

# MOUNTAIN HOUSE

Mountain House Pkwy & Bethany Road



INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

INDUSTRIAL DEVELOPMENT OPPORTUNITY OF SCALE ON 101.94 ACRES IN CALIFORNIA'S NEWEST CITY



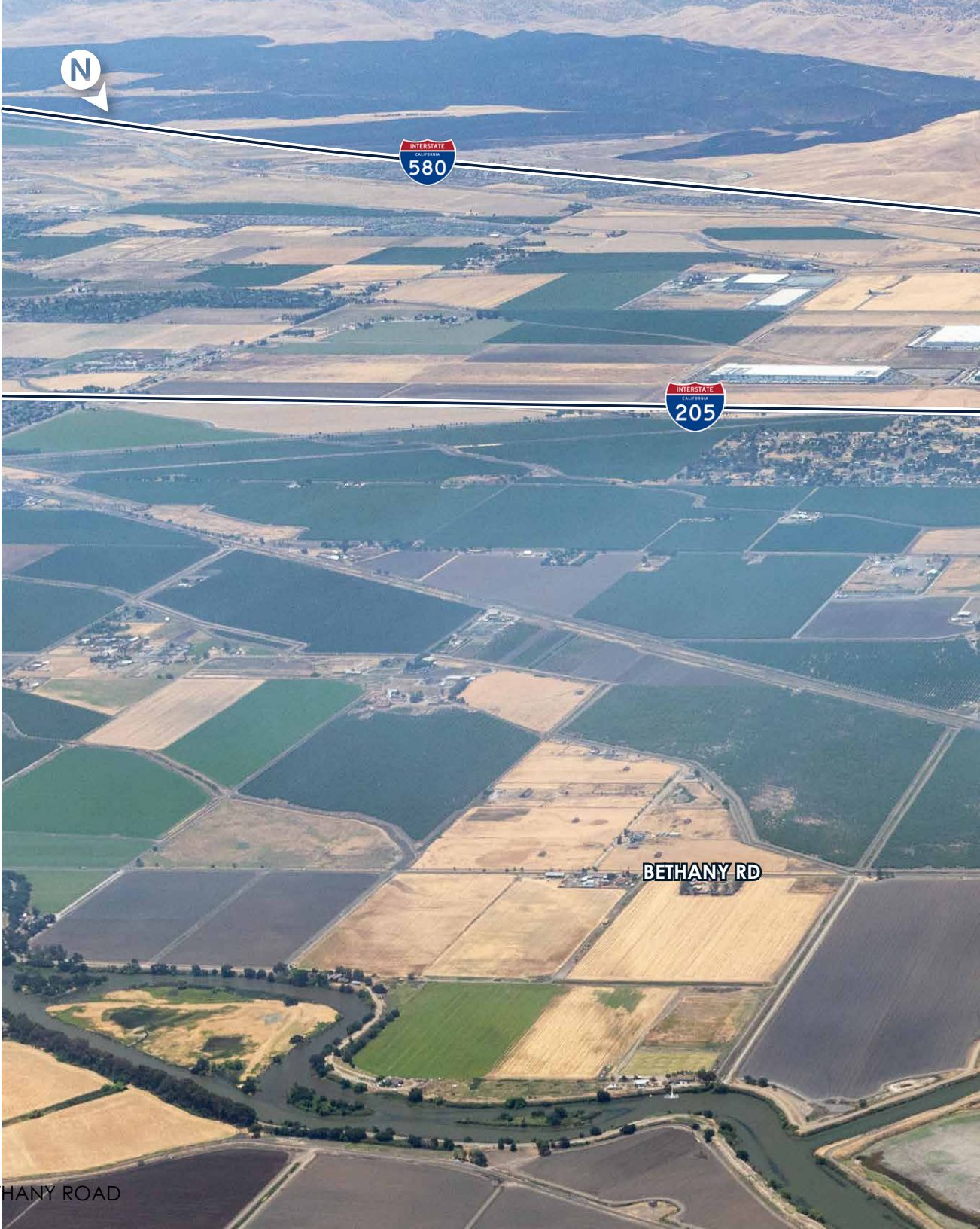
# EXECUTIVE SUMMARY

Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Mountain House Pkwy & Bethany Road (the "Site"), featuring 101.94 acres of industrial zoned land. Located in San Joaquin County, the Site sits six miles northwest of Tracy, the eleventh largest city in California. Additionally, the Property is situated right off Bryon Road, and less than a three mile drive from I-580 and I-205, providing easy connectivity to CA-99, I-5 and the greater Northern California area.

The Site is in Mountain House, California's newest city and one of the fastest growing areas in the state. The population is expected to increase by over 55% in the next 10 years, creating an ecosystem for prospective investors.

## SITE SUMMARY

ADDRESS	Mountain House Pkwy & W Bethany Road
SUBMARKET	Tracy
ACRES	101.94
Zoning	Limited Industrial (I-L) & General Industrial (I-G)





  
**PROLOGIS**  
**International Park of Commerce**  
 ±1,800 Acres

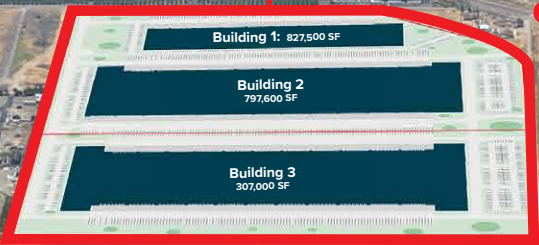


 **3.3 MILES**  
**7 MIN**

**MOUNTAIN HOUSE**  
 Mountain House Pkwy & Bethany Road  
 Industrial Zoned Land  
 101.94 Acres

**BYRON RD**

**MOUNTAIN HOUSE PKWY**



## INVESTMENT HIGHLIGHTS



### Rare Development Opportunity of Scale

- 101.94 acres of limited (I-L) and general (I-G) industrial land in the heart of California's newest city. With a maximum FAR of 60%, the Site presents a high coverage opportunity for investors.



### Newly Founded Mountain House Municipality

- In March of 2024, Mountain House was incorporated as San Joaquin County's newest city, representing a vibrant up-and-coming area with projected population growth over 55% in the next ten years.



### Closest Available Industrial Land to the Core Bay Area

- Mountain House is located in the Tracy submarket, approximately 51 miles from Oakland and 24 miles from Stockton, providing ease of access to Northern California.
- Mountain House uses Modesto Irrigation District (MID) as its electrical utility provider unlike the core Central Valley and Bay Area. Natural gas is provided by PG&E.



# LOCATION HIGHLIGHTS



## Strategic Central California Location

- Located 3 miles from I-580 and I-205, providing easy connectivity to I-680 and the I-5, the Property provides ease of access to freeways and the interstate system, offering rapid regional access to major Northern California Cities.
- The Property is poised only 60 miles east of San Francisco, the fourth-largest city in California, which serves as the economic powerhouse in Northern California.
- Mountain House is a newly established, pro-business municipality located within San Joaquin County, California. It is considered as an alternative to Tracy and is gaining popularity as a growing community.

### MOUNTAIN HOUSE



# MARKET HIGHLIGHTS



## Consistent Vacancy Rates and Steadily Growing Rents

- The Northern Central Valley market experienced strong absorption trends in 2023, with 1,758,288 SF of absorption.
- Rents in the Northern Central Valley market have **increased from \$0.51 (\$/SF) in 2019 to \$0.72 (\$/SF) through 2023**, a  $\pm 7.14\%$  5-year CAGR.
- **73.7% of the 6.3M SF of Class A construction**, slated for delivery in 2024, is pre-leased.
- The Tracy submarket is currently **5.20% vacant, down from 5.98% last year**.



## MOUNTAIN HOUSE

Mountain House Pkwy & Bethany Road

Industrial Zoned Land

101.94 Acres

BETHANY RD



# SITE OVERVIEW

## SITE DETAILS

ADDRESS	Mountain House Pkwy & Bethany Road
SUBMARKET	Tracy
ACRES	101.94
ZONING	I-L, I-G

	Building 1	Building 2	Building 3	Total
PROPOSED SITE PLAN BREAKDOWN				
Acres	43.28	38.25	18.95	100.6
Total SF	1,885,466	1,666,535	825,753	4,377,754
Building Area				
Office	15,000	10,000	7,000	32,000
Warehouse	812,500	787,600	300,000	1,900,100
Total	827,500	797,600	307,000	1,932,100
Coverage (60% Max)				
Auto Parking	497	459	215	1,171
Parking Ratio	0.60/1,000 SF	0.58/1,000 SF	0.70/1,000 SF	0.61/1,000 SF
Trailer Parking Provided	116	116	77	309



# SITE PLAN

Mountain House Parkway

Bethany Road

I-L ZONING

Building 1  
827,500 S.F.

I-G ZONING

Building 2  
797,600 S.F.

Building 3  
307,000 S.F.

Byron Road

Bethany Road



\*Site plan and roads are conceptual and not to scale



## DISTANCE TO MAJOR MARKETS



**SILICON VALLEY**  
56.3 MILES



**SACRAMENTO**  
73.9 MILES



**RENO**  
206 MILES



**LOS ANGELES**  
329 MILES



**SAN DIEGO**  
449 MILES



**LAS VEGAS**  
515 MILES



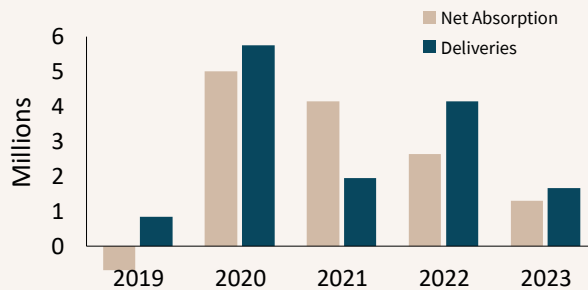
**PHOENIX**  
700 MILES



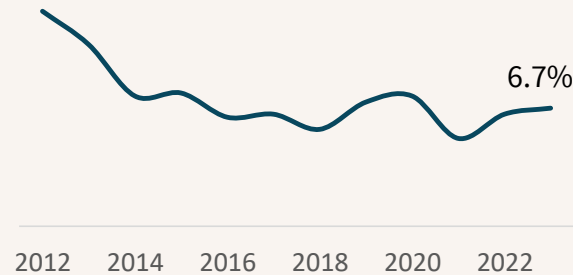


# CENTRAL VALLEY BY THE NUMBERS

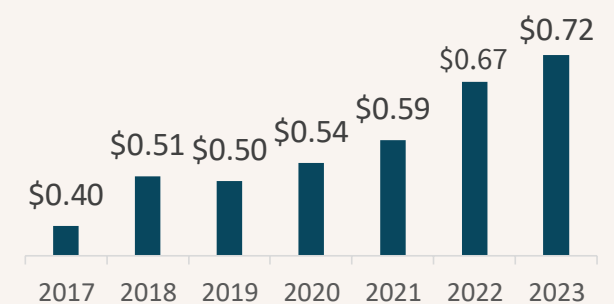
SUPPLY & DEMAND (SF)



TOTAL VACANCY (WAREHOUSE & DISTRIBUTION)



MONTHLY ASKING RATE (\$PSF)



**151.2M SF**

Total Inventory (SF)

**6.7%**

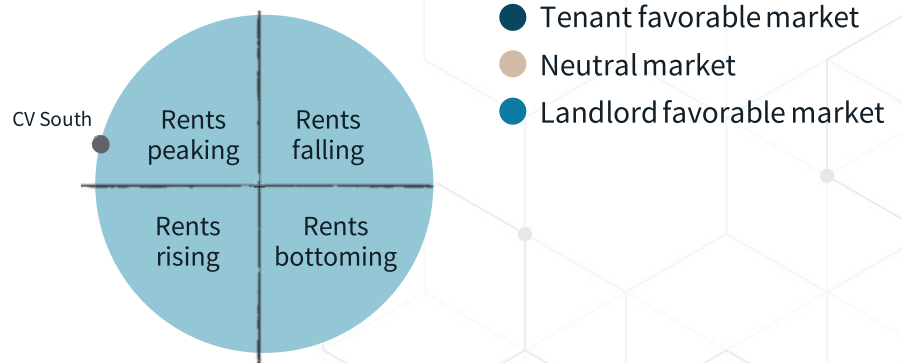
Overall Vacancy

**\$0.72**

Average Asking Rate (PSF/MO)

**5.8M SF**

Under Construction (SF)





# MOUNTAIN HOUSE

## Mountain House Pkwy & Bethany Road

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### Deal Contacts

**Ryan Sitov**  
Managing Director  
+1 925 451 3485  
ryan.sitov@jll.com  
CA DRE license #1874541

**Melinda Marino**  
Director  
+1 818 667 1123  
melinda.marino@jll.com  
CA DRE license #02075704

**Mark Detmer, SIOR, CCIM**  
Senior Managing Director  
+1 602 448 0900  
mark.detmer@jll.com  
CA DRE license #2001329

### Leasing Contacts

**Jason Ovadia, SIOR**  
Executive Managing Director  
+1 510 285 5360  
jason.ovadia@jll.com  
CA DRE #01742912

**John Fondale, SIOR**  
Managing Director  
+1 209 390 1694  
john.fondale@jll.com  
CA DRE #01017415

**Tim Mustin**  
Managing Director  
+1 209 390 1687  
tim.mustin@jll.com  
CA DRE#01857876

**Michael Matter**  
Vice President  
+1 209 390 1702  
michael.matter@jll.com  
CA DRE#01435801

**Courtney Cranston**  
Associate  
+1 209 390 1703  
courtney.cranston@jll.com  
CA DRE #02070846

### Finance

**Taylor Gimian**  
Director  
+1 415 276 6933  
taylor.gimian@jll.com  
CA DRE license #01898953

### Analytics & Due Diligence

**Kylene Tsai**  
Analyst  
+1 206 398 9057  
kylene.tsai@jll.com  
CA DRE license #02219503

### Additional California Team Contacts

**Patrick Nally**  
Senior Managing Director  
+1 310 234 2103  
patrick.nally@jll.com  
CA DRE license #02241351

**Ryan Spradling**  
Senior Director  
+1 858 410 1249  
ryan.spradling@jll.com  
CA DRE license #01389321

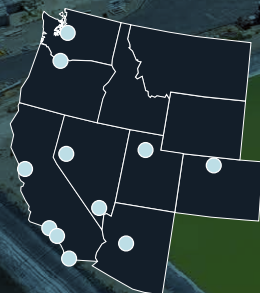
**Evan Moran**  
Senior Director  
+1 310 595 3809  
evan.moran@jll.com  
CA DRE License #01892333

**Matt McRoskey**  
Director  
+1 310 407 2131  
matt.mcroskey@jll.com  
CA DRE license #0193409

**Chad Solomon**  
Director  
+1 310 407 2155  
chad.solomon@jll.com  
CA DRE license #02053571

**Makenna Peter**  
Director  
+1 949 296 3623  
makenna.peter@jll.com  
CA DRE license #02131317

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#### Southern California

Mark Detmer  
Patrick Nally  
Evan Moran  
Ryan Spradling  
Chad Solomon  
Makenna Peter  
Matt McRoskey

#### Northern California

Ryan Sitov  
Melinda Marino

#### PNW & Mountain West

Buzz Ellis  
Cole Macadaeg  
Robert Key

#### Phoenix

Greer Oliver

#### Debt

Brian Halpern  
Taylor Gimian  
Jason Carlos

#### National Leadership

Brian Torp  
John Huguenard  
Trent Agnew



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