



3509 Coffee Rd
Modesto CA 95355

HIGHLIGHTS

- High Profile Office Building
- North Modesto Location
- Second Floor Unit
- Lots of Natural Light
- Elevator Access



Suite	Floor	Square Feet	Rent PSF	Lease Type	Notes
			\$1.50	MG	TI Negotiable
D10	2nd	3,178	\$1.50	MG	TI Negotiable

PROPERTY FEATURES

CURRENT OCCUPANCY	74.00%
TOTAL TENANTS	8
GLA (SF)	12,871
LAND SF	29,621
YEAR BUILT	1993
ZONING TYPE	Professional Office
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	+/- 43
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

SUITE D10 FEATURES

OFFICES	9 Private
CONFERENCE ROOM	Yes
BREAK ROOM/RECEPTION	Yes / Yes
STORAGE/BULLPIN	Yes / Yes

BUILDING FEATURES

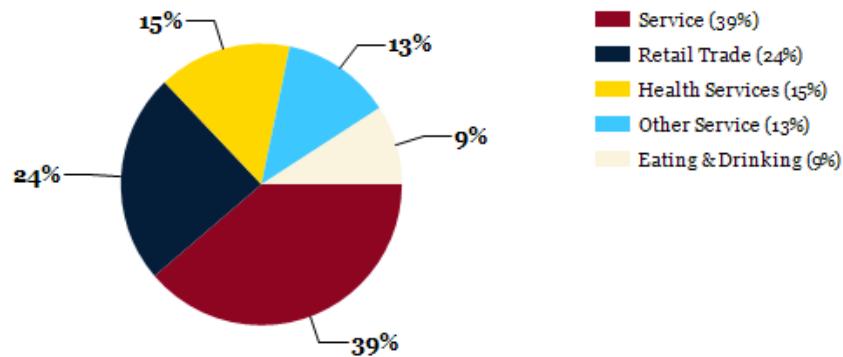
COMMON RESTROOMS	2
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Location Summary

- Conveniently located off the corner of Sylvan and Coffee Rd in North Modesto. Easy access to North/South primary corridors and Highway 99. Close proximity to retail and eateries.

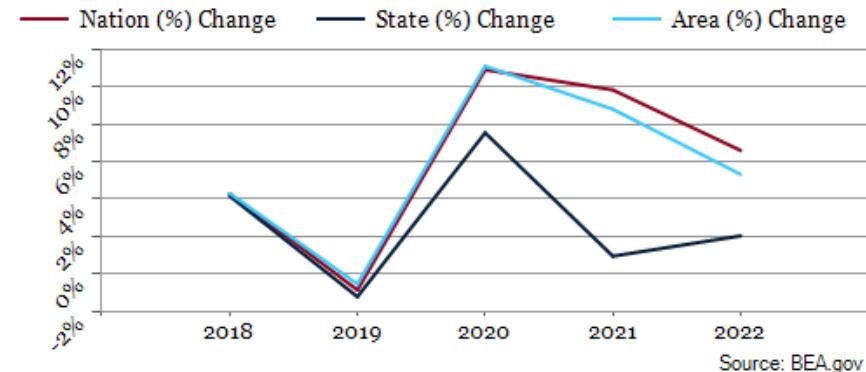
Major Industries by Employee Count



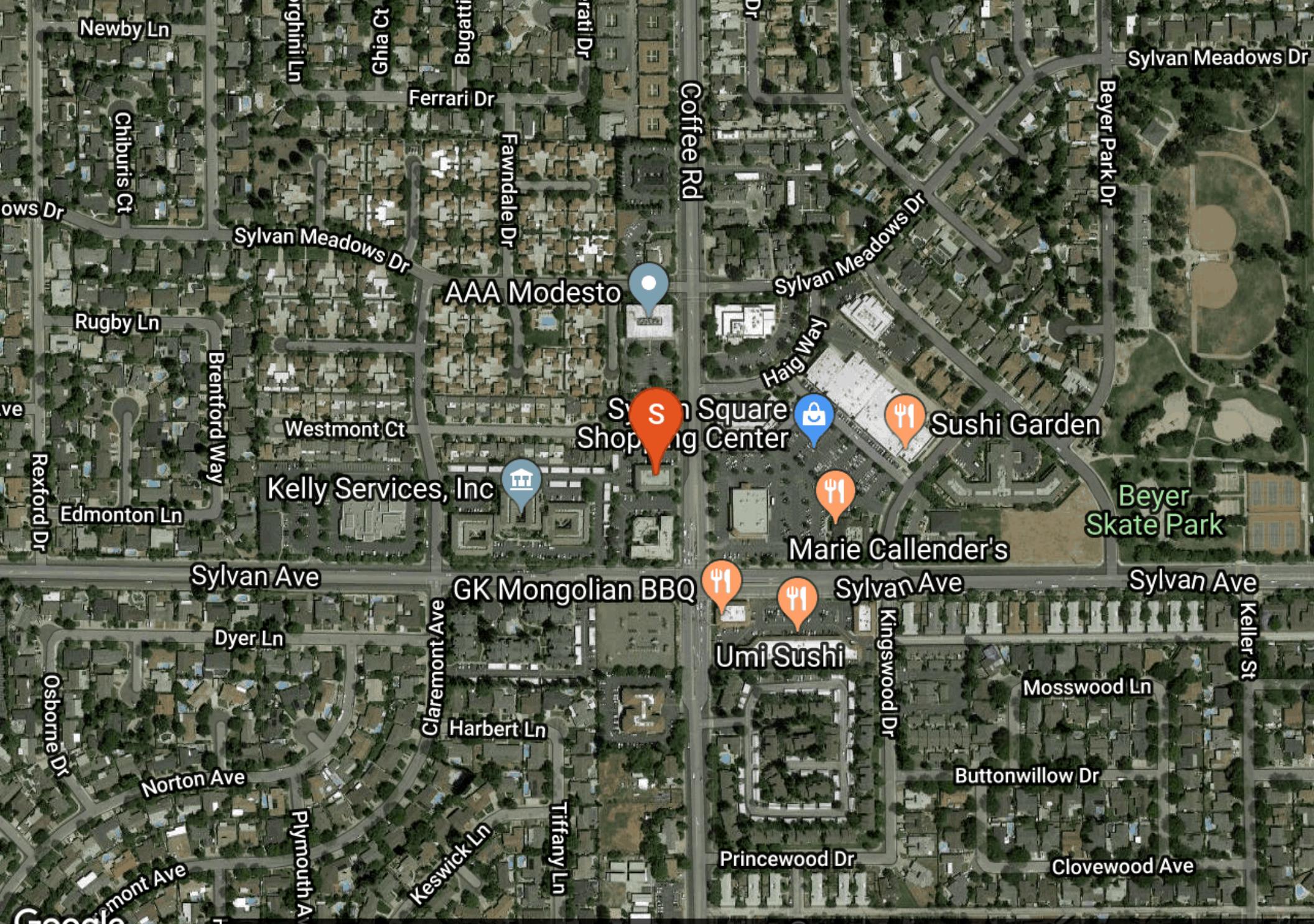
Largest Employers

Modesto City Schools	3,000
Stanislaus County	2,500
Memorial Medical Center	2,000
Save Mart Supermarkets	1,500
Modesto Irrigation District	1,200
Gallo Winery	1,000
Target Distribution Center	800
Amazon Fulfillment Center	700

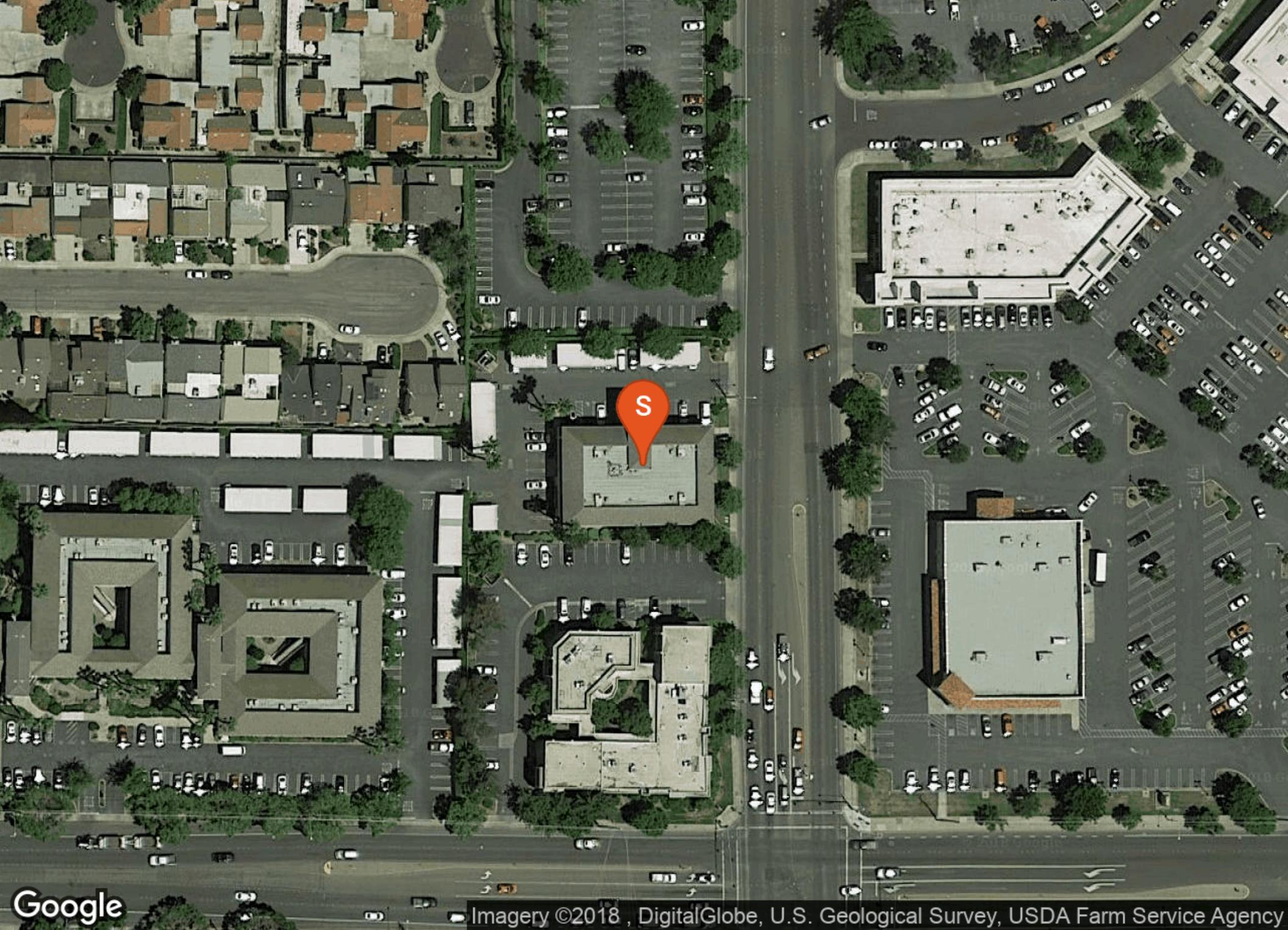
Stanislaus County GDP Trend

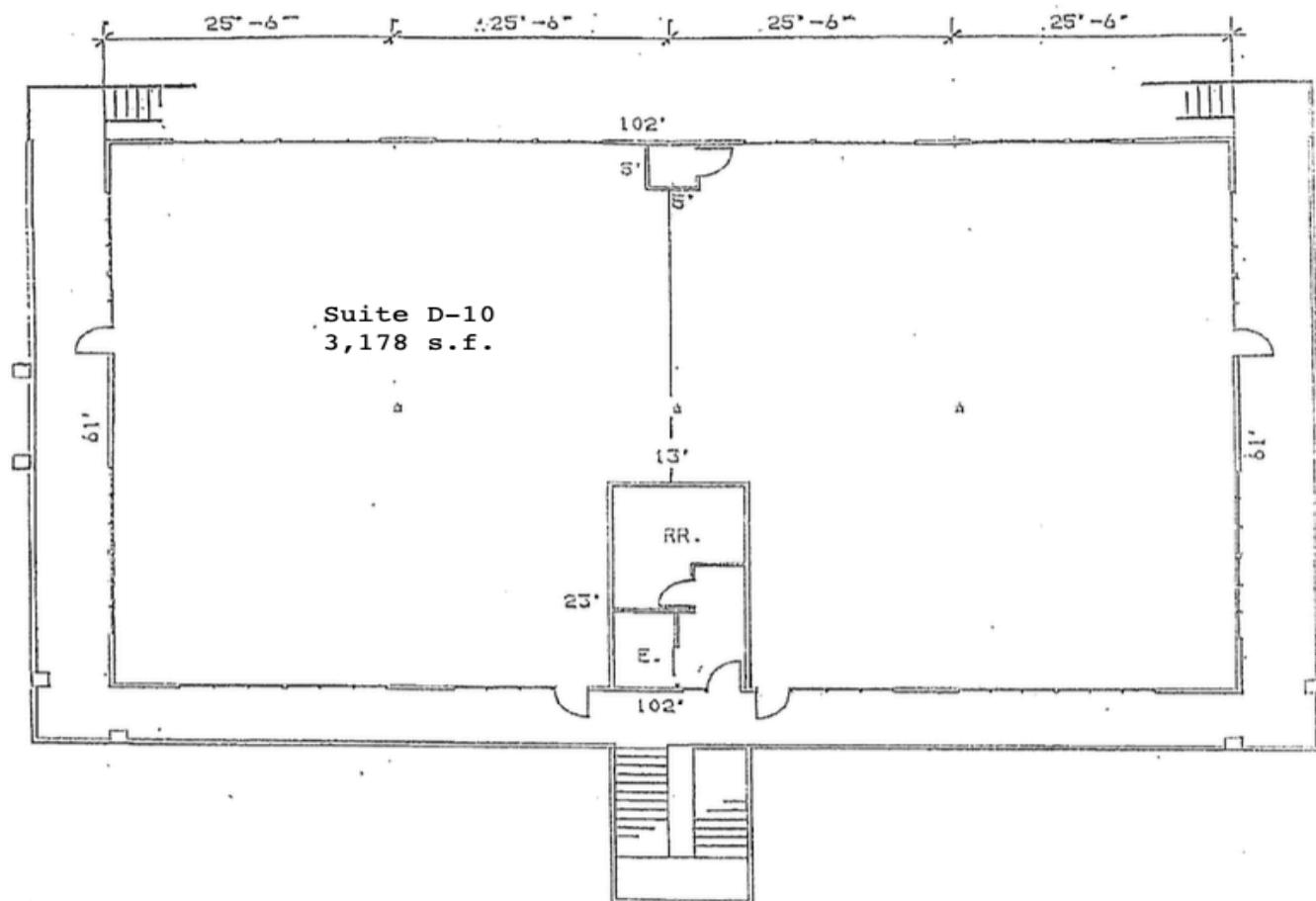


Source: BEA.gov





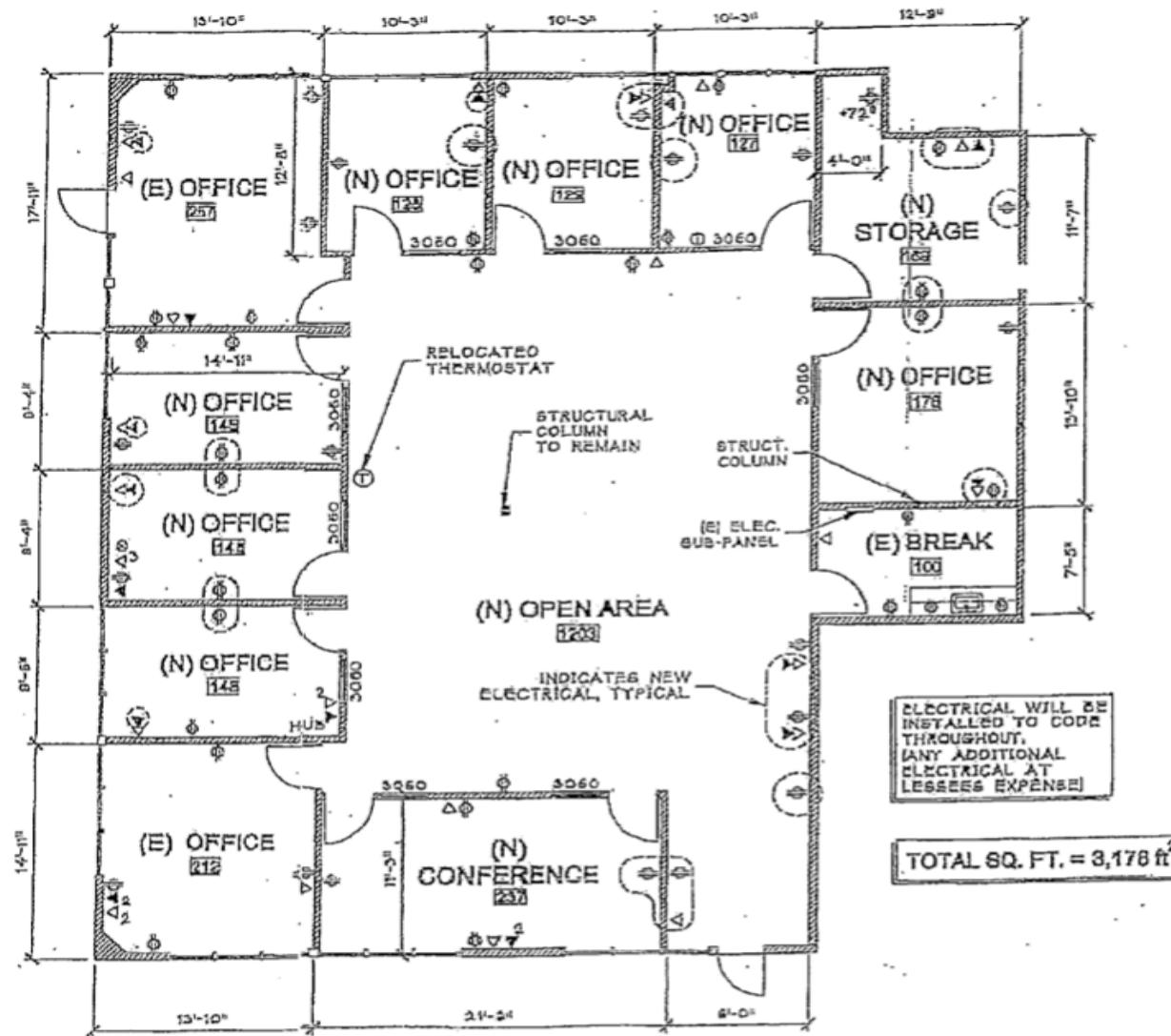




2ND FLOOR

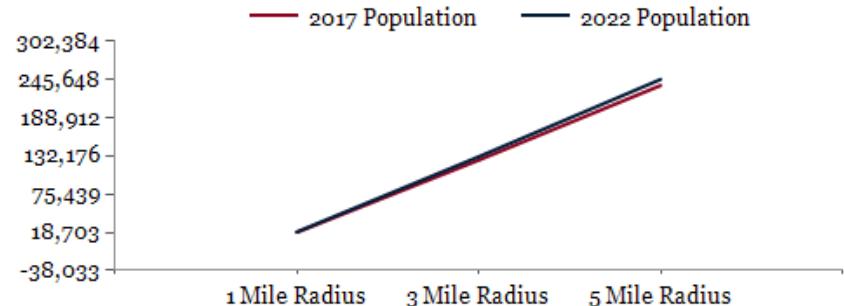
EXHIBIT "A"

EXHIBIT C-1

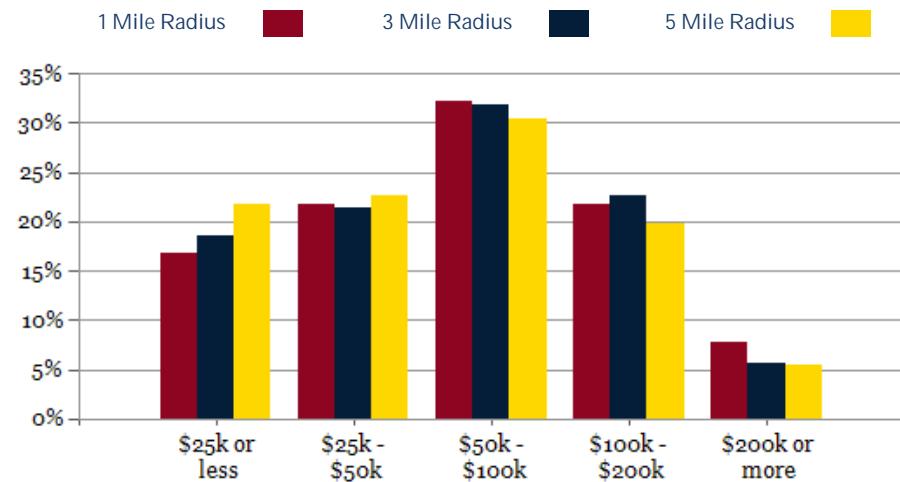


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,425	101,344	207,339
2010 Population	17,536	119,262	225,475
2017 Population	18,703	125,855	236,636
2022 Population	19,511	130,950	245,648
2017 African American	676	4,989	9,358
2017 American Indian	220	1,517	3,066
2017 Asian	1,174	9,065	15,549
2017 Hispanic	5,367	40,286	95,154
2017 White	13,371	84,444	148,950
2017 Other Race	1,845	15,822	41,364
2017 Multiracial	1,278	8,788	15,985
2017-2022: Population: Growth Rate	4.25%	4.00%	3.75%

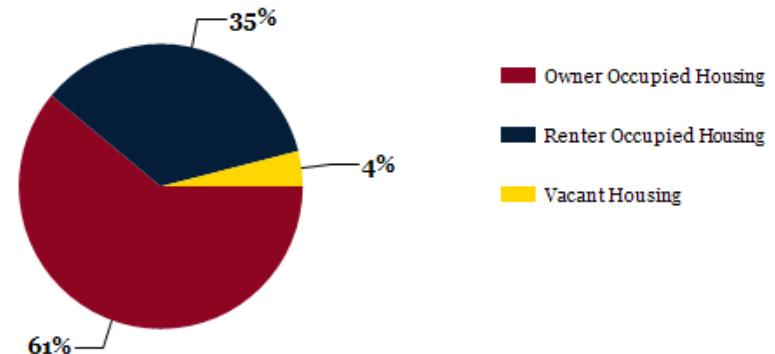
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	551	4,423	9,365
\$15,000-\$24,999	586	3,985	8,173
\$25,000-\$34,999	621	4,009	7,699
\$35,000-\$49,999	847	5,634	10,595
\$50,000-\$74,999	1,263	8,147	14,611
\$75,000-\$99,999	912	6,210	9,898
\$100,000-\$149,999	1,064	7,362	11,570
\$150,000-\$199,999	405	2,818	4,421
\$200,000 or greater	523	2,574	4,366
Median HH Income	\$63,122	\$61,525	\$55,769
Average HH Income	\$88,893	\$82,533	\$77,783



2017 Household Income



2017 Own vs. Rent - 1 Mile Radius



Source: esri

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