

For Sale



Two Parcels Summit Corporate Center Modesto, CA



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6/16/06

Property Description

- Parcels:** There are two parcels for sale. Each one is 24,000 square feet. Total size is approximately 1.10 acres. One parcel has 120 feet of frontage on Lyell Drive and the other has approximately 120 feet of frontage on Spyres Way.
- Appropriate Uses:** Summit Corporate Center is covered by CC&Rs which specify that uses within the Center are limited to administrative, business and professional offices. To maintain the professional appearance of the Center, the CC&Rs also specify front building setback of 30 feet, side setback of 10 feet and rear setback of 20 feet. Maximum floor area ratio is 35%, and the minimum landscape ratio is 10%.
- Location:** The parcels are located in north Modesto in the Summit Corporate Center business park. Summit Corporate Center is bounded by Bangs Avenue on the north, Pelandale Avenue and the M.I.D. canal on the south, North Star Way on the west, and runs almost to McHenry Avenue on the east.
- This location is approximately 4 miles from SR 99 and is just west of SR 108 (McHenry Ave.), which provides very good access to the entire northern half of Modesto as well as to the freeway.
- General:** Summit Corporate Center is an upscale business park development in the rapidly growing north Modesto area. Other businesses within Summit Corporate Center include: Berberian Properties, Community Hospice, 5.11 Tactical, Hamilton and Co. CPAs, Golden Bear Physical Therapy, John Laing Homes, Nicholson Insurance, Ray Simon Co. and others.
- Pricing:** The price for the lots is \$310,000 per lot.



Demographics

1, 2 and 3-mile Radii around Summit Corporate Center

2005 Estimates

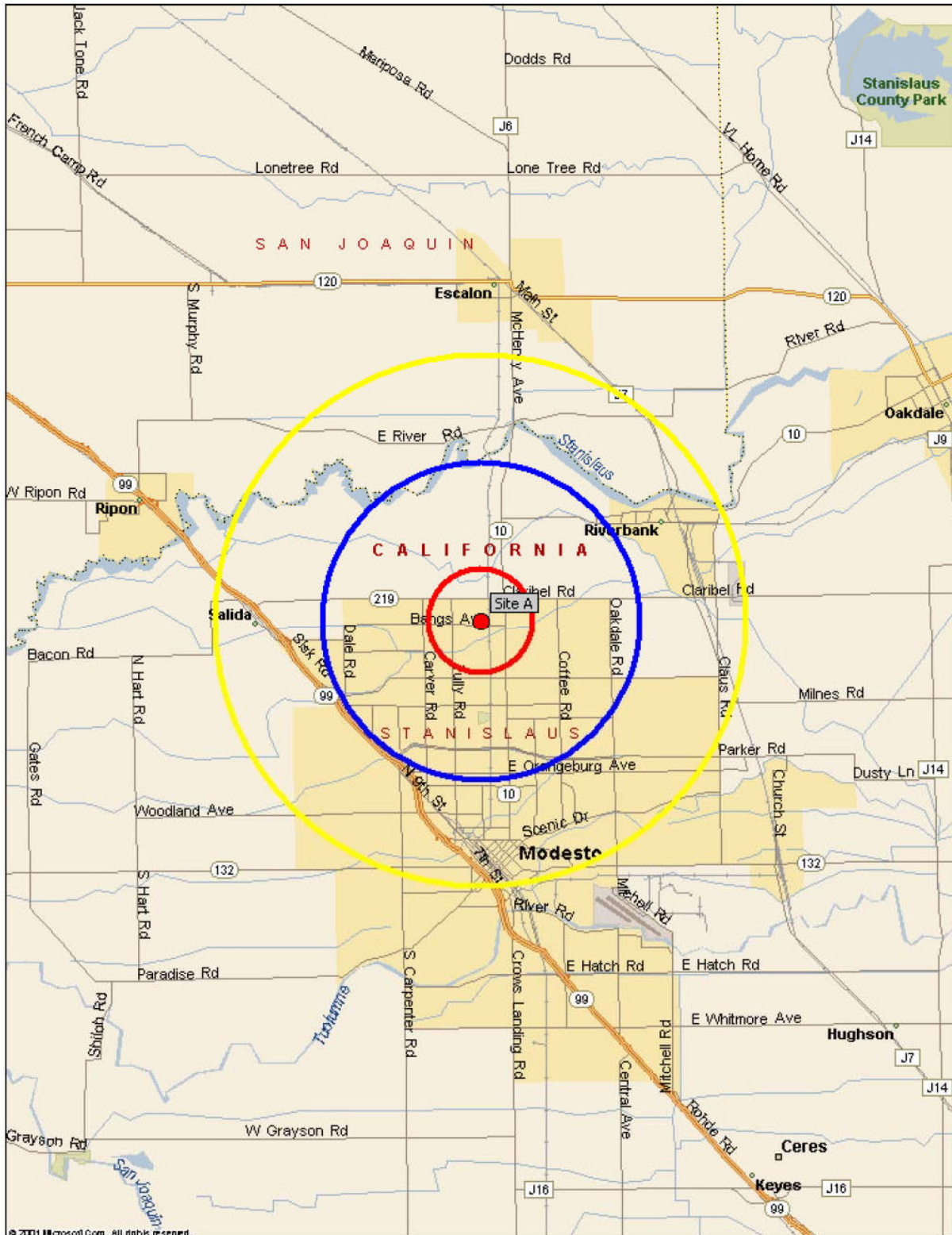
	1-mile radius	3-mile radius	5-mile radius
Total Population	7,646	98,263	217,925
Population/sq. mile	2,888	3,401	2,826
Average Age	39.3	36.7	35.4
Median Age	39.8	35.6	33.9
Total Households	2,908	34,520	73,322
Average Hsehd. Income	\$71,604	\$65,654	\$66,078
Median Hsehd. Income	\$39,372	\$45,742	\$45,787
Per Capita Income	\$27,393	\$23,268	\$22,518
Median Family Income	\$51,787	\$53,448	\$52,773
Owner-occupied hsg. units	1,971	21,185	44,966
Renter-occupied hsg. units	937	13,335	28,356
Vacant housing units	183	878	1,927

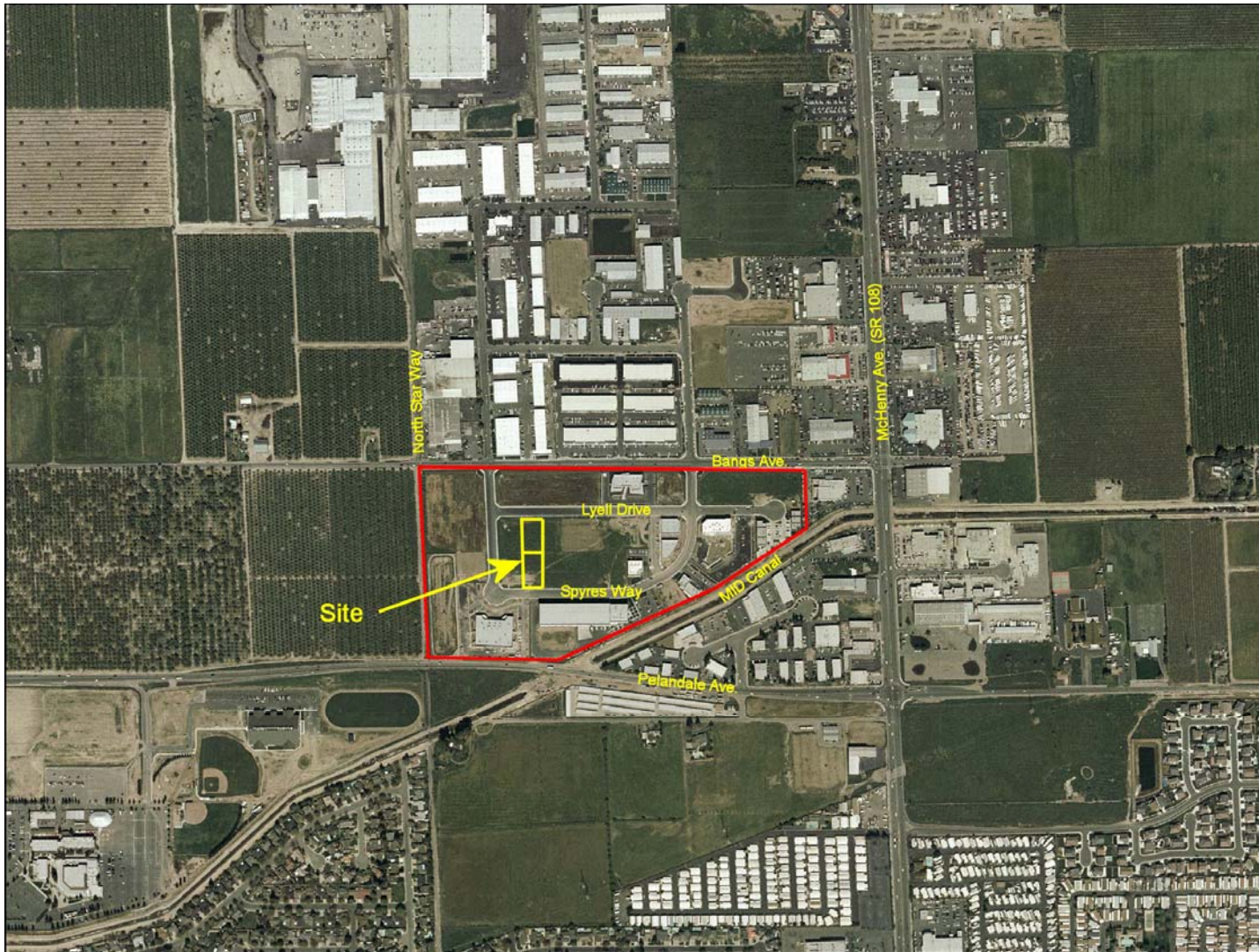
Source: PCensus for MapPoint



Summit Corporate Center, Modesto, CA

1, 3, 5 mile radii





Companies Already in
Summit Corporate
Center

- Nicholson Ins.
- Simon Co.
- Berberian Corp.
- Nick Trani Enterprises
- Community Hospice
- John Laing Homes
- Velthoen Assoc.
- Big Valley Medical
- 5.11 Tactical
- Hamilton & Co. CPA
- Golden Bear Physical Therapy

Note: This aerial does not show all of the recent construction.

Summit Corporate Center – red outline 

POR. SE 1/4 SECTION 5 T.3S. R.9E. M.D.B.& M.

109 030
109 007 046 - 004
109 027
002 234

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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Stanislaus
County
Assessor
61,01,02,04,05,06
046 - 004



