

For Sale: \$1,690,000

1302-1310 9th St, Modesto CA



Credit Tenant Sale Leaseback - No Landlord Maintenance

*Also Available for Owner-User

12,000 SF BLDG | CORNER LOT | 7.5% CAP RATE

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jordanamarant@gmail.com

Tony Quinteros

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209.988.6189 | tonyqcre@gmail.com

PMZCommercial.com



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Investment Overview

Excellent Sale Leaseback Investment! Nearly Zero Landlord Maintenance! 7.5% Cap Rate! Also Available to an Owner-User!

Subject property is occupied by Fresh Ideas Flower Company, the region's largest wholesale and retail flower bouquet company. In business since 1998, the tenant generates annual sales over \$8M, wholesales flowers to grocery stores throughout the region, and operates a retail flower shop and delivery services. Fresh Ideas maintains a weekly delivery footprint stretching from Redding to Reno and Sacramento to Bakersfield — a well-established, financially strong operator providing a secure, long-term income stream.

Under the lease, the Tenant is responsible for all property maintenance, including roof and HVAC, minimizing landlord obligations and making this a truly passive, low-management investment. The property is offered with a new five year lease at \$13,000 per month starting rent and 3% annual increases, providing an investor with immediate, stable income from day one.

Property features a 12,000 SF commercial building, on a 13,939 SF corner lot and offers a rare combination of office, retail, refrigerated cold storage, and open warehouse space under one roof. This property presents a versatile asset with broad appeal across food distribution, cold storage, light industrial, and service industry users.

Interior highlights include a 5,000 SF open warehouse (50'x100'), a 1,500 SF 40° chiller room, a walk-in refrigerator, large office and retail areas, a remodeled restroom, and a breakroom with kitchenette.

Property could also be sold to an owner-user if preferred — contact agents for details.

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About the Tenant

Fresh Ideas Flower Co.

- In Business Since 1998
- Annual Sales Over \$8M
- Weekly Delivery Footprint From Redding to Reno, Sacramento to Bakersfield
- Wholesale Flowers to Grocery Stores
- Retail Flower Shop and Delivery Services

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Financial Info

Income:

Rent: \$13,000/month: \$156,000 Annual

Expenses:

Taxes (1.1%): \$18,590

Insurance: \$10,000

Net Operating Income: \$127,410

Cap Rate: 7.5%

Lease Terms:

Seller Lease Back

5 Year Lease

3% Annual Increases

Two x 5 Year Options

Tenant responsible for all interior and routine maintenance including roof and HVAC.

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Property Facts

BUILDING SIZE
12,000 SF

LOT SIZE
13,939 SF

UPGRADED
3-PHASE ELECTRICAL

YEAR BUILT
1920

APN
105-45-011

LED LIGHTING

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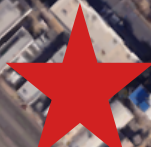
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Subject Property

DOUBLE TREE
by Hilton™

B
brenden
THEATRES



GOLDEN VALLEY
HEALTH CENTERS



Location

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SUBJECT PROPERTY



Broader Location

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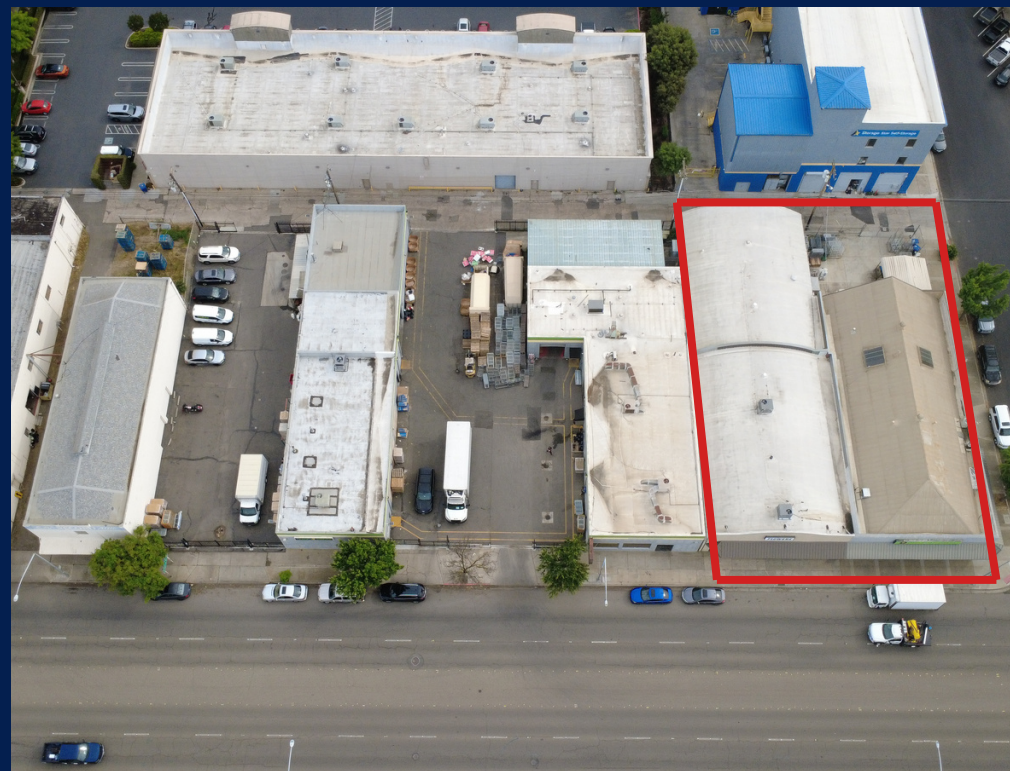
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Aerial Photos

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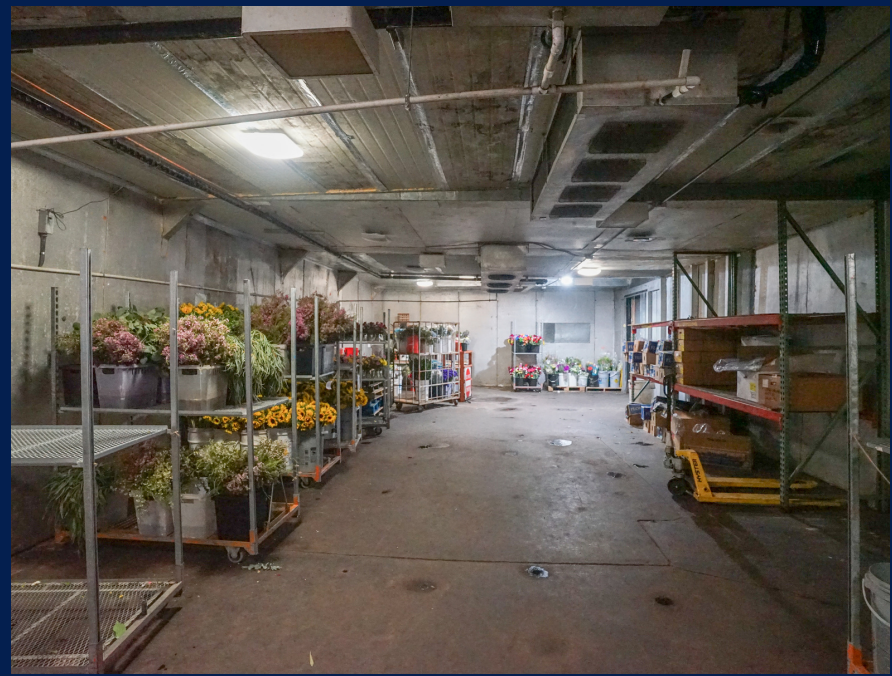
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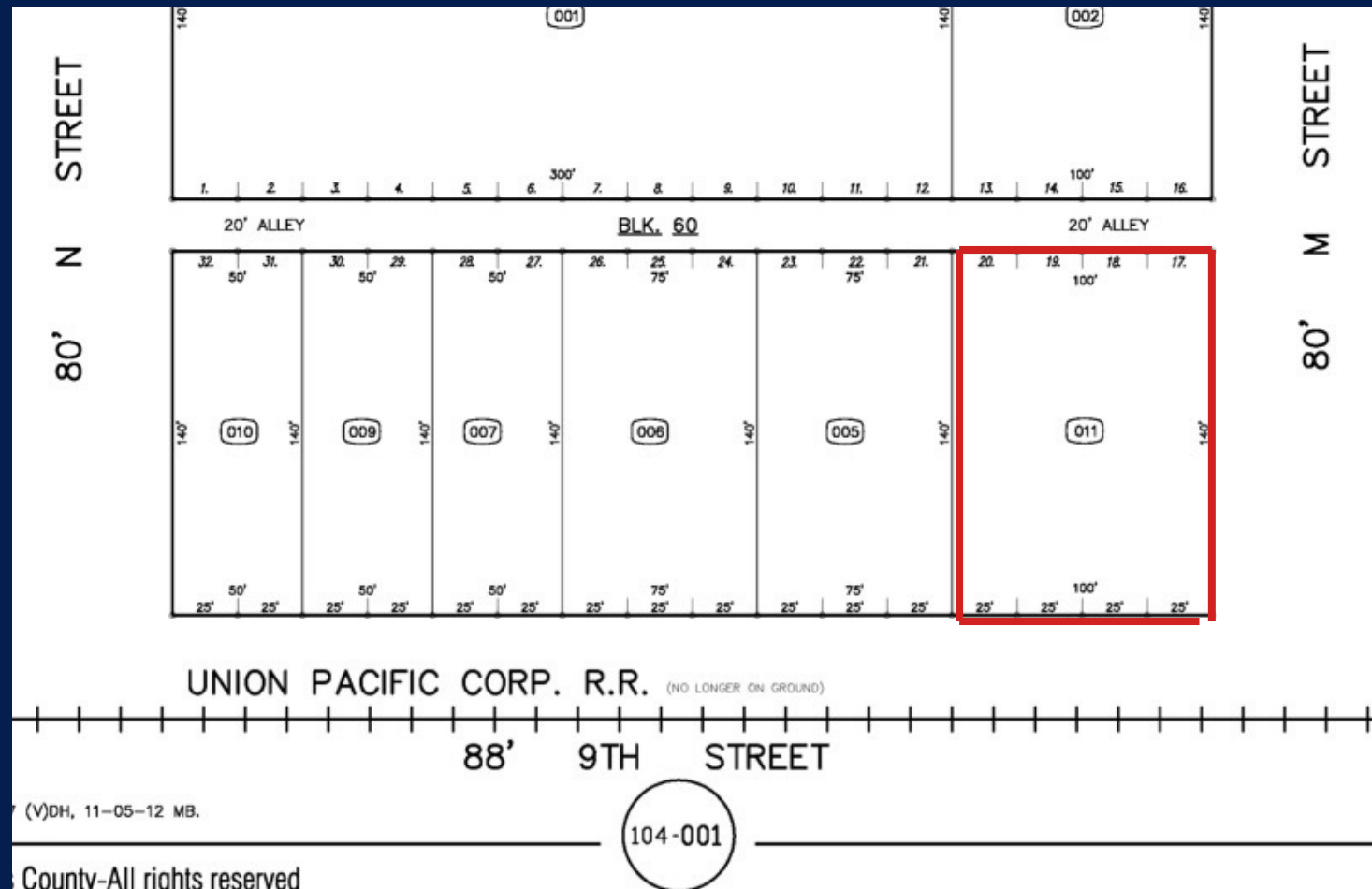
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Parcel Maps



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