

# City Of Patterson 2 Acre Industrial

580 C Street Sperry Avenue, Patterson CA 95363



*Prepared By:*

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**MatrixCRE.ai Virtual Tour**

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**GQ North**  
COMMERCIAL REAL ESTATE

# THE SPACE

Location	580 C Street Sperry Avenue, Patterson, CA, 95363
COUNTY	Stanislaus
APN	131-017-024-000
Rent Per SF (Annual)	\$1.35
Lease Type	NNN

**Notes** For Lease \$1.35 and \$0.12 NNN PSF

# HIGHLIGHTS

- 2 Acre Industrial Ground Lease On Sperry Avenue In Patterson
- Home Of Large Distribution Area Only 70 Miles To San Francisco
- The 2 Acre Lot Has 15,000 sf Existing Industrial Pad
- All Utilities To The Property
- Two Street Entrances, Front And Back
- Local Amazon Distribution Center, 1 Million Square Feet On 120 acres
- Direct Easy Access To Interstate 5
- \$3,500.00 Monthly As Is lot
- Option for Ground Lease and Development

## LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- San Francisco (415) 982-9496
- Los Angeles (310) 367-8933
- Sacramento (916) 798-8559
- info@matrixcre.ai



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,121	26,491	27,410



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,473	\$99,019	\$98,904



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,092	7,099	7,398

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## PROPERTY FEATURES

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LAND SF	88,862
LOT SIZE AC	2.04
YEAR BUILT	1994
PROPERTY USE	Vacant Land- Industrial

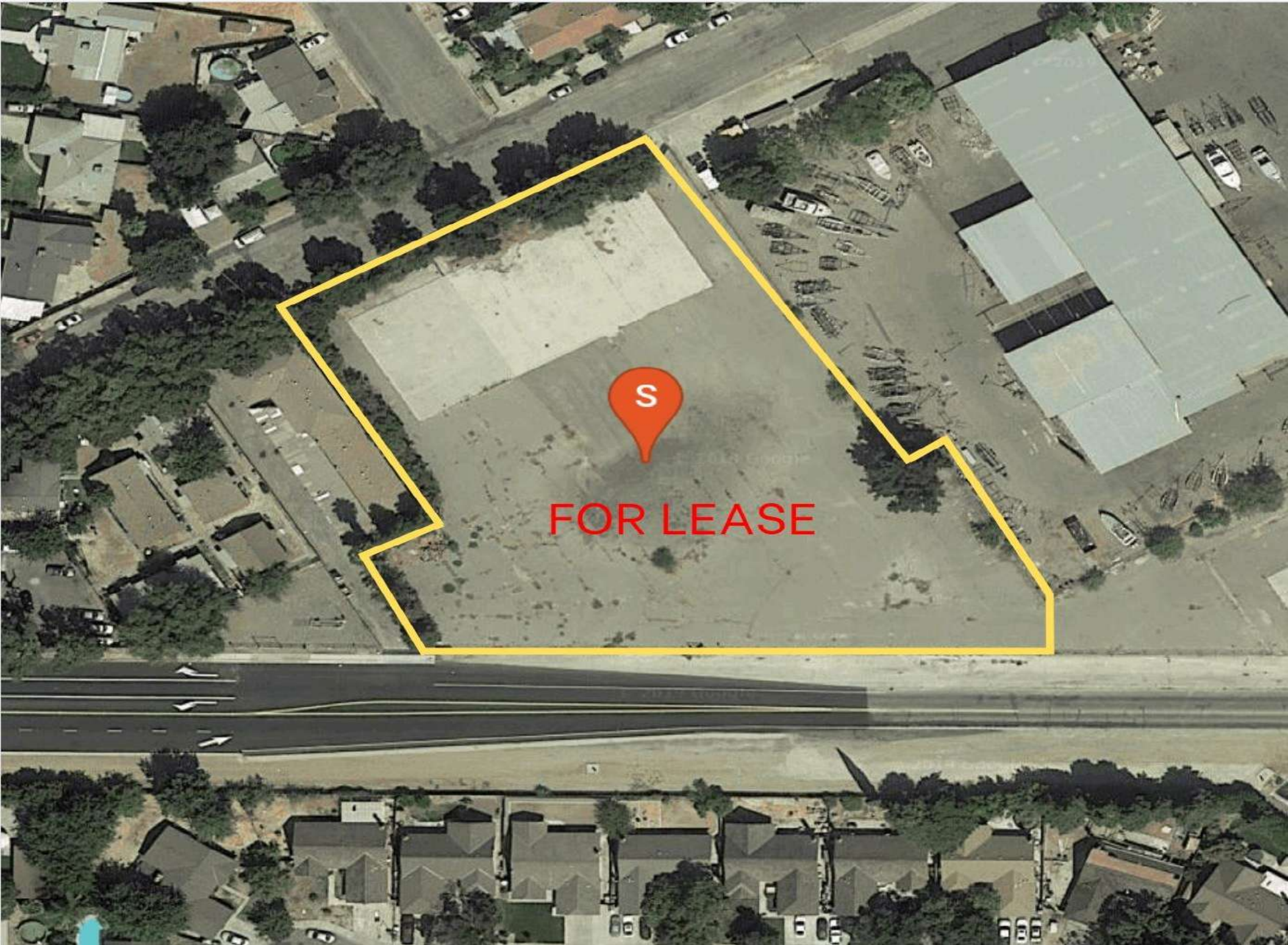
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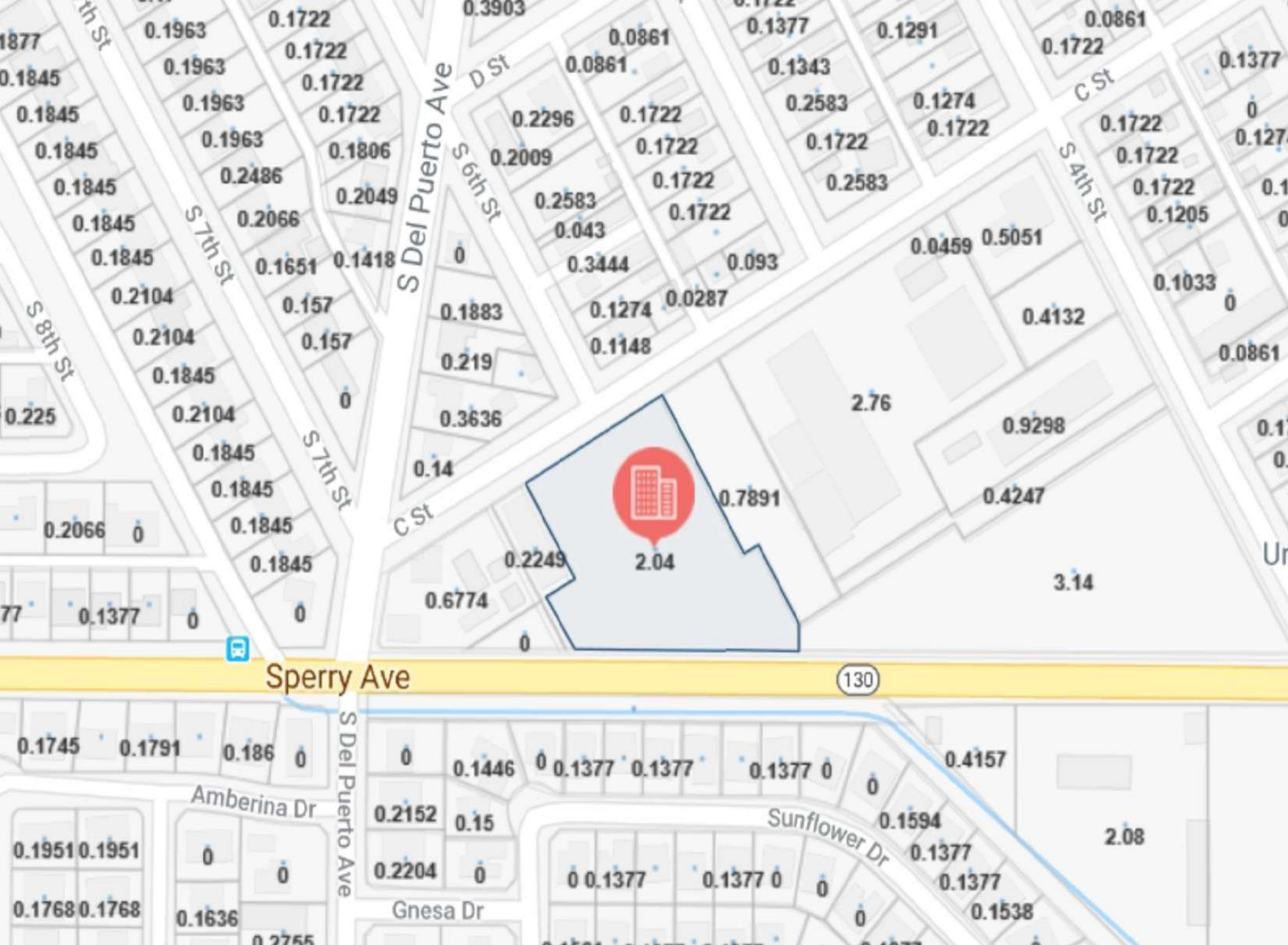






FOR LEASE









<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	8,648	13,357	14,185
2010 Population	9,975	22,303	23,187
2022 Population	11,121	26,491	27,410
2027 Population	11,196	26,402	27,306
2022 African American	434	1,702	1,716
2022 American Indian	291	629	640
2022 Asian	408	1,677	1,696
2022 Hispanic	7,685	16,721	17,247
2022 Other Race	4,701	10,068	10,419
2022 White	3,358	7,861	8,267
2022 Multiracial	1,838	4,213	4,329
2022-2027: Population: Growth Rate	0.65 %	-0.35 %	-0.40 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	205	378	395
\$15,000-\$24,999	220	309	320
\$25,000-\$34,999	196	430	455
\$35,000-\$49,999	457	903	944
\$50,000-\$74,999	468	1,309	1,356
\$75,000-\$99,999	562	1,214	1,266
\$100,000-\$149,999	540	1,462	1,528
\$150,000-\$199,999	282	648	671
\$200,000 or greater	163	446	463
Median HH Income	\$75,015	\$78,422	\$78,406
Average HH Income	\$92,473	\$99,019	\$98,904

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	2,410	3,822	4,101
2010 Total Households	2,872	6,179	6,462
2022 Total Households	3,092	7,099	7,398
2027 Total Households	3,108	7,063	7,357
2022 Average Household Size	3.59	3.72	3.70
2000 Owner Occupied Housing	1,535	2,492	2,639
2000 Renter Occupied Housing	784	1,176	1,291
2022 Owner Occupied Housing	1,817	4,538	4,709
2022 Renter Occupied Housing	1,275	2,561	2,689
2022 Vacant Housing	105	249	261
2022 Total Housing	3,197	7,348	7,659
2027 Owner Occupied Housing	1,837	4,566	4,735
2027 Renter Occupied Housing	1,270	2,497	2,623
2027 Vacant Housing	81	211	228
2027 Total Housing	3,189	7,274	7,585
2022-2027: Households: Growth Rate	0.50 %	-0.50 %	-0.55 %

Source: esri



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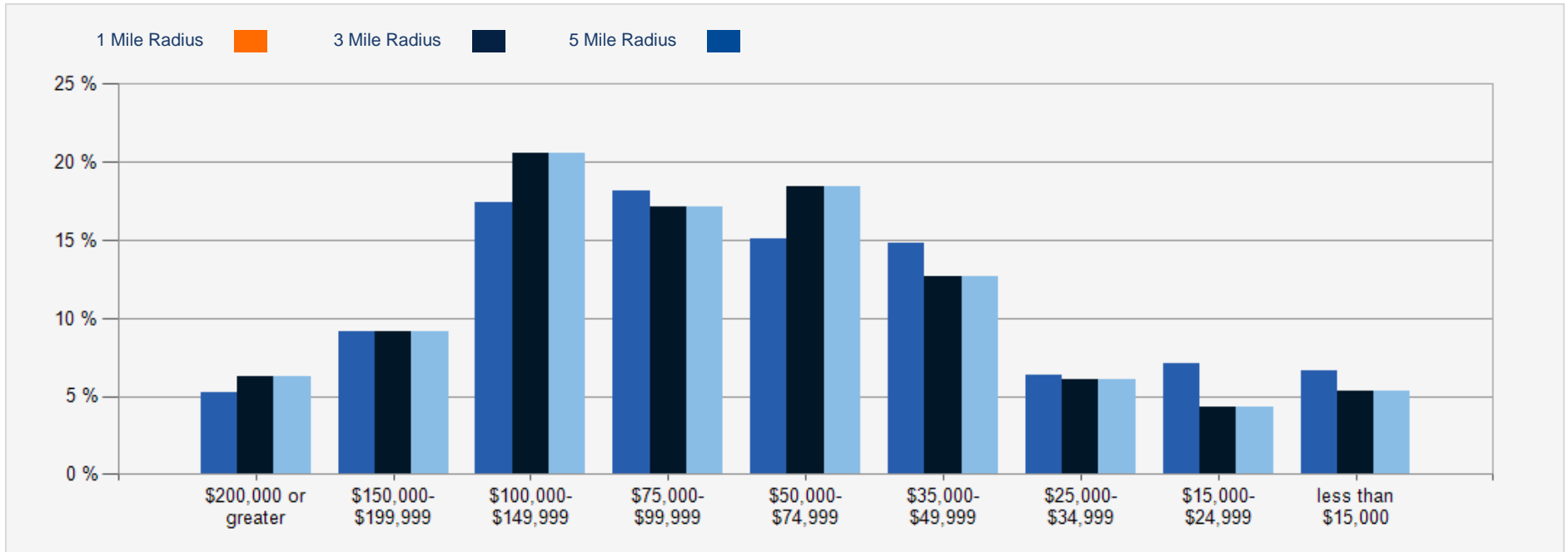
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	850	2,143	2,210
2022 Population Age 35-39	726	1,726	1,783
2022 Population Age 40-44	670	1,593	1,639
2022 Population Age 45-49	621	1,507	1,557
2022 Population Age 50-54	624	1,509	1,566
2022 Population Age 55-59	601	1,476	1,550
2022 Population Age 60-64	534	1,248	1,304
2022 Population Age 65-69	432	1,006	1,056
2022 Population Age 70-74	325	752	790
2022 Population Age 75-79	199	435	458
2022 Population Age 80-84	115	259	276
2022 Population Age 85+	100	202	218
2022 Population Age 18+	7,931	19,084	19,784
2022 Median Age	31	31	32

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,405	\$82,074	\$81,910
Average Household Income 25-34	\$95,597	\$100,051	\$99,813
Median Household Income 35-44	\$83,373	\$90,400	\$90,323
Average Household Income 35-44	\$108,054	\$115,980	\$116,092
Median Household Income 45-54	\$84,413	\$88,988	\$89,017
Average Household Income 45-54	\$103,790	\$112,074	\$112,038
Median Household Income 55-64	\$77,135	\$79,736	\$79,955
Average Household Income 55-64	\$93,819	\$98,471	\$98,589
Median Household Income 65-74	\$49,315	\$55,229	\$55,731
Average Household Income 65-74	\$78,030	\$81,169	\$81,538
Average Household Income 75+	\$50,804	\$56,076	\$56,395

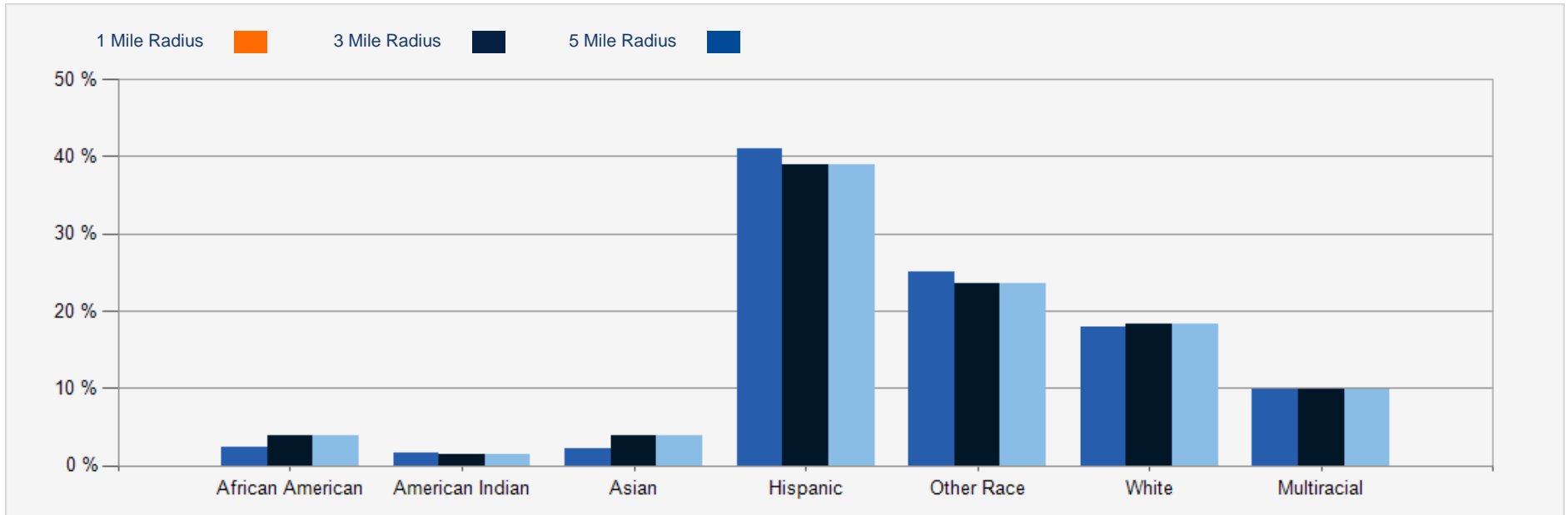
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	980	2,684	2,739
2027 Population Age 35-39	836	2,138	2,204
2027 Population Age 40-44	690	1,588	1,644
2027 Population Age 45-49	624	1,396	1,441
2027 Population Age 50-54	560	1,269	1,316
2027 Population Age 55-59	563	1,279	1,336
2027 Population Age 60-64	523	1,207	1,276
2027 Population Age 65-69	458	1,013	1,064
2027 Population Age 70-74	351	766	810
2027 Population Age 75-79	253	551	581
2027 Population Age 80-84	144	301	318
2027 Population Age 85+	101	210	227
2027 Population Age 18+	8,019	18,989	19,681
2027 Median Age	33	32	32

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,500	\$92,720	\$92,772
Average Household Income 25-34	\$110,949	\$117,049	\$116,915
Median Household Income 35-44	\$94,292	\$103,062	\$103,109
Average Household Income 35-44	\$124,292	\$136,050	\$136,097
Median Household Income 45-54	\$94,467	\$99,686	\$100,000
Average Household Income 45-54	\$118,638	\$129,175	\$129,175
Median Household Income 55-64	\$87,822	\$93,477	\$93,841
Average Household Income 55-64	\$107,593	\$115,965	\$116,230
Median Household Income 65-74	\$65,389	\$71,494	\$72,429
Average Household Income 65-74	\$93,817	\$99,940	\$100,426
Average Household Income 75+	\$63,921	\$73,054	\$73,697

## 2022 Household Income

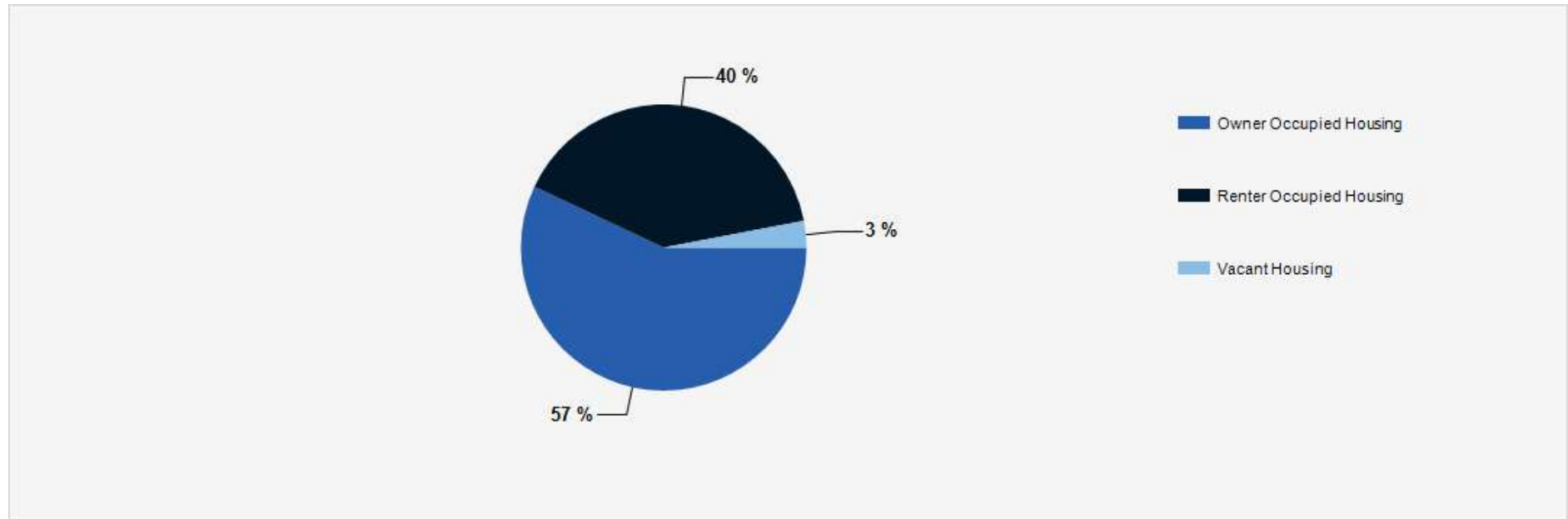


## 2022 Population by Race

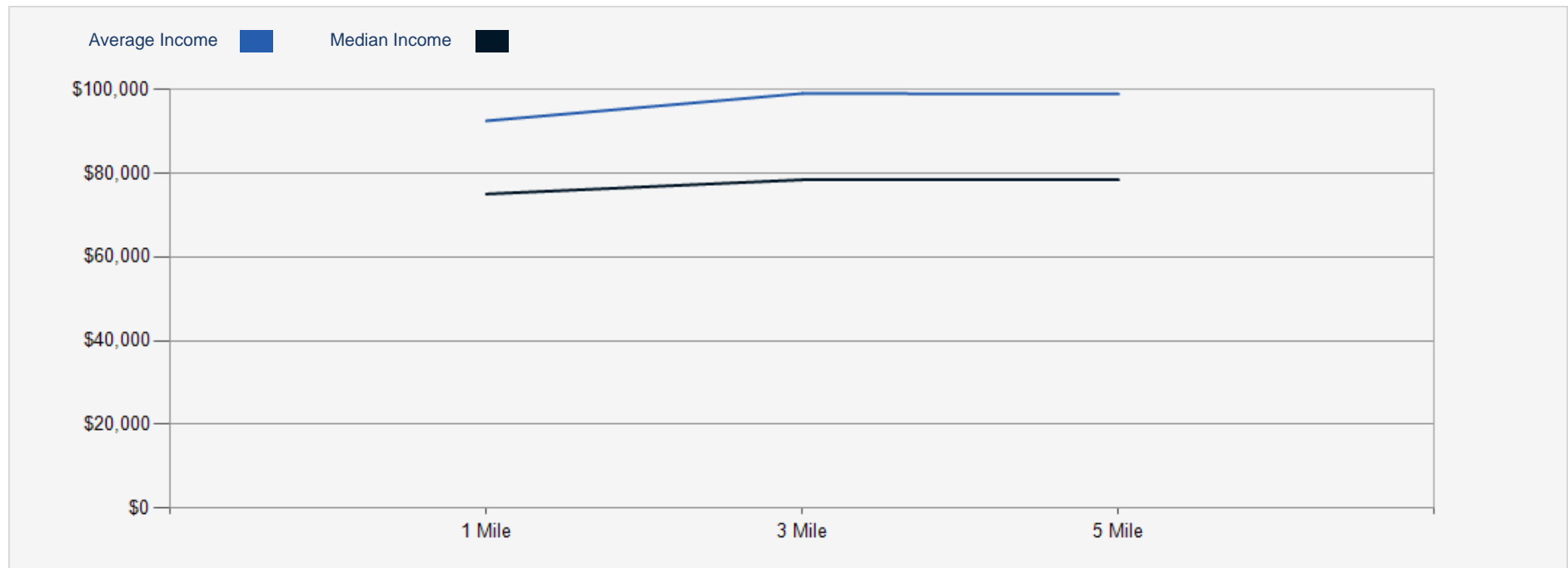




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





Lu Ann Henderson

Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and CEO at MatrixCRE.ai. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020. Lu Ann's overall transaction volumes are in the top 5% of brokers.

LOS ANGELES, CA, March 6, 2023 — Crexi, the commercial real estate industry's fastest-growing marketplace, data, and technology platform, announced Lu Ann Henderson as a winner of its annual Platinum Broker Awards, an awards program recognizing the highest performing brokers on Crexi's platform. I'm responsible for 28 million in commercial sales and leased/sold over 13 million square feet.

As a boutique listing agent and selective on the number of listings, she'll take on to ensure personal attention and due diligence for each of her clients. She believes she has a proven strategy for a higher success rate of closings for all her clients. She's nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in Leasing transactions, most dual agency and leaving two more sales transactions currently in escrow and due to close in early 2022.

Lu Ann has been responsible for multi-millions in California, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private commercial investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate.

Lu Ann played a vital role in the nine-month due diligence duties for purchasing 277 acres at Larry Bell Dairy Farm negotiated for \$3.8 million in 2013. She was responsible for troubleshooting the entire AG-80, 277 acres, and the 12 residential properties located at 11318 Franklin Blvd, Elk Grove, CA. Lu Ann managed the back end of housing and development and commercial and agricultural purchases. She oversaw identifying properties through entitlements, including due diligence for creating plot maps, documenting, supervising EPA reports, water, and environmental duties, mitigation, and protocol guidelines for special habitats.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all commercial real estate aspects of the business.

Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database. In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, MatrixCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.



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