

RETAIL SPACE FOR LEASE

960± - 4,000± Rentable Square Feet (Available Now)

2400 Coffee Road, Modesto CA

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PROPERTY OVERVIEW

- **Vacant and Available Now:**
 - Suite E: 960± SF
 - Suite J: 1,500± SF
 - Suite J-2: 2500± SF
- **Rent:** \$2.00, plus NNN
- **Zoning:** C-C (Commercial Community)
- **# of Parking Spaces:** 385±

Suite J and J-2
can be combined
for a total of
4,000 SF

Highlights:

- Building and Monument Signage.
- Property has a newly renovated roof, parking lot, and painted exterior.
- Co-tenants: dd's Discounts, Family Dollar, Modesto Power, Grand Buffet, My Garden Café, Sultan Market & Restaurant, Viet Restaurant, and more.
- Traffic Count: 30,060 + ADT.
- Easy Access into Center from Both Directions.

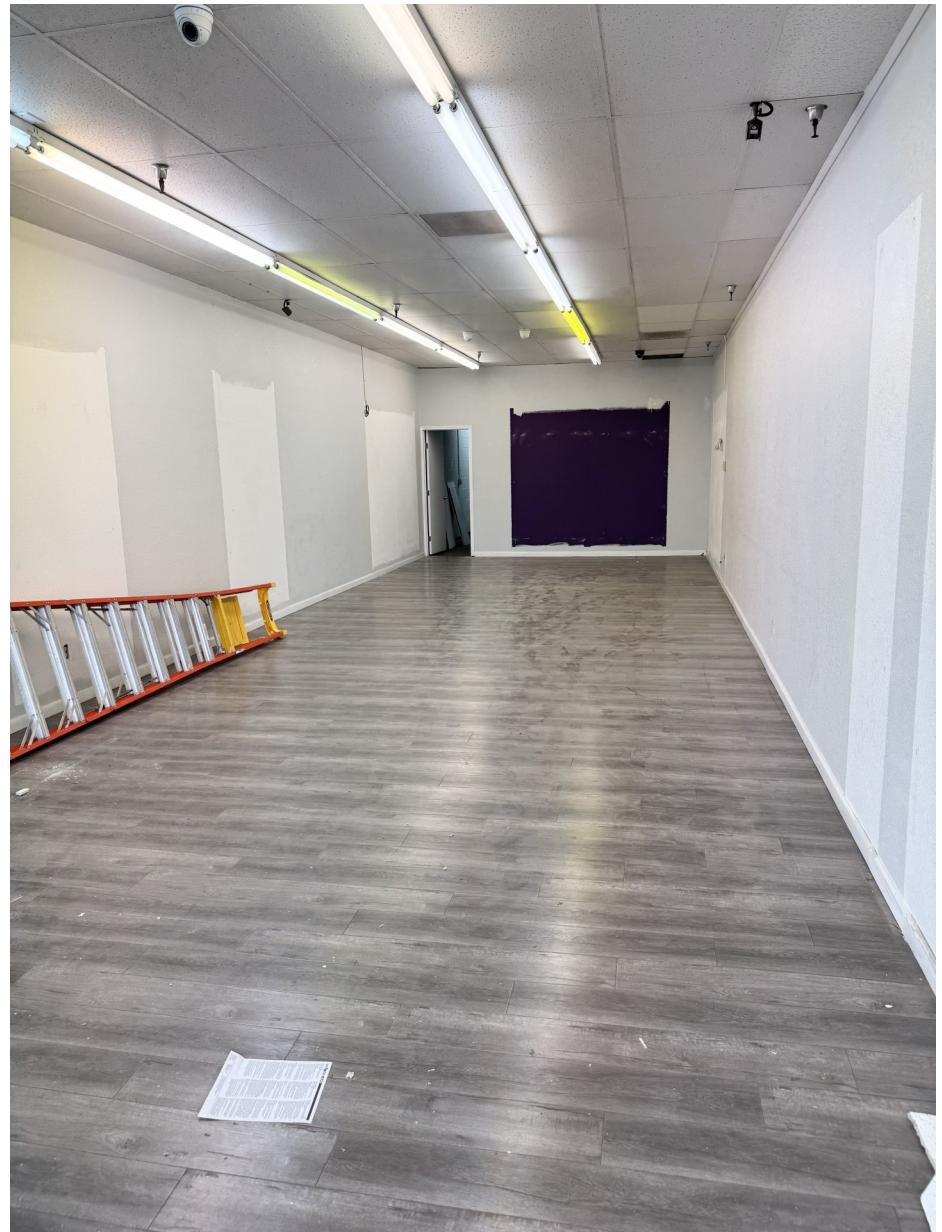


INTERIOR PHOTOS:

SUITE E



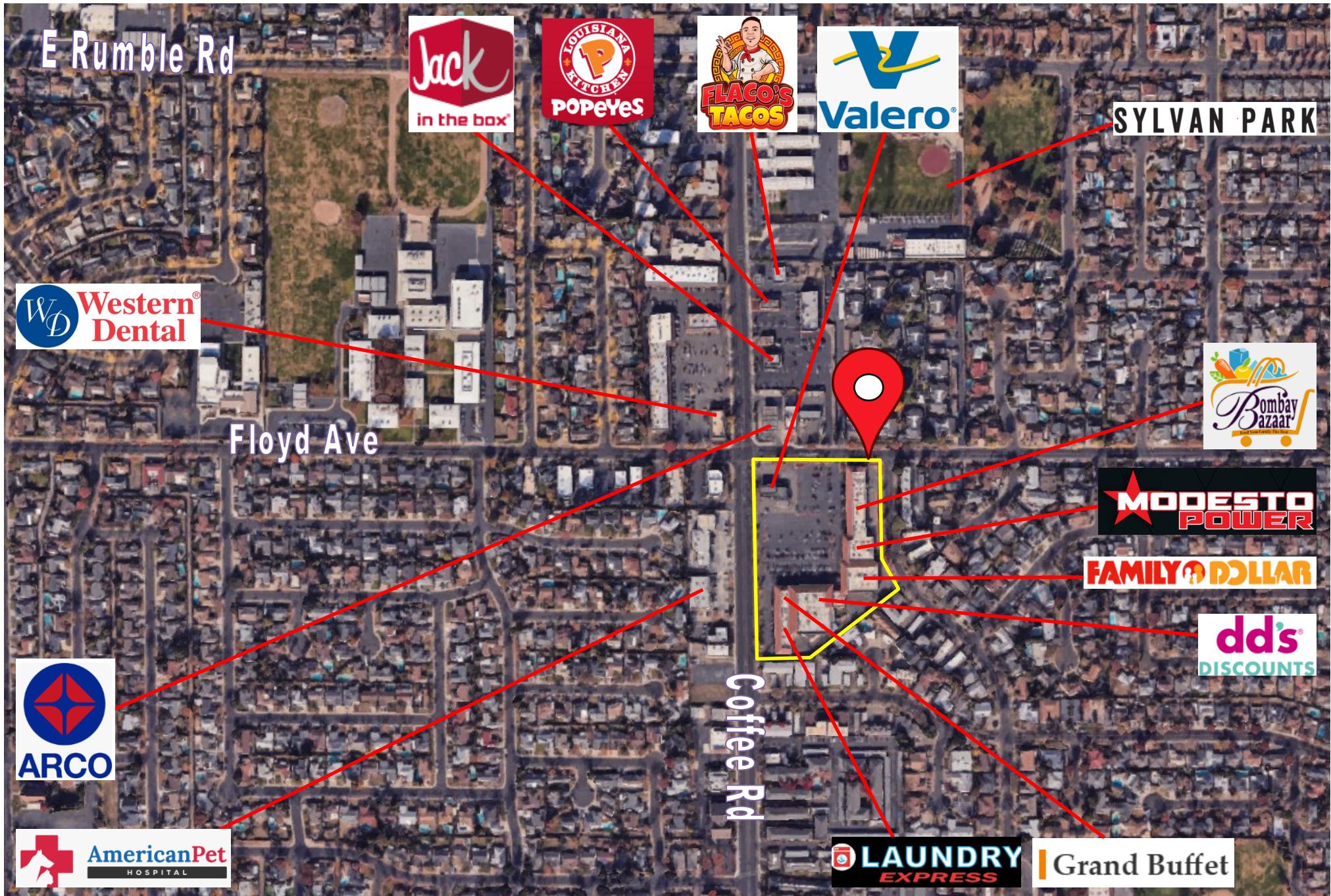
SUITE J



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

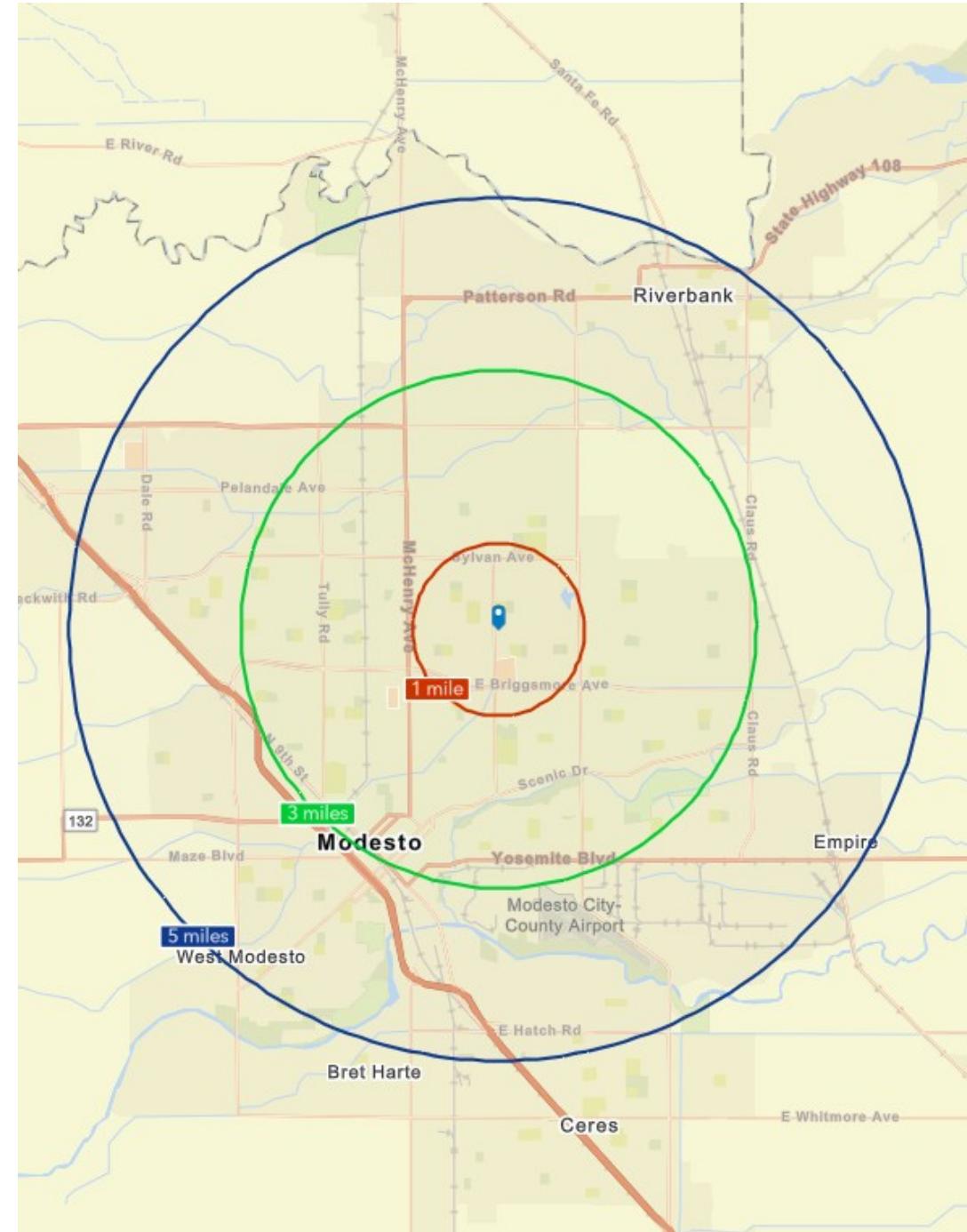


POINTS OF INTEREST

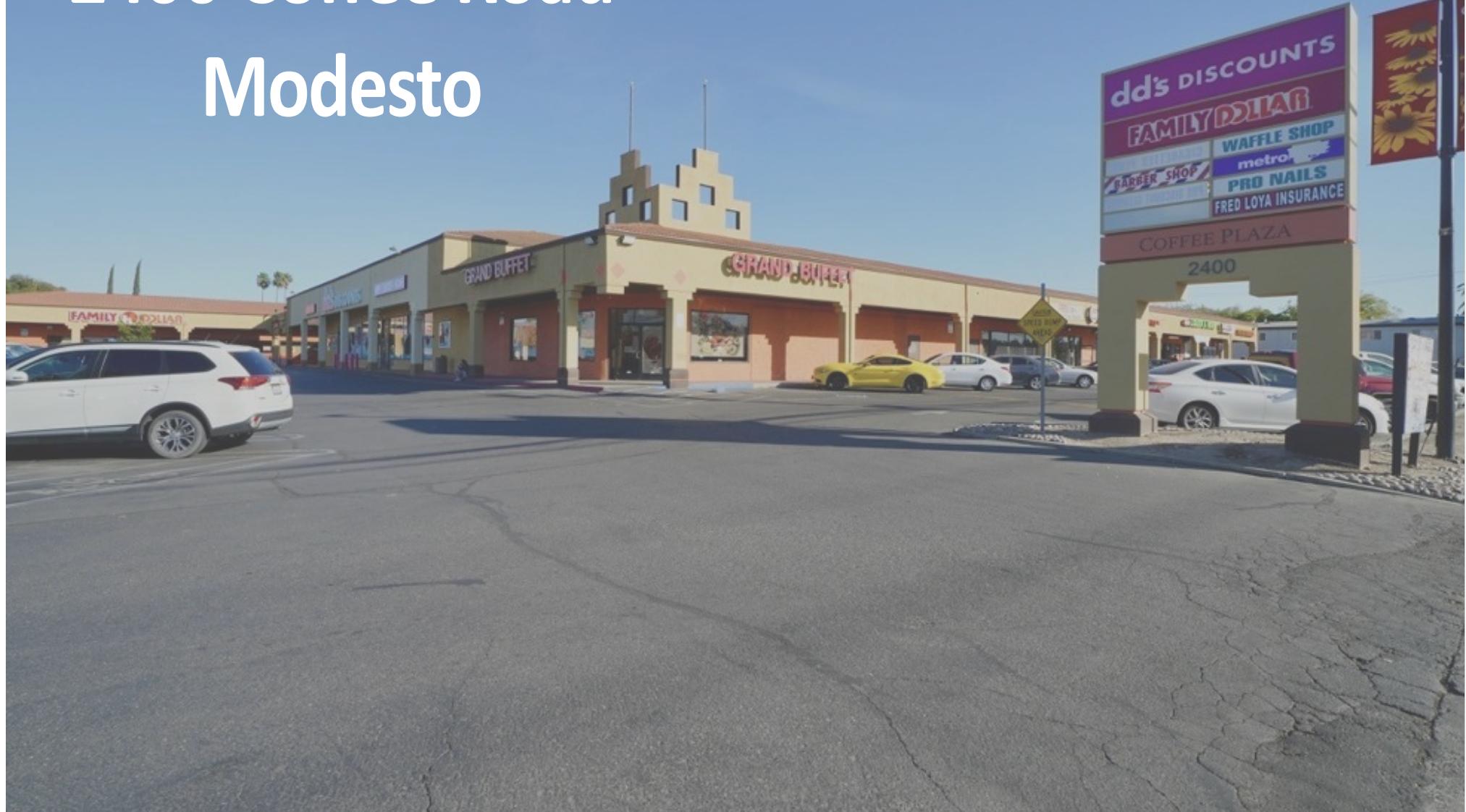


DEMOGRAPHICS

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	23,474	142,648	274,639
Households	8,476	50,511	90,282
Average HH Size	2.7	2.7	2.9
Owner Occupied Housing Units	4,258	29,816	52,404
Renter Occupied Housing Units	4,227	21,816	38,863
Median Age	36.5	37.5	36.2
Median House- hold Income	\$65,934	\$74,341	\$73,235
Average House- hold Income	\$83,476	\$96,474	\$94,212



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