

# Bank Owned Retail Center



**7940 LANDER AVE.**

**HILMAR, CA**

## Contact Exclusive Agent:

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(209) 521-1591

CoSoL Commercial Real Estate  
2020 Standiford Ave., Suite D-1  
Modesto, CA 95350  
WWW.COSOL.NET  
PHONE: (209) 521-1591

**GROSS LEASABLE AREA :** ±12,810 SQ FT

**SALES PRICE:** \$875,000 (\$68 PSF)

**LAND AREA:** ±1.3 Acres

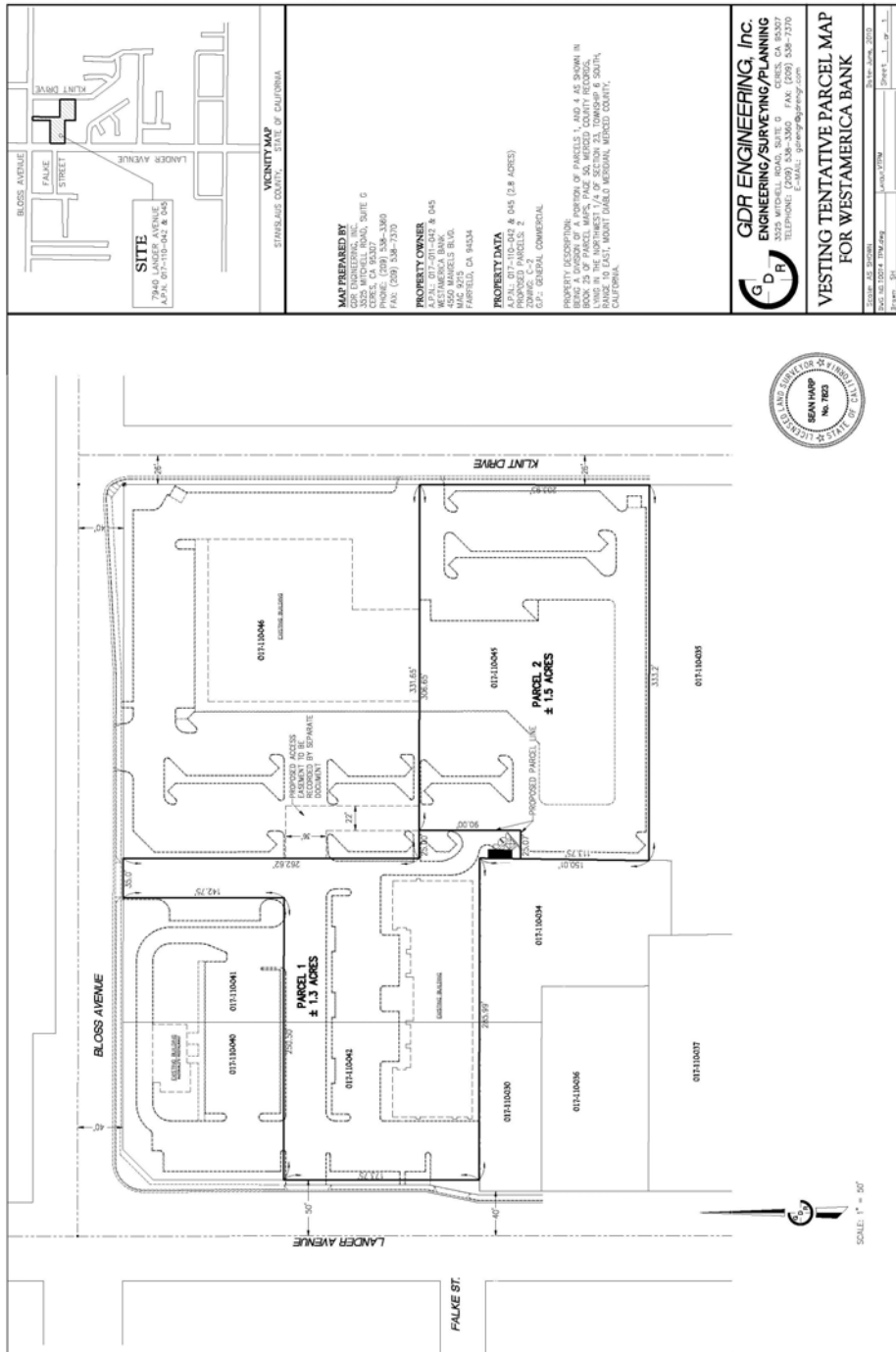
### FEATURES:

- Bank owned asset
- New retail building located in the only grocery anchored shopping center
- Bank owned property priced below replacement cost
- Located along HWY 165
- ±12,761 SQ FT of shop space anchored by McDonald's and Diamond Foods
- Ideal location for retail, medical, office uses or owner occupied.
- Owner/User opportunity



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**MAP PREPARED BY**  
GDR ENGINEERING, INC.  
3525 MITCHELL ROAD, SUITE C  
CERES, CA 95307  
TELEPHONE: (209) 521-5300  
FAX: (209) 521-7276

**PROPERTY OWNER**  
WESTAMERICA BANK & TRUST  
4500 MARSHALL BLVD.  
FARFIELD, CA 94534

**PROPERTY DATA**  
BLVD. OF PARCELS 1 & 2 (2.8 ACRES)  
BLVD. OF PARCELS 3 & 4 (2.8 ACRES)  
220' WING, C-7  
G.P.: GENERAL COMMERCIAL

**PROPERTY DESCRIPTION:**  
BEING A PORTION OF PARCELS 1, AND A AS SHOWN IN BEING A PORTION OF PARCELS 2, AND A AS SHOWN IN BEING A PORTION OF PARCELS 3, AND A AS SHOWN IN BEING A PORTION OF PARCELS 4, ALL OF WHICH ARE PART OF THE LANDS IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 10 EAST, MOUNT Diablo MERIDIAN, MERCED COUNTY, CALIFORNIA.

**GDR ENGINEERING, Inc.**  
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3525 MITCHELL ROAD, SUITE C CERES, CA 95307  
TELEPHONE: (209) 521-5300 FAX: (209) 521-7276  
E-MAIL: gdr@gdr-engineer.com

**VESTING TENTATIVE PARCEL MAP  
FOR WESTAMERICA BANK**

DATE: 02/25/2010  
DRAWN BY: JMA  
CHECKED BY: JMA  
SCALE: 1" = 50'

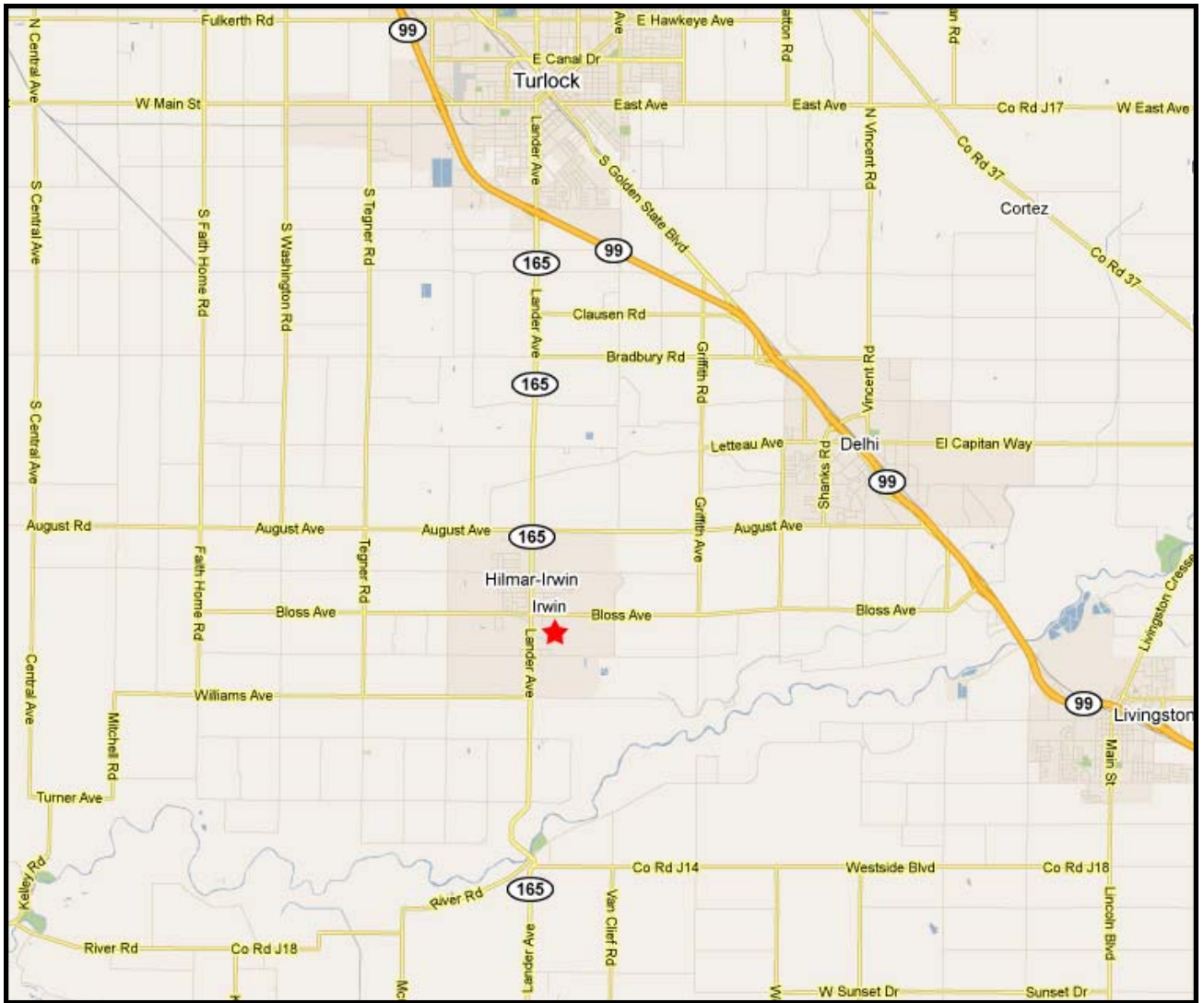


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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.