

# 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  
REAL ESTATE**  
SINCE 1957

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# Property Overview

<b>Address:</b>	1532 Standiford Avenue • Modesto • CA • 95350	<b>County:</b>	Stanislaus County
<b>Lease Rate:</b>	\$2.50 Gross	<b>Property Type:</b>	Commercial Office
<b>Building Size:</b>	± 1,897 SF	<b>Parcel Numbers:</b>	054-010-043
<b>Lot Size:</b>	± 43,560 SF / ± 1 AC	<b>Procuring Broker Fee:</b>	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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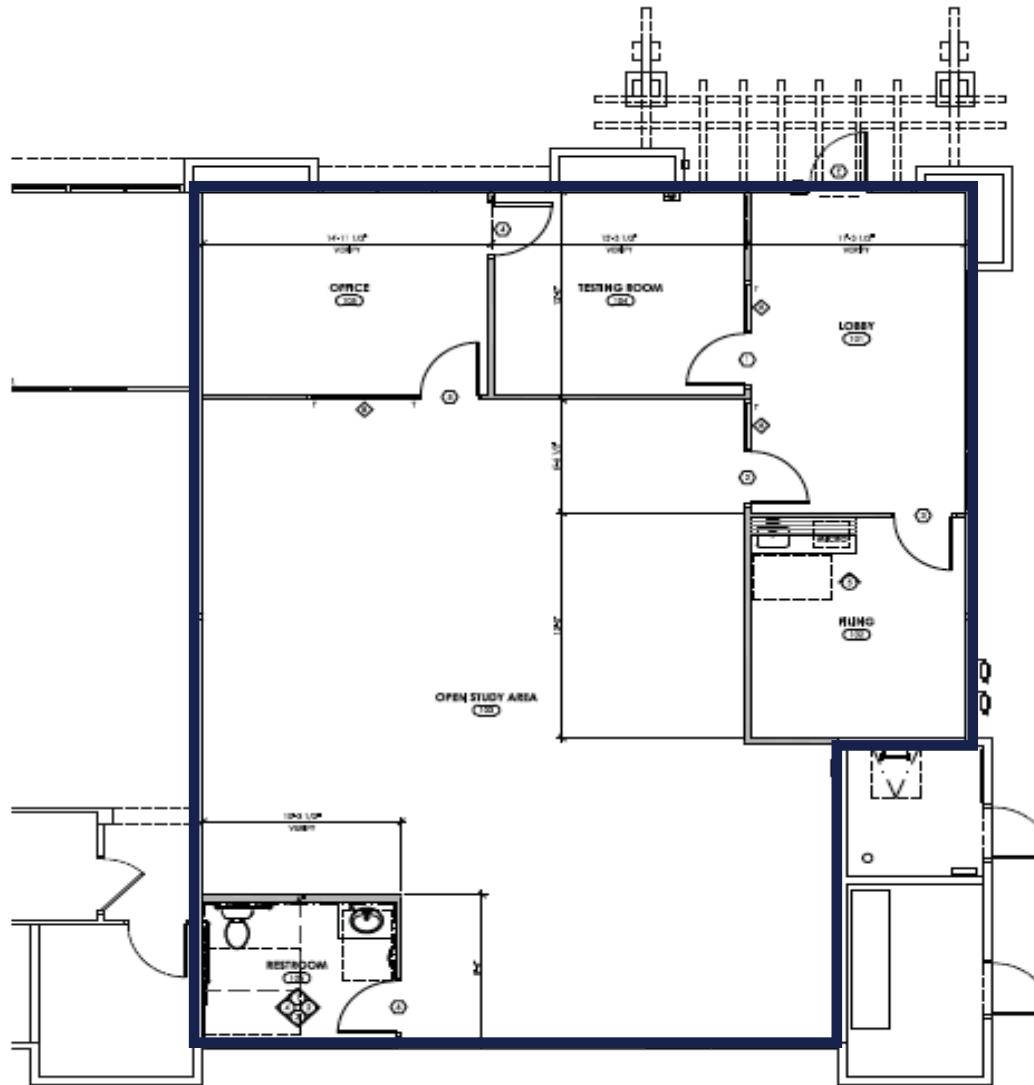
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# Floor Plan



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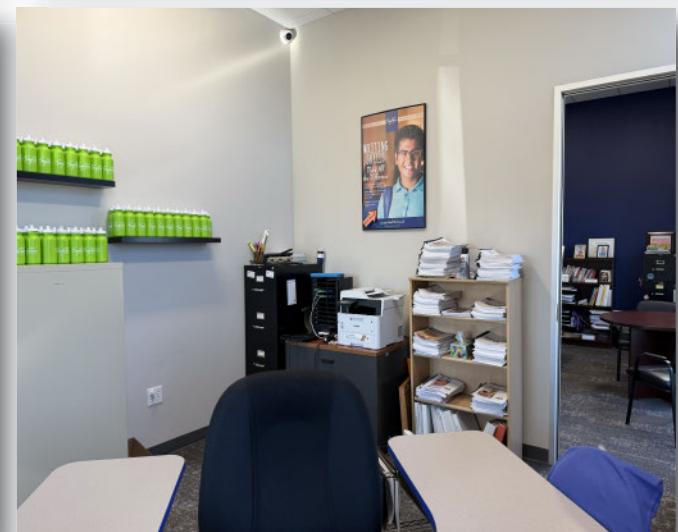
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# Photo Gallery



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# Drone Photo Gallery



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# Parcel Map

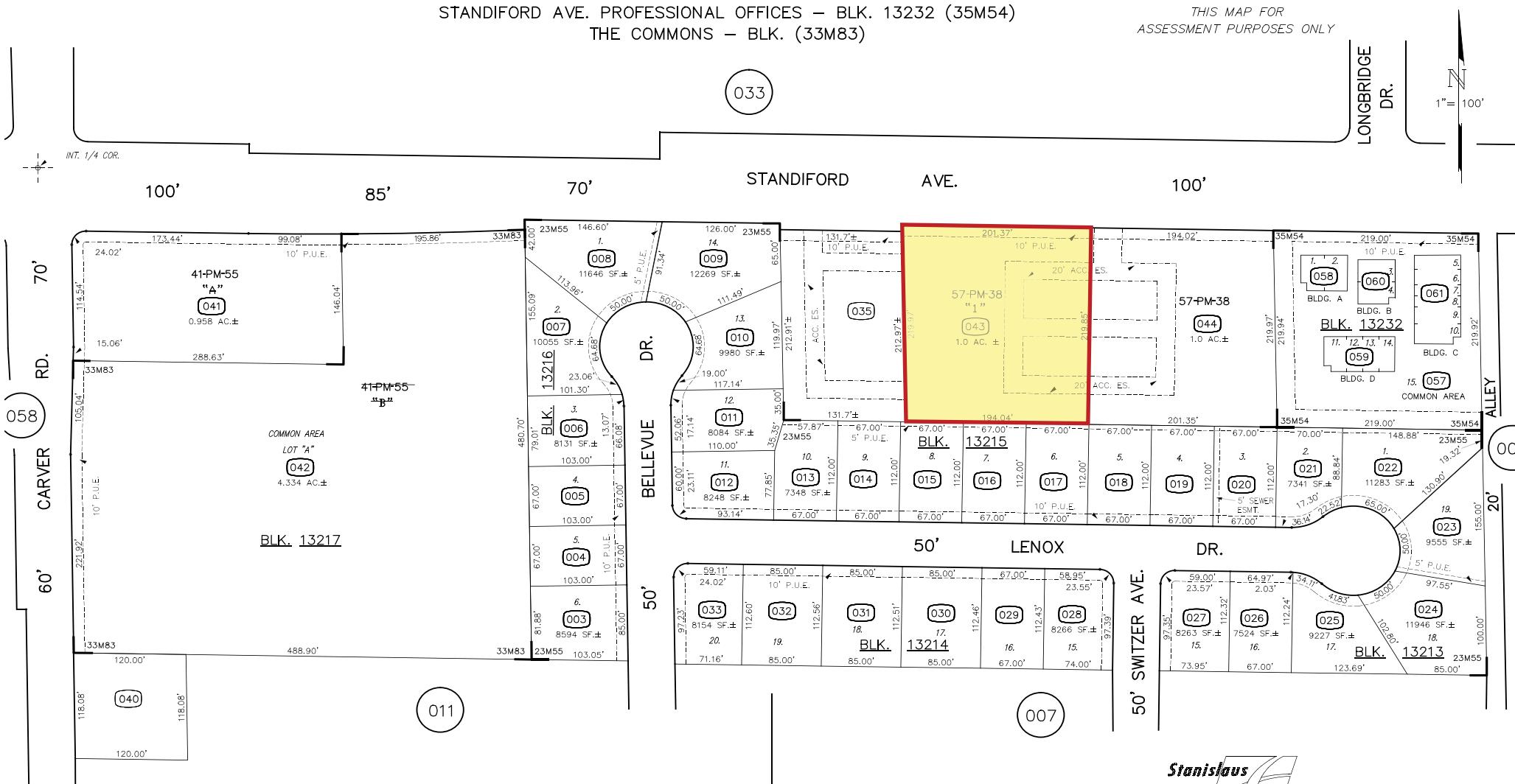
POR. SE 1/4 SECTION 7 T.3S. R.9E. M.D.B.& M.

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

054 - 010



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