

FOR LEASE

1532 Standiford Avenue • Suite B • Modesto • CA • 95350



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Desiree Holland
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(209) 672-6792
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Property Overview

Address: 1532 Standiford Avenue • Modesto • CA • 95350

Lease Rate: \$2.50 Gross

Building Size: ± 1,897 SF

Lot Size: ± 43,560 SF / ± 1 AC

County: Stanislaus County

Property Type: Commercial Office

Parcel Numbers: 054-010-043

Procuring Broker Fee: 2.5%

Highlights:

1532 Standiford Avenue is a centrally located commercial property in Modesto, situated along a highly traveled corridor that provides strong exposure and convenient access. The property benefits from close proximity to Highway 99, downtown Modesto, and a wide mix of surrounding retail, office, and service businesses. Its location within an established commercial area offers consistent traffic flow and ease of access for customers and employees. Suitable for a variety of commercial uses, this property presents an excellent opportunity for businesses seeking visibility in a well-known Modesto thoroughfare or for investors looking to secure a property in a stable, in-demand market.

Features:

- Located on one of Modesto's busiest thoroughfares
- Reception Area
- Two (2) Offices
- Large Open Area
- Storage Room
- One (1) Restroom



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Location Map



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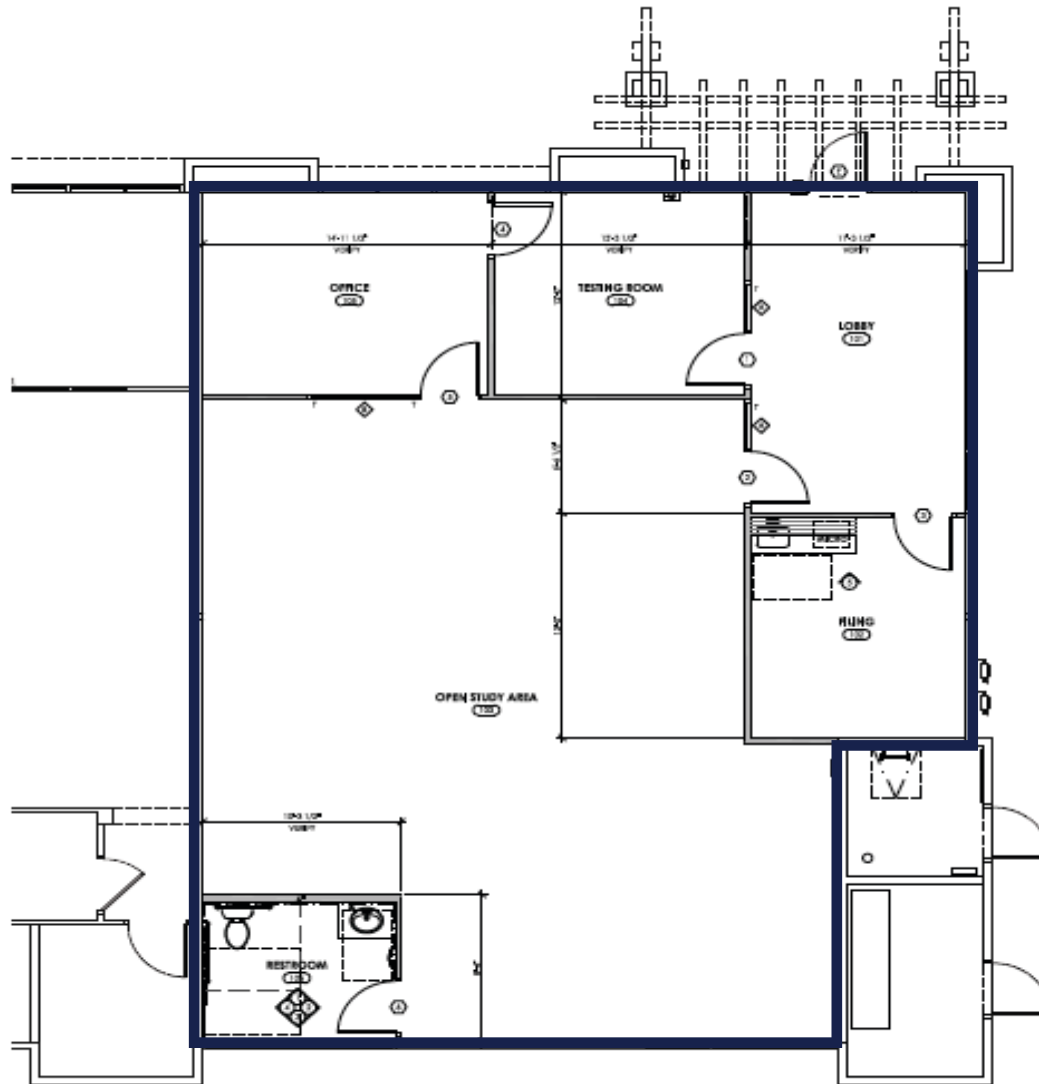
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Floor Plan



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Photo Gallery



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Drone Photo Gallery



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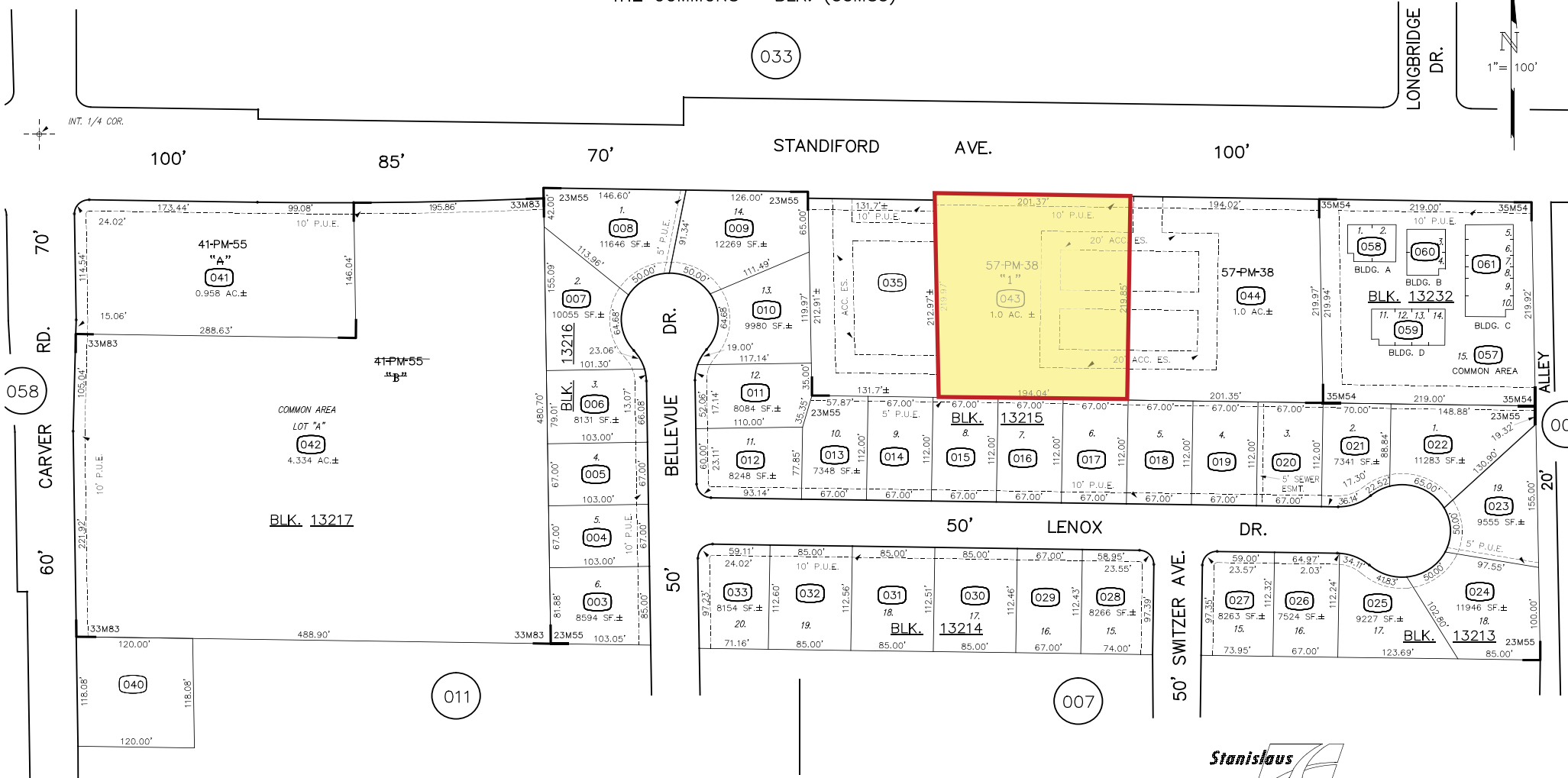
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Parcel Map

POR. SE 1/4 SECTION 7 T.3S. R.9E. M.D.B.& M.
 POR. TULLY MANOR NO. 6 – BLKS. 13213,13215, POR. BLKS. 13214,13216 (23M55)
 STANDIFORD AVE. PROFESSIONAL OFFICES – BLK. 13232 (35M54)
 THE COMMONS – BLK. (33M83)

002 009 054 – 010

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



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