

IMPROVED COMMERCIAL LAND FRONTING HWY 99

AVAILABLE FOR SALE

4400 Salida Boulevard & 4548 Hope Lane • Salida, CA (Greater Modesto, CA)



Property Information:

- APN: 135-041-029 & 030 / 135-029-032
- Zoning: C-2 (General Commercial)
- Community: Salida, Stanislaus County, CA
- Sale Price: Call for quote

Utilities:

- Water: City of Modesto
- Sewer: Private District contracts with Salida Sanitary District
- Storm: TBD
- Gas: PG&E
- Electric: Modesto Irrigation District (MID)

Property Features:

- Freeway frontage signage opportunities
- Direct access to Hwy 99 via 2 interchanges
- Recently upgraded freeway interchanges

Demographics:

Estimated 2017	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	9,783	44,279	111,074
Households:	2,823	14,656	38,397
Avg. HH Income:	\$87,863	\$87,590	\$83,645

Traffic Counts 2015:

- Highway 99 - 97,377 ADT
- Pelandale Avenue - 35,901 ADT
- Kiernan Avenue - 27,720 ADT

For Further Information, Please Contact:

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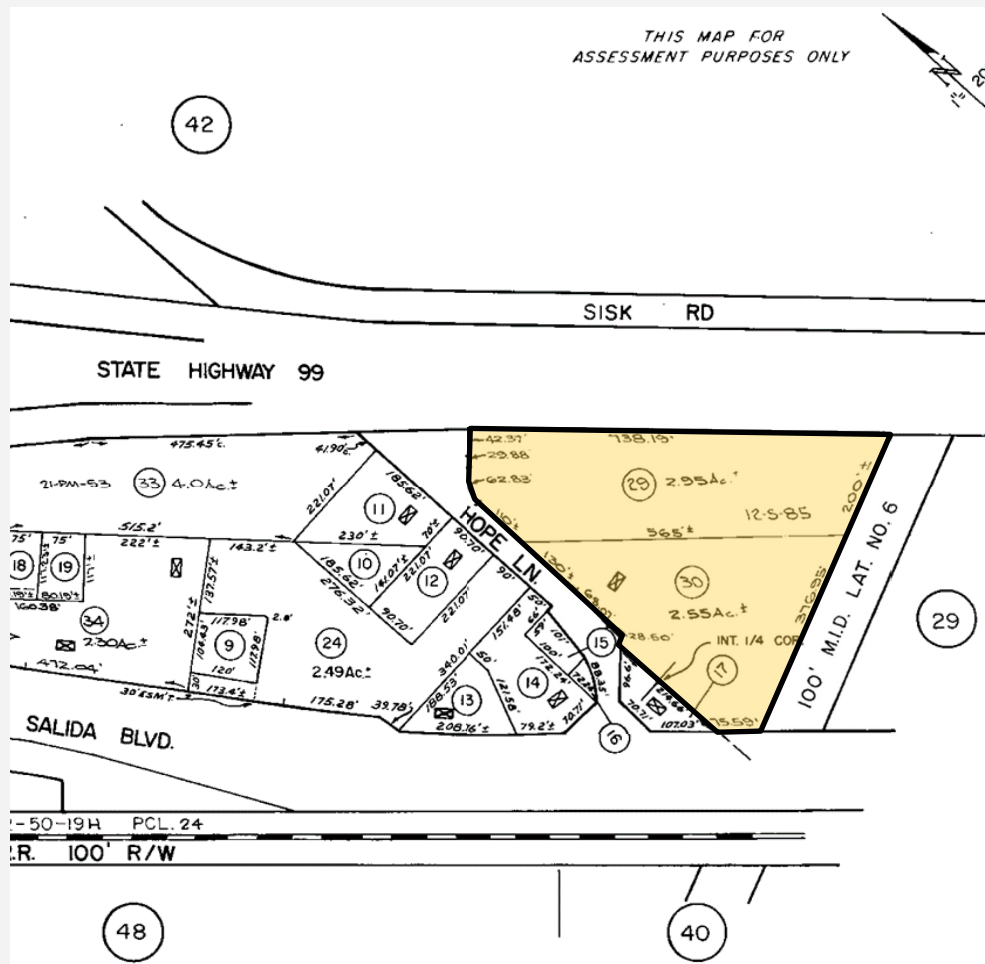
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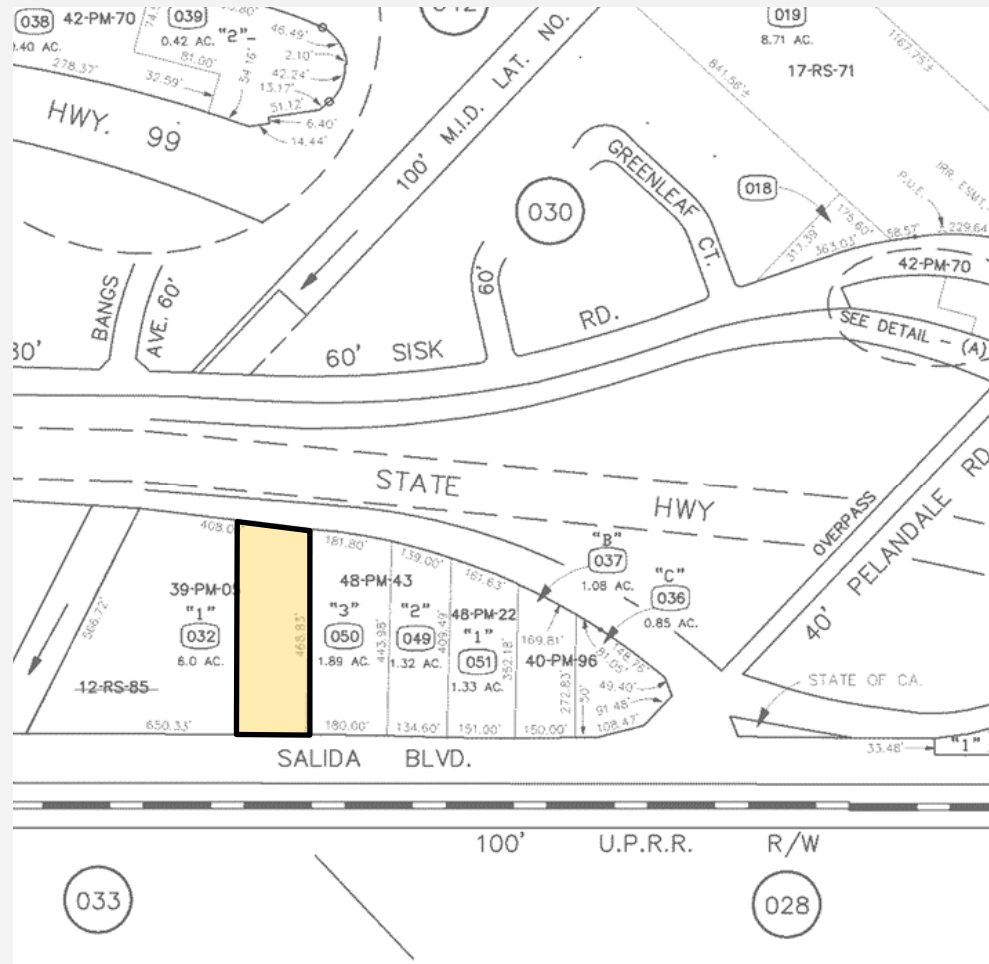
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Parcel Maps

APN 135-041-029 & 030



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A detailed map of California highlighting major cities, highways, and geographical features. A red star marks the location of Ripon, situated east of Stockton and south of Sacramento. The map shows major cities including Sacramento, Stockton, San Francisco, Oakland, and San Jose. Major highways are depicted with orange lines and shields, including I-5, I-80, I-880, and I-205. State Routes are shown with green shields. The map also includes labels for various counties and regions, as well as a compass rose in the top left corner.

