



FOR SALE

5708 Pirrone Road
Salida, CA

100% LEASED NNN SINGLE TENANT
Dental/Medical Condominium

HIGHLY VISIBLE from Highway 99

SALE PRICE \$1,170,000
7.00% CAP RATE



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SALIDA, CA



PROPERTY OVERVIEW

Price	\$1,170,000
Price / SF	\$365.62
Cap Rate	7.00%
Year Built	2004
Occupancy	100%
Tenancy	Single
Lease Type	NNN
Parcel No.	136-036-094

5708 PIRRONE ROAD is located at the gateway entrance of Salida/Modesto along Highway 99 and is a part of the **MOUNTAIN VIEW MEDICAL PROFESSIONAL CENTER** which is recognized for its signature mountain range mural that covers much of the buildings. This center is home to tenants such as: the **SALIDA DENTAL GROUP** (subject property/tenant), the

Salida Surgery Center, and B.E.S.T. (Behavior & Educational Strategies & Training). The property is centrally located in the Salida commercial trade area and is surrounded by the Vizcaya residential development, established in 2002, which features mid-sized and priced homes. There are well over **100,000+ CARS PER DAY** passing by and seeing this property every day.

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RENT ROLL

Tenant	Salida Dental Group Dr. Lora Ota, DDS
SF	±3,200
Current Rent	\$6,826.76/month
Current Rent/SF	\$2.13/SF/month
Lease Expiration	February 2023
Lease Type	NNN
Years as Tenant	8 Years (June 2011)

INCOME & EXPENSES

	Current
Scheduled Income	\$81,921.12
Reimbursements*	\$21,161.28
GROSS INCOME	\$103,082.40
Vacancy 0%	-
Expenses*	\$21,161.24
NET OPERATING INCOME	\$81,921.13*

* ESTIMATED 2019



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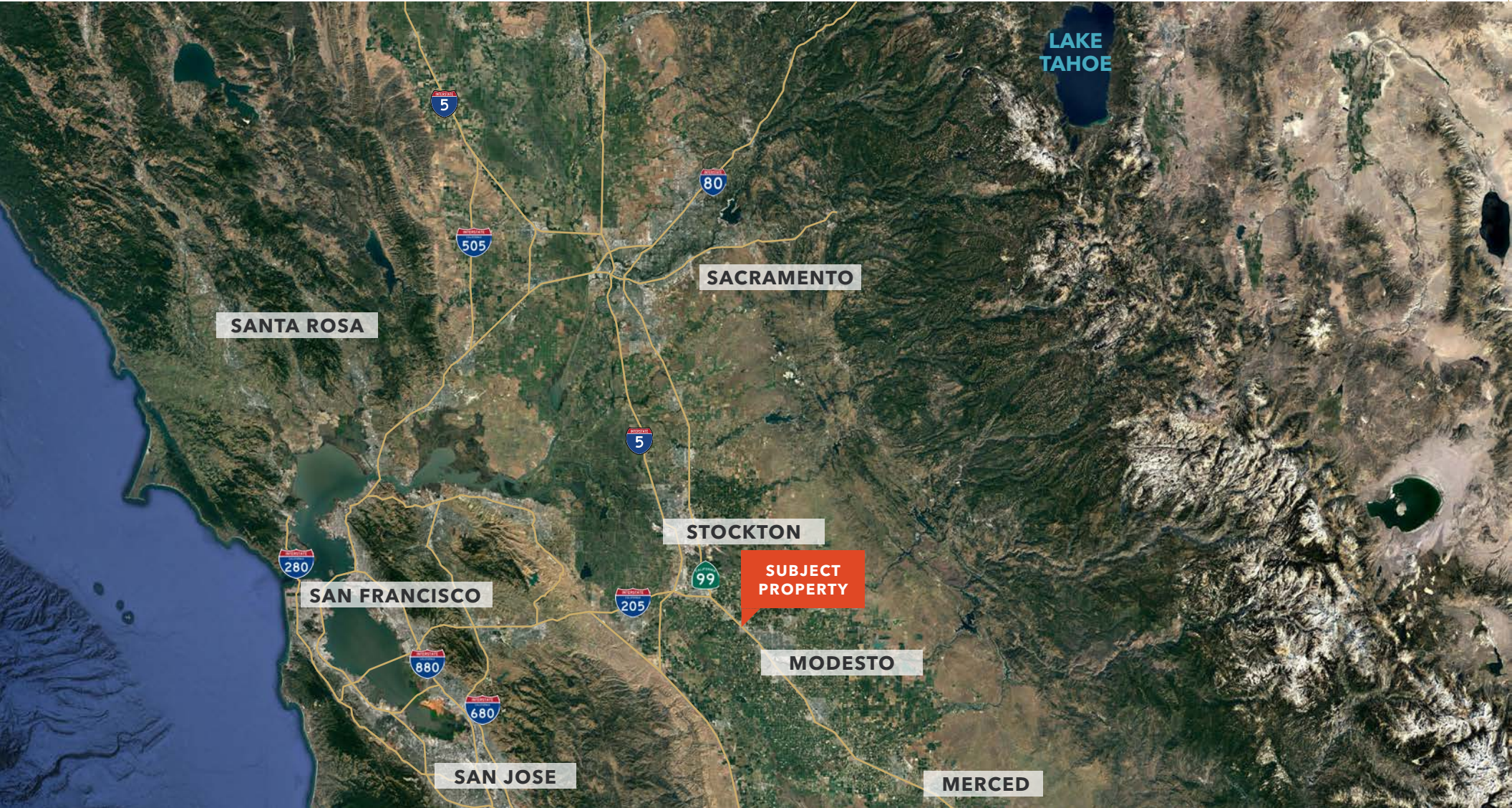
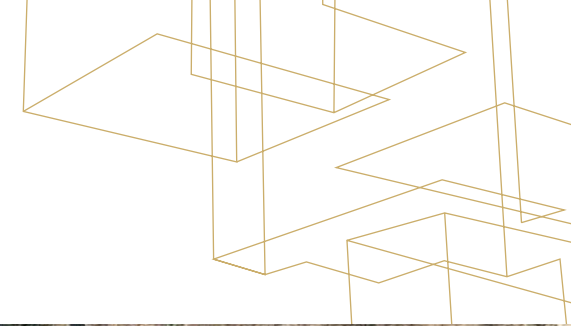
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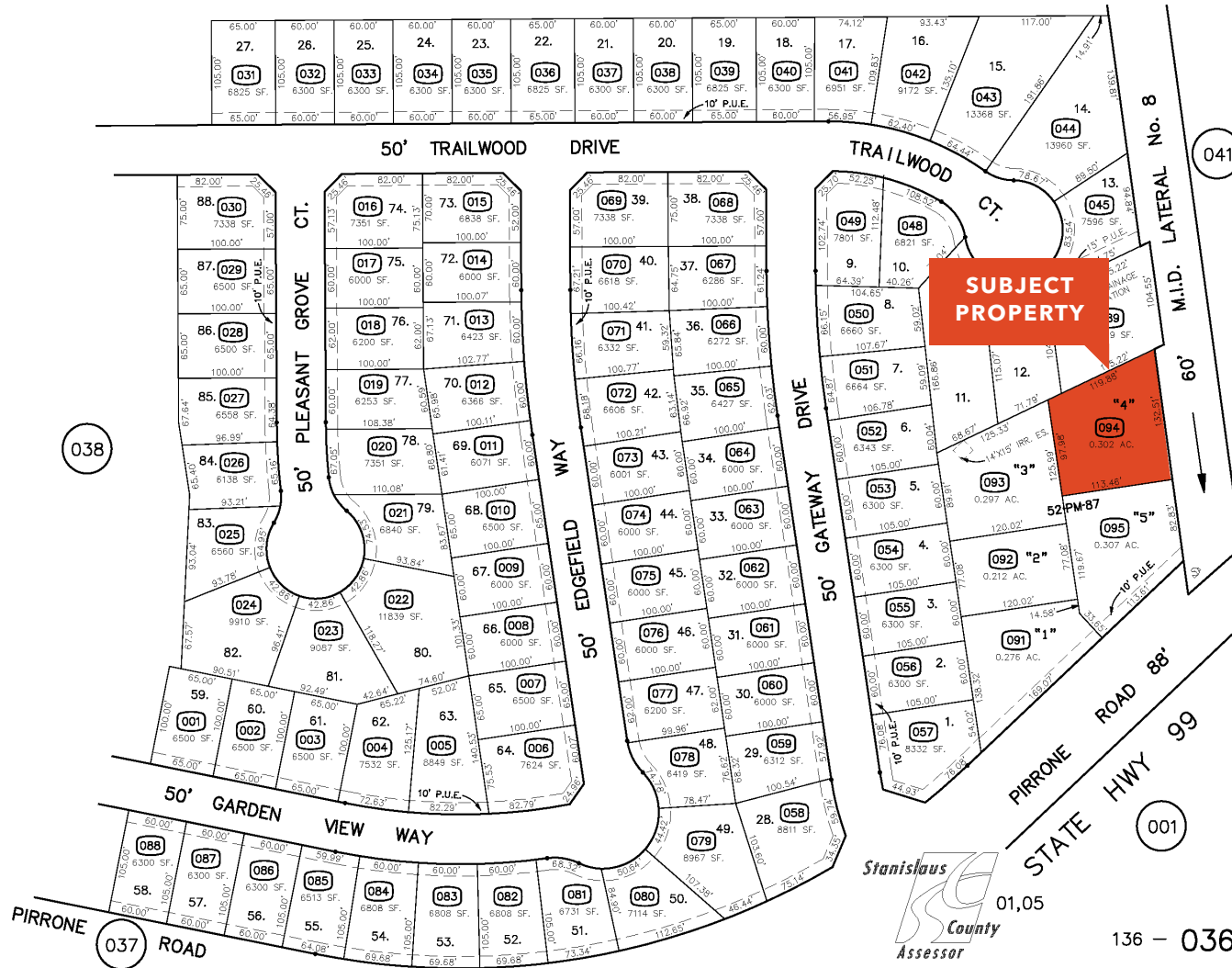
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Parcel Map



Stanislaus
County
Assessor

01,05

136 - 036

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Salida, California is a growing city that is home to more than 13,000 residents. Located within Stanislaus County, just north of Modesto on Highway 99, Salida is a tight-knit agricultural town that dates back as far as 1870, when the Central Pacific Railroad reached its track construction at Stanislaus County's northern exit. The Spanish word Salida translates to "exit" in English.

Salida's neighboring city, Modesto, is the largest city in Stanislaus County and the 18th largest city in California with more than 204,000 residents. Modesto ranks 6th among California cities with regards to farm production. Award winning filmmaker, George Lucas was born and raised in Modesto. Lucas graduated from Thomas Downey High School in 1962 and attended Modesto Junior College, immortalized the city in his award-winning 1973 film American Graffiti. Although it was not actually shot in Modesto, the film portrayed the spirit of cruising and friendship on Modesto's 10th and 11th Streets in 1962, and inspired a revival of interest in 1950s pop culture, including the TV show Happy Days and its spin-offs.

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The city's annual Architectural Festival honors Modesto's history as a testing ground for mid-century modern architecture during the 1940s and '50s. Modesto's mid-century buildings have been featured four times in Museum of Modern Art publications.

In December 2009, Forbes ranked Modesto 48th out of 100 among "Best Bang-for-the-Buck Cities" and 8th in housing affordability. Modesto is the home of Gallo Family Winery, the largest privately-owned winery in the world.

Salida is located conveniently along CA-99 and is 68 miles from Sacramento, 86 miles from San Francisco, and 66 miles away from the world renown Yosemite National Park.

Source: Google, Wikipedia

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KIDDER MATHEWS OVERVIEW

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 800 local market specialists and top-producing professionals—serving out of 22 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.



COMMERCIAL BROKERAGE

\$9B ANNUAL TRANSACTION VOLUME

400+ NO. OF BROKERS

VALUATION ADVISORY

1,600+ ASSIGNMENTS ANNUALLY

36/23 TOTAL NO. OF APPRAISERS / MAIS

PROPERTY MANAGEMENT

53M+ SF UNDER MANAGEMENT

AWARD-WINNING SERVICES

Largest Commercial RE Firm	7yrs
Top Leasing Firm in Sacramento	3yrs
Top Sales Firms	2yrs
Fastest Growing Companies	6yrs
NREI Top Brokers	7yrs
Bay Area News Group Top Work Places	7yrs



For sale information contact

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