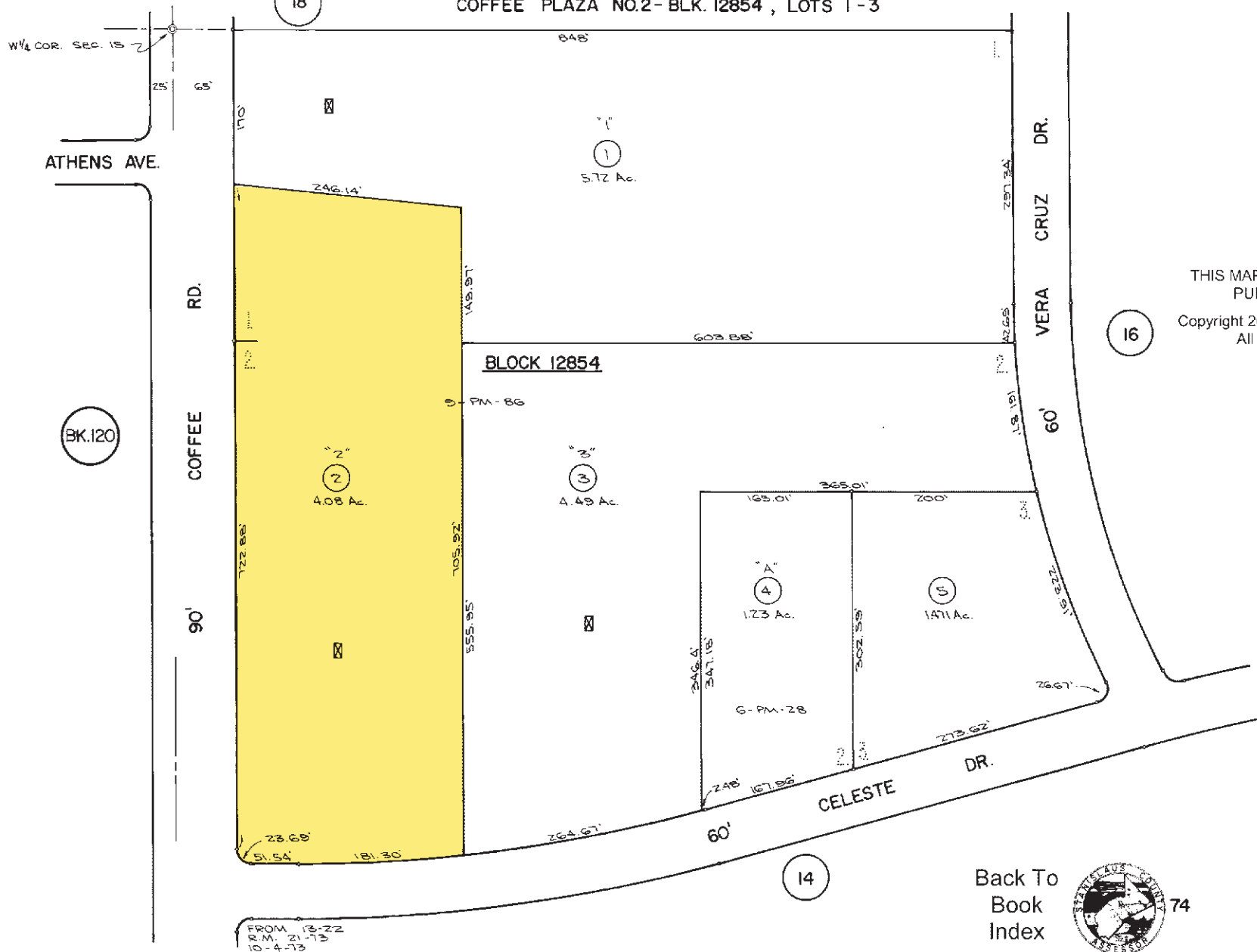


AREA *Plat Map*

PORTION SW1/4 SECTION 15 T.3S. R.9E. M.D.B.&M.
COFFEE PLAZA NO.2-BLK. 12854 , LOTS 1-3

002 008

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THIS MAP FOR ASSESSMENT
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OFFERING MEMORANDUM
2020-2030 Coffee Road

For More Information, Contact Agents:

DOUG FERRARI Lic. 01032363

CFO/Founding Principal

DFerrari@primecommercialinc.com

408.879.4002

DIXIE DIVINE Lic. 00926251 & 01481181

CFO/Founding Principal

DDivine@primecommercialinc.com

408.879.4001



PRIME COMMERCIAL
INCORPORATED

1543 Lafayette St., Suite C, Santa Clara, CA 95050

www.primecommercialinc.com | OFFICE: 408.879.4000