



**2211 ROCKEFELLER DR | CERES, CA 95307**



INTERACTIVE OFFERING MEMORANDUM

# GERBER COLLISION & GLASS

2211 ROCKEFELLER DR. | Ceres, CA 95307

## BROKERAGE TEAM



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**±7,500 SF**  
GLA



**2002**  
Year Built



**±104,700**  
Vehicles Per Day



**NN**  
Lease Type

# PROPERTY OVERVIEW

## 2nd Largest MSO

- Established in 1937, Gerber Collision has expanded into the nation's second-largest MSO, boasting over 900 locations nationwide.
- Gerber's parent company, publicly traded on the Toronto Stock Exchange (TSX:BYD), commands a market cap of \$4.80 CAD.
- Gerber is on track to double its size by 2025, having embarked on an ambitious growth plan to increase its footprint from 574 shops to over 1,100.

## Long-Term Commitment to the Site

- Gerber acquired the operating business in April 2025, reinforcing its commitment with substantial CapEx investments to upgrade the facility to Gerber standards.
- This dedication is further underscored by a brand-new 5-year lease accompanied by 20 years of options, signaling Gerber's intention to remain long-term.

## Prime Location

- The property is strategically positioned adjacent to the heavily trafficked 99 FWY, with an impressive average of ±104,700 vehicles passing daily.
- Just ±4 miles from Downtown Modesto, the site enjoys excellent connectivity and proximity to a thriving urban center.
- The property is located in a thriving area with a population exceeding 180,000, coupled with a strong average household income of \$93,182 within a 5 mile radius of the subject property, ensuring a solid customer base and economic stability.
- Ownership successfully operated out of this location for 22 years before selling to Gerber - Contact broker for more details.



# FINANCIAL SUMMARY



**\$1,511,111**  
LIST PRICE



**6.75%**  
CAP RATE



**\$201.48**  
PRICE PER SF



**±0.53 AC**  
LOT SIZE

## TENANT SUMMARY

<b>Tenant Trade Name</b>	Gerber Collision & Glass
<b>Type of Ownership</b>	Fee Simple
<b>Lease Entity</b>	Corporate Guarantee
<b>Lease Type</b>	NN
<b>Landlords Responsibilities</b>	Roof & Structure, Parking Lot, In Ground Plumbing, HVAC
<b>Original Lease Term</b>	5 Years
<b>Lease Commencement Date</b>	03/29/2024
<b>Lease Expiration Date</b>	03/31/2029
<b>Term Remaining on Lease</b>	±5 Years
<b>Increases</b>	10% in Options
<b>Options</b>	3x5

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$8,500	\$102,000	\$13.60	6.75%
Option 1	\$9,350	\$112,200	\$14.96	7.43%
Option 2	\$10,285	\$123,420	\$16.46	8.17%
Option 3	\$11,314	\$135,768	\$18.10	8.98%
Option 4	\$12,445	\$149,340	\$19.91	9.88%





## TENANT PROFILE

Founded in 1937 by Phil Gerber, Gerber Collision & Glass has provided quality auto collision and glass repair service for more than 80 years. What started as a single auto glass and trim shop in Chicago has grown to one of the largest auto collision and glass repair companies in North America.

When you entrust your vehicle to them, they'll keep you informed every step of the way. Once they fully assess the damage, they'll provide an expected completion date. Then they'll do everything in their power to meet or beat that date. If there's an unforeseen delay, they'll inform you right away by phone, text or email – whatever works best for you.

All Gerber locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation. They use advanced equipment like their resistance welders, which produce factory-quality welds, and they repair your vehicle safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

HEADQUARTERS  
ELMHURST, IL

YEAR FOUNDED  
1937

# OF LOCATIONS  
±900



**Airgas**  
an Air Liquide company

99

Animal Health  
INTERNATIONAL

**LENNOX** Pros.com



 **MODESTO CITY - COUNTY  
AIRPORT**  
± 4.4 MILES AWAY



± 104,700 VPD



99



**AFFORDABLE AUTOMOTIVE SERVICES**  
FULL SERVICE AUTOMOTIVE REPAIRS

  
Thomas  
Pools & Spas inc.

**WEST COAST DOOR & GATE**



ROCKEFELLER DR

**ROTO-ROOTER**  
PLUMBING & WATER CLEANUP



**SUBJECT PROPERTY**





E WHITMORE AVE ± 23,200 VPD

MORGAN RD ± 11,000 VPD



VITO TRUCKING

SUBJECT PROPERTY



ROCKEFELLER DR



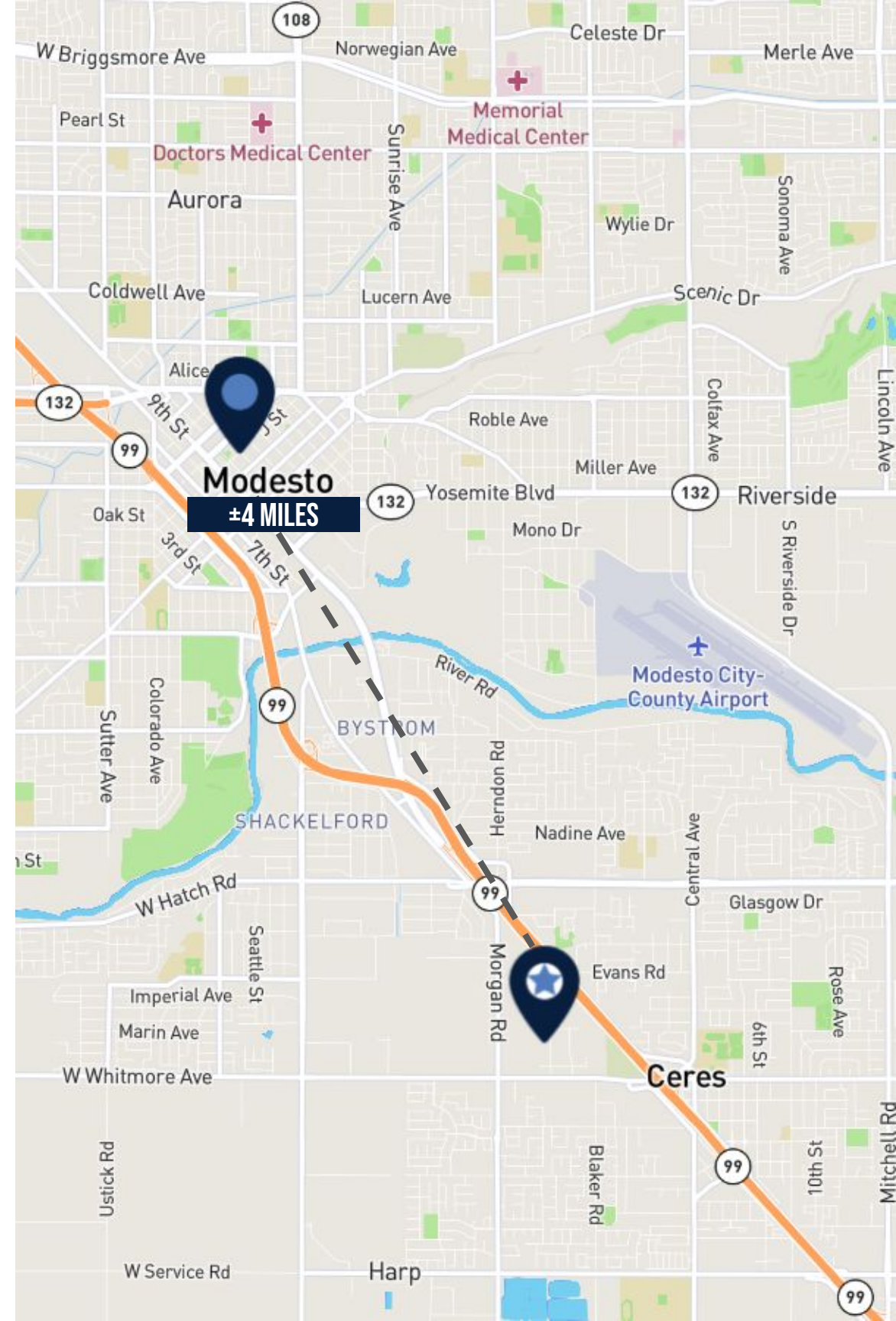
# AREA OVERVIEW

## CERES, CA

Ceres, California, is a small city in the Central Valley, founded in 1871 by Daniel Whitmore and named after the Roman goddess of agriculture. Originally an agricultural center, Ceres still has strong ties to farming but has expanded its economic base to include small businesses, retail, and logistics, thanks to its location along Highway 99 and close proximity to Modesto.

Ceres offers attractions like the Ceres River Bluff Regional Park, which provides outdoor activities along the Tuolumne River, and the historic Whitmore Mansion, a landmark reflecting the city's early days. Annual events, such as the Ceres Street Faire and Concerts in the Park, highlight the city's strong community spirit. With its agricultural heritage and continued growth, Ceres offers a welcoming environment for residents and visitors.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	16,775	93,677	185,151
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,609	25,481	56,181
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,128	\$85,627	\$93,182





# MODESTO, CA MSA



## DOWNTOWN MODESTO

Downtown Modesto is the vibrant heart of the city, offering a blend of historic charm and modern amenities. The area is home to an array of restaurants, cafes, and shops that cater to diverse tastes and interests. Prominent landmarks such as the 1912 Modesto Arch and the McHenry Mansion highlight the district's rich history, while the Gallo Center for the Arts provides a cultural focal point with its array of performances and events. The downtown area also features a lively arts scene, with galleries and public art installations contributing to its dynamic atmosphere. Regular community events, such as farmers' markets and festivals, further enhance downtown Modesto.



## MODESTO ARCH

The Modesto Arch, built in 1912, is one of the most iconic landmarks in Modesto, California. Located at the intersection of 9th and I Streets, the arch serves as a historic gateway to the city and has become a symbol of Modesto's identity. The structure famously bears the city's slogan, "Water Wealth Contentment Health," which was selected through a contest in 1911 to represent the city's aspirations. The arch was constructed during Modesto's early development period and reflects the optimism of that era.



## MODESTO, CA

Modesto, California, founded in 1870, is a dynamic city in the Central Valley with a rich history and a strong agricultural heritage. Established as a railroad town, Modesto quickly became a key agricultural hub, benefiting from the region's fertile soil and strategic location along major transportation routes. Its early growth was driven by farming, including orchards, vineyards, and dairies, which laid the foundation for the city's development.

Throughout the 20th century, Modesto expanded beyond its agricultural roots, evolving into a vibrant urban center with a diverse economy. Key landmarks such as the historic 1912 Modesto Arch and the McHenry Mansion offer a glimpse into the city's past, while modern attractions like the Gallo Center for the Arts provide cultural and entertainment options for residents and visitors.

The city is also known for its strong sense of community, with regular events such as farmers' markets and festivals enhancing its lively atmosphere. Today, Modesto is a blend of historical charm and contemporary growth, making it a prominent and engaging city in the Central Valley.

# ECONOMY

Modesto, California, has an economy that reflects both its historical agricultural roots and its ongoing evolution. The city remains a key player in the agricultural sector, benefiting from the Central Valley's fertile soil. Agriculture continues to be a cornerstone of Modesto's economy, with major crops including almonds, tomatoes, and grapes. This sector supports a range of related industries, from food processing to distribution, and provides numerous employment opportunities in the region.

In recent decades, Modesto has broadened its economic base beyond agriculture. The retail sector has grown significantly, with an increase in shopping centers, restaurants, and local businesses catering to both residents and visitors. The healthcare industry has also expanded, with institutions such as Memorial Medical Center and Doctors Medical Center playing vital roles in providing medical services and contributing to local employment.

Manufacturing has become another important component of Modesto's economy, with various companies involved in producing goods ranging from machinery to consumer products. Additionally, the city's strategic location along major highways like Interstate 99 has bolstered its logistics and distribution sectors, facilitating the movement of goods and supporting regional trade.

Modesto's economic development strategies focus on attracting new businesses, fostering innovation, and enhancing infrastructure to support continued growth. This balanced approach helps ensure that the city's economy remains robust and adaptable, providing a strong foundation for future development and prosperity.

## MAJOR EMPLOYERS IN MODESTO, CALIFORNIA


*The*  
**SAVE MART**  
COMPANIES



amazon hub  
counter



## ECONOMIC DEVELOPMENT

Economic development in Modesto, California, focuses on fostering growth and enhancing the city's economic vitality through strategic investments and planning. Efforts are concentrated on diversifying the local economy beyond its traditional agricultural base to include sectors such as retail, healthcare, and manufacturing. The city works to attract new businesses and support existing ones by improving infrastructure, investing in workforce development, and promoting innovation. With a commitment to creating a robust business environment, Modesto aims to drive job creation, stimulate economic activity, and ensure long-term prosperity for its residents.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2211 ROCKEFELLER DR, Ceres, CA, 95307** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



## EXCLUSIVELY LISTED BY

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