

**FOR LEASE**



# 2542 Patterson Road Riverbank, California

**LHR INSURANCE**



SPACE AVAILABLE

**±1,220 SF - ±2,580 SF**

BUILDING SIZE

**±12,000 SF**

LEASE TYPE

**NNN**

LEASE RATE

**Contact Broker**

## OVERVIEW

# Property Overview

CoSol Commercial Real Estate is pleased to present an exceptional retail leasing opportunity at 2542 Patterson Road in Riverbank, California — a  $\pm 1,220$  and  $\pm 2,580$  square foot ground-floor retail suite within a well-maintained  $\pm 12,000$  square foot neighborhood retail center.

Suite D Includes: Patio, Bar, 2 Restrooms, Hood, Grease Trap, Walk in Cooler, and dining area.

Suite C features an open main retail area with track lighting, tile flooring throughout, a back room with tankless water heater, utility sink, and rear exit — making it well suited for retail, service, salon, medical/wellness, or office use.

Situated on Patterson Road with excellent visibility and signage, co-tenants include O'Reilly Auto Parts, Casa Amigos Restaurant & Bar, and LHR Insurance Services — providing strong daily traffic generation for the center.

Tenants share a pro-rated CAM charge based on their occupied square footage.

<b>ADDRESS</b>	2542 Patterson Road, Riverbank, CA 95367
<b>SPACE AVAILABLE</b>	$\pm 1,220$ Square Feet and $\pm 2,580$ Square Feet
<b>BUILDING SIZE</b>	$\pm 12,000$ Square Feet
<b>LEASE TYPE</b>	NNN
<b>LEASE RATE</b>	Contact Broker
<b>APN</b>	075-043-069
<b>PROPERTY TYPE</b>	Neighborhood Retail Center
<b>AVAILABLE</b>	Immediately
<b>PARKING</b>	Ample Surface Parking — Shared
<b>SIGNAGE</b>	Pylon + Fascia Signage Available



# Space Highlights

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## 01 High-Traffic Retail Corridor

Located on Patterson Road in Riverbank — a busy commercial corridor with strong daily vehicle counts and immediate freeway access.

## 03 Versatile Use

Open floor plan suitable for retail, salon/beauty, medical/wellness, service, or office users. Track lighting and tile flooring throughout.

## 05 Pylon & Fascia Signage

Prominent pylon monument sign on Patterson Road plus building fascia — excellent visibility and brand exposure for your business.

## 02 Established Co-Tenancy

Anchored by O'Reilly Auto Parts with strong co-tenants including Casa Amigos Restaurant & Bar and LHR Insurance — proven daily traffic generators.

## 04 Functional Back-of-House

Rear area includes a tankless water heater, utility connections, and back-door access — ideal for service-oriented businesses.

## 06 Transparent NNN Structure

Triple-net lease with pro-rated CAM charge based on occupied SF — a predictable, equitable cost structure standard to the center.



Restaurant ±2,580 SF

CHR INSURANCE





## LEASE

# Lease Summary

<b>PROPERTY ADDRESS</b>	2542 Patterson Road, Riverbank, CA 95367
<b>SPACE AVAILABLE</b>	±1,220 Square Feet and ±2,580 Square Feet
<b>BUILDING SIZE</b>	±12,000 Square Feet
<b>LEASE RATE</b>	1.65 NNN
<b>LEASE TYPE</b>	Triple Net (NNN) + Pro-Rated CAM

<b>CAM STRUCTURE</b>	Pro-Rated by Tenant Square Footage
<b>AVAILABLE</b>	Immediately
<b>LEASE TERM</b>	Negotiable
<b>APN</b>	075-043-069
<b>LISTING BROKER</b>	Jake Maiorino, CoSol Commercial Real Estate



# 2542 Patterson Rd Riverbank, CA

FOR MORE INFORMATION

EXCLUSIVELY OFFERED BY

## Jake Maiorino

CoSol Commercial Real Estate

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