



offering memorandum

3010 ROEDING ROAD

Ceres, Ca 95307 - within Modesto MSA

**Two One Acre Parcels corner Lot ready for Development and down the road from
Approved Soon to be built Super Walmart Shopping Center.**



STARBOARD TCN
WORLDWIDE COMMERCIAL REAL ESTATE
LOCAL FOCUS, GLOBAL REACH



This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, 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. Starboard TCN Worldwide has not made any investigation, and makes no warranty or representation, with respect to income or expenses for the subject property, future projected financial performance of property, size and square footage of property and improvements, presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, condition of improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Starboard TCN Worldwide has not verified, and will not verify, any of the information contained herein, nor has Starboard TCN Worldwide conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** All potential buyers must take appropriate measures to verify all of the information set forth herein.

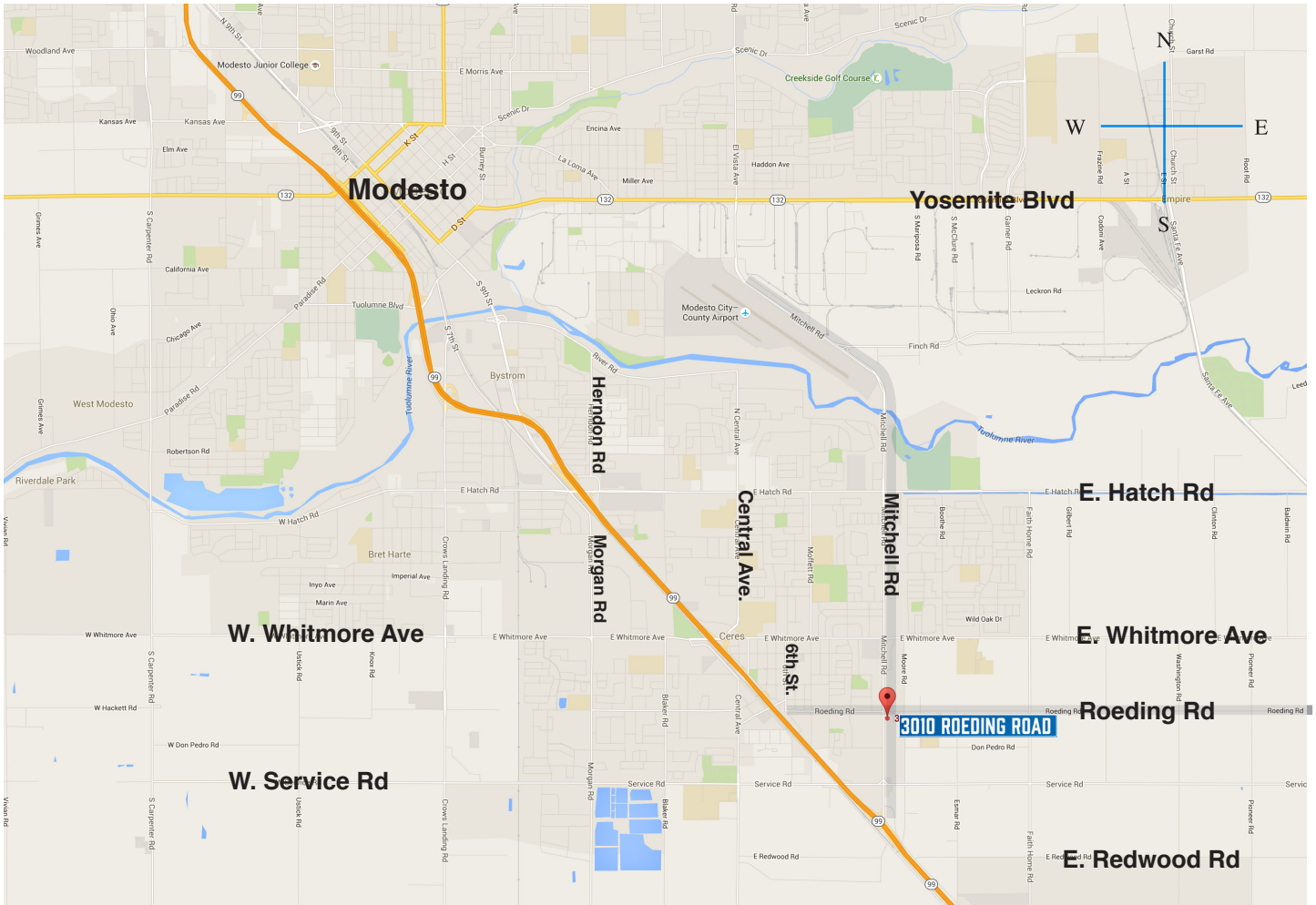
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Property Details

Lot Location:	Largest parcel areas on Mitchell Road
Lot Land Size:	2 Acres
APN/Parcel :	069-028-004
Zoning:	C2-Commercial Vacant Land
Height Limit:	35 Feet
Total Lot Size:	±87,120 SF
Frontage:	600 Feet

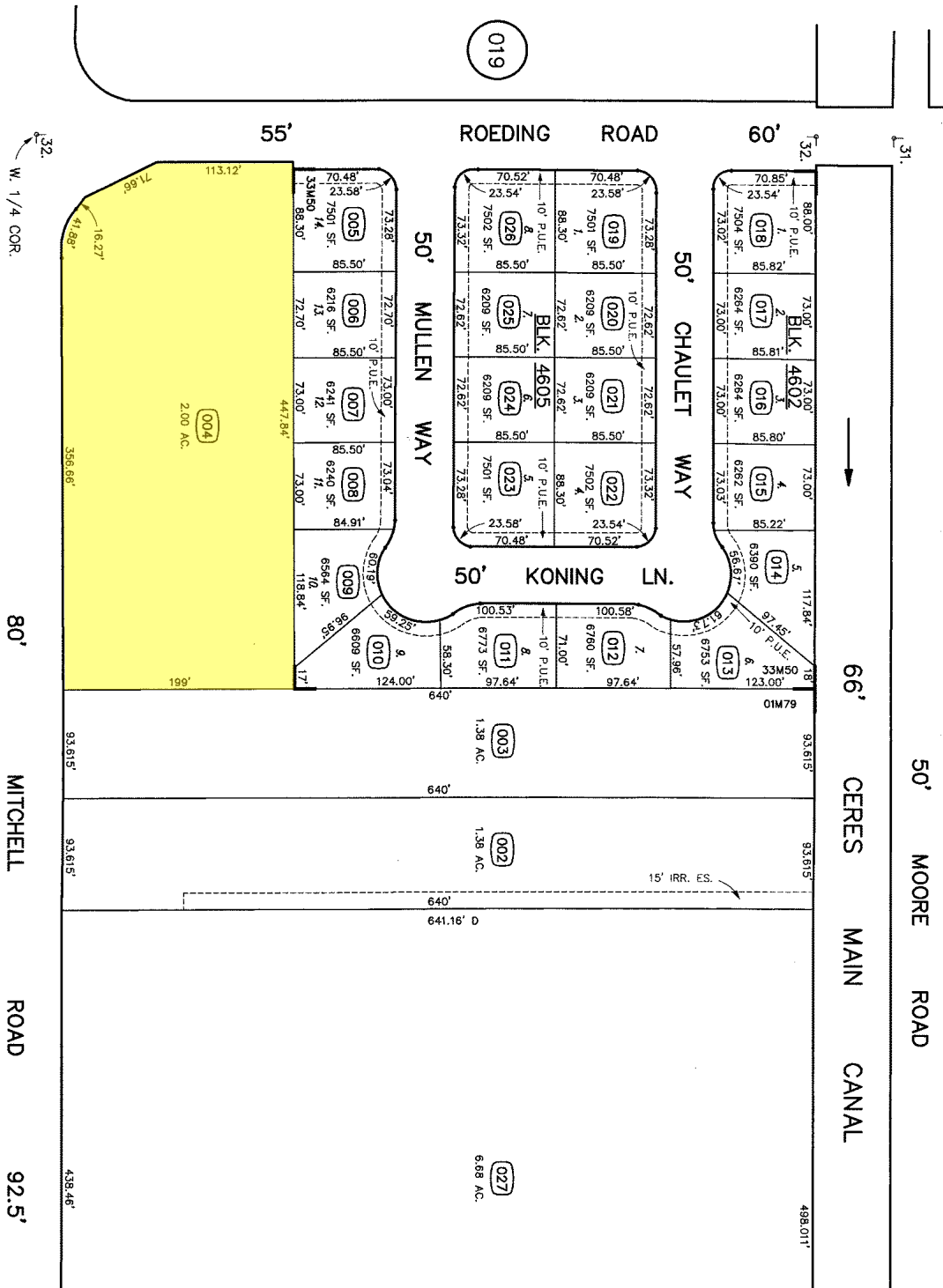


Development Opportunity:

This opportunity is in a prime location right off the freeway adjacent to a residential single family home community. The 2 acres is a clean raw corner parcel soon to be a neighbor to a Super Walmart.

- City Ceres located adjacent to and South of the City of Modesto in Stanislaus County
- Subject property along Mitchell Road a major Commercial Development Corridor apart of the City of Ceres Mitchell Ranch Road Corridor Specific Plan (MRCSP)
- MRCSP will be approximately 450 Acres of development along A2 & 1/2 miles stretch between Highway 99 and the Toulumne River
- The Mitchell Ranch Road Corridor specific plan offers a wide range of commercial use to support community and regional needs including Land Use Designations: Community Commercial (CC), Highway Commercial (HC), Industrial Park (IP), Mixed Use-Commercial Residential Business Park (MX-1), (Mixed Use 2), Residential Business Park Recreational, Regional Commercial (RC), Residential
- 3010 Roeding Road- Aprx. 1200 Feet North of a proposed Super Walmart
- The City of Ceres is interested in upgrading its image as a viable Commercial Center
- The City of Ceres offers free of charge a pre-development review









Population	1-mi.	3-mi.	5-mi.
2015 Male Population	5,172	30,725	73,371
2015 Female Population	5,290	30,706	72,480
% 2015 Male Population	49.44%	50.02%	50.31%
% 2015 Female Population	50.56%	49.98%	49.69%
2015 Total Population: Adult	7,391	42,733	102,500
2015 Total Daytime Population	10,254	58,678	163,659
2015 Total Employees	3,015	17,731	65,076
2015 Total Population: Median Age	31	30	31
2015 Total Population: Adult Median Age	44	43	43
2015 Total population: Under 5 years	887	5,096	12,108
2015 Total population: 5 to 9 years	897	5,330	12,447
2015 Total population: 10 to 14 years	842	5,308	12,034
2015 Total population: 15 to 19 years	797	5,085	11,673
2015 Total population: 20 to 24 years	832	4,916	11,792
2015 Total population: 25 to 29 years	833	4,600	11,022
2015 Total population: 30 to 34 years	734	4,418	10,430
2015 Total population: 35 to 39 years	585	3,888	9,029
2015 Total population: 40 to 44 years	622	4,115	9,349
2015 Total population: 45 to 49 years	589	3,629	8,595
2015 Total population: 50 to 54 years	702	3,890	9,215
2015 Total population: 55 to 59 years	591	3,217	7,810
2015 Total population: 60 to 64 years	464	2,468	6,301
2015 Total population: 65 to 69 years	394	1,969	4,989
2015 Total population: 70 to 74 years	271	1,358	3,337
2015 Total population: 75 to 79 years	186	985	2,420
2015 Total population: 80 to 84 years	124	625	1,644
2015 Total population: 85 years and over	112	534	1,656
% 2015 Total population: Under 5 years	8.48%	8.30%	8.30%
% 2015 Total population: 5 to 9 years	8.57%	8.68%	8.53%
% 2015 Total population: 10 to 14 years	8.05%	8.64%	8.25%
% 2015 Total population: 15 to 19 years	7.62%	8.28%	8.00%
% 2015 Total population: 20 to 24 years	7.95%	8.00%	8.08%
% 2015 Total population: 25 to 29 years	7.96%	7.49%	7.56%
% 2015 Total population: 30 to 34 years	7.02%	7.19%	7.15%
% 2015 Total population: 35 to 39 years	5.59%	6.33%	6.19%
% 2015 Total population: 40 to 44 years	5.95%	6.70%	6.41%
% 2015 Total population: 45 to 49 years	5.63%	5.91%	5.89%
% 2015 Total population: 50 to 54 years	6.71%	6.33%	6.32%
% 2015 Total population: 55 to 59 years	5.65%	5.24%	5.35%
% 2015 Total population: 60 to 64 years	4.44%	4.02%	4.32%
% 2015 Total population: 65 to 69 years	3.77%	3.21%	3.42%
% 2015 Total population: 70 to 74 years	2.59%	2.21%	2.29%
% 2015 Total population: 75 to 79 years	1.78%	1.60%	1.66%
% 2015 Total population: 80 to 84 years	1.19%	1.02%	1.13%
% 2015 Total population: 85 years and over	1.07%	0.87%	1.14%



2015 White alone	6,340	34,851	83,215
2015 Black or African American alone	269	1,433	3,978
2015 American Indian and Alaska Native alone	133	790	2,021
2015 Asian alone	273	3,849	7,341
2015 Native Hawaiian and OPI alone	58	445	1,061
2015 Some Other Race alone	2,778	16,721	39,952
2015 Two or More Races alone	611	3,342	8,283
2015 Hispanic	5,497	35,862	83,023
2015 Not Hispanic	4,965	25,569	62,828
% 2015 White alone	60.60%	56.73%	57.05%
% 2015 Black or African American alone	2.57%	2.33%	2.73%
% 2015 American Indian and Alaska Native alone	1.27%	1.29%	1.39%
% 2015 Asian alone	2.61%	6.27%	5.03%
% 2015 Native Hawaiian and OPI alone	0.55%	0.72%	0.73%
% 2015 Some Other Race alone	26.55%	27.22%	27.39%
% 2015 Two or More Races alone	5.84%	5.44%	5.68%
% 2015 Hispanic	52.54%	58.38%	56.92%
% 2015 Not Hispanic	47.46%	41.62%	43.08%
2015 Not Hispanic: White alone	5,805	23,514	59,225
2015 Not Hispanic: Black or African American alone	128	1,091	3,555
2015 Not Hispanic: American Indian and Alaska Native alone	124	454	1,093
2015 Not Hispanic: Asian alone	318	1,979	6,065
2015 Not Hispanic: Native Hawaiian and OPI alone	8	138	427
2015 Not Hispanic: Some Other Race alone	36	75	239
2015 Not Hispanic: Two or More Races	284	1,402	3,967
% 2015 Not Hispanic: White alone	57.76%	50.14%	46.41%
% 2015 Not Hispanic: Black or African American alone	1.27%	2.33%	2.79%
% 2015 Not Hispanic: American Indian and Alaska Native alone	1.23%	0.97%	0.86%
% 2015 Not Hispanic: Asian alone	3.16%	4.22%	4.75%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.08%	0.29%	0.33%
% 2015 Not Hispanic: Some Other Race alone	0.36%	0.16%	0.19%
% 2015 Not Hispanic: Two or More Races	2.83%	2.99%	3.11%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	10,462	61,431	145,851
2015 Households	3,186	16,707	41,347
Population Change 2010-2015	302	2,636	5,607
Household Change 2010-2015	20	310	607
% Population Change 2010-2015	2.97%	4.48%	4.00%
% Household Change 2010-2015	0.63%	1.89%	1.49%
Population Change 2000-2015	411	14,535	18,234
Household Change 2000-2015	-52	2,649	3,322
% Population Change 2000 to 2015	4.09%	30.99%	14.29%
% Household Change 2000 to 2015	-1.61%	18.84%	8.74%



Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,358	14,582	39,590
2015 Occupied Housing Units	3,238	14,058	38,025
2015 Owner Occupied Housing Units	1,824	9,296	22,798
2015 Renter Occupied Housing Units	1,414	4,762	15,227
2015 Vacant Housings Units	120	524	1,566
% 2015 Occupied Housing Units	96.43%	96.41%	96.05%
% 2015 Owner occupied housing units	56.33%	66.13%	59.96%
% 2015 Renter occupied housing units	43.67%	33.87%	40.04%
% 2000 Vacant housing units	3.57%	3.59%	3.96%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$43,502	\$45,402	\$40,955
2015 Household Income: Average	\$55,511	\$58,993	\$55,956
2015 Per Capita Income	\$17,053	\$16,300	\$16,105
2015 Household income: Less than \$10,000	266	1,102	3,574
2015 Household income: \$10,000 to \$14,999	318	1,411	3,848
2015 Household income: \$15,000 to \$19,999	211	970	2,718
2015 Household income: \$20,000 to \$24,999	179	1,029	2,683
2015 Household income: \$25,000 to \$29,999	151	961	2,694
2015 Household income: \$30,000 to \$34,999	166	910	2,515
2015 Household income: \$35,000 to \$39,999	192	914	2,192
2015 Household income: \$40,000 to \$44,999	157	1,000	2,352
2015 Household income: \$45,000 to \$49,999	116	701	1,605
2015 Household income: \$50,000 to \$59,999	356	1,536	3,705
2015 Household income: \$60,000 to \$74,999	342	1,897	3,988
2015 Household income: \$75,000 to \$99,999	345	1,839	3,889
2015 Household income: \$100,000 to \$124,999	192	1,149	2,279
2015 Household income: \$125,000 to \$149,999	74	589	1,499
2015 Household income: \$150,000 to \$199,999	69	412	1,042
2015 Household income: \$200,000 or more	52	287	764
% 2015 Household income: Less than \$10,000	8.35%	6.60%	8.64%
% 2015 Household income: \$10,000 to \$14,999	9.98%	8.45%	9.31%
% 2015 Household income: \$15,000 to \$19,999	6.62%	5.81%	6.57%
% 2015 Household income: \$20,000 to \$24,999	5.62%	6.16%	6.49%
% 2015 Household income: \$25,000 to \$29,999	4.74%	5.75%	6.52%
% 2015 Household income: \$30,000 to \$34,999	5.21%	5.45%	6.08%
% 2015 Household income: \$35,000 to \$39,999	6.03%	5.47%	5.30%
% 2015 Household income: \$40,000 to \$44,999	4.93%	5.99%	5.69%
% 2015 Household income: \$45,000 to \$49,999	3.64%	4.20%	3.88%
% 2015 Household income: \$50,000 to \$59,999	11.17%	9.19%	8.96%
% 2015 Household income: \$60,000 to \$74,999	10.73%	11.35%	9.65%
% 2015 Household income: \$75,000 to \$99,999	10.83%	11.01%	9.41%
% 2015 Household income: \$100,000 to \$124,999	6.03%	6.88%	5.51%
% 2015 Household income: \$125,000 to \$149,999	2.32%	3.53%	3.63%
% 2015 Household income: \$150,000 to \$199,999	2.17%	2.47%	2.52%
% 2015 Household income: \$200,000 or more	1.63%	1.72%	1.85%



Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$857,903	\$4,620,252	\$11,207,694
2015 Jewelry stores	\$293,877	\$1,559,040	\$3,812,657
2015 Mens clothing stores	\$984,775	\$5,301,893	\$12,880,592
2015 Shoe stores	\$1,009,924	\$5,427,257	\$13,169,155
2015 Womens clothing stores	\$1,652,435	\$8,840,144	\$21,509,899
2015 Automobile dealers	\$12,597,665	\$68,125,696	\$164,823,203
2015 Automotive parts and accessories stores	\$2,489,551	\$13,391,442	\$32,542,415
2015 Other motor vehicle dealers	\$348,571	\$1,853,448	\$4,560,376
2015 Tire dealers	\$1,115,619	\$5,991,950	\$14,547,542
2015 Hardware stores	\$49,063	\$274,099	\$660,735
2015 Home centers	\$499,579	\$2,727,435	\$6,566,121
2015 Nursery and garden centers	\$593,255	\$3,214,542	\$7,801,885
2015 Outdoor power equipment stores	\$278,174	\$1,509,258	\$3,644,322
2015 Paint andwallpaper stores	\$59,464	\$327,864	\$783,814
2015 Appliance, television, and other electronics stores	\$1,684,797	\$9,112,223	\$22,034,270
2015 Camera andphotographic supplies stores	\$125,397	\$682,707	\$1,646,949
2015 Computer andsoftware stores	\$4,731,376	\$25,248,786	\$61,584,884
2015 Beer, wine, and liquor stores	\$814,468	\$4,366,353	\$10,658,909
2015 Convenience stores	\$3,759,101	\$20,120,609	\$48,933,081
2015 Restaurant Expenditures	\$3,389,308	\$18,225,002	\$44,275,119
2015 Supermarkets and other grocery (except convenience) stores	\$13,622,161	\$72,845,266	\$177,897,228
2015 Furniture stores	\$1,207,302	\$6,476,903	\$15,729,108
2015 Home furnishings stores	\$4,180,371	\$22,479,510	\$54,687,538
2015 General merchandise stores	\$21,885,046	\$118,149,103	\$286,951,871
2015 Gasoline stations with convenience stores	\$11,660,177	\$62,537,602	\$151,811,032
2015 Other gasoline stations	\$8,355,394	\$44,845,786	\$108,796,493
2015 Department stores (excl leased depts)	\$21,591,169	\$116,590,063	\$283,139,214
2015 General merchandise stores	\$21,885,046	\$118,149,103	\$286,951,871
2015 Other health and personal care stores	\$848,513	\$4,557,628	\$11,078,772
2015 Pharmacies and drug stores	\$3,441,282	\$18,436,023	\$44,997,938
2015 Pet and pet supplies stores	\$926,175	\$4,973,142	\$12,068,554
2015 Book, periodical, and music stores	\$136,469	\$730,499	\$1,780,381
2015 Hobby, toy, and game stores	\$404,728	\$2,156,354	\$5,251,271
2015 Musical instrument and supplies stores	\$39,310	\$211,988	\$515,264
2015 Sewing, needlework, and piece goods stores	\$73,742	\$395,610	\$966,972
2015 Sporting goods stores	\$382,194	\$2,072,654	\$4,979,172