

**Prime High Traffic Location on
Modesto's Main Commercial Corridor
1004-1010 McHenry Ave, Modesto CA 95350**



Price: \$1,925,000 (\$171.87/SF)

Lease Rate: \$1.65/SF NNN

Total Size: 11,200 SF | 33,775 SF Lot

TABLE OF CONTENTS

Executive Summary/Property Details	1
Aerial	2
Demographics	3
Parcel Map	4
Aerial View	5
Site Plan	6
Disclaimer	7

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EXECUTIVE SUMMARY

1004-1010 McHenry Avenue
Modesto CA 95350



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

287,978

Population

93,762

Households

\$91,906

Average
Household
Income



PROPERTY DETAILS

APN	112-045-015 112-045-016
BUILDING SIZE	11,200 SF
PARCEL SIZE	0.77 AC (33,775 SF)
ZONING	C-2 General Commercial
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1986

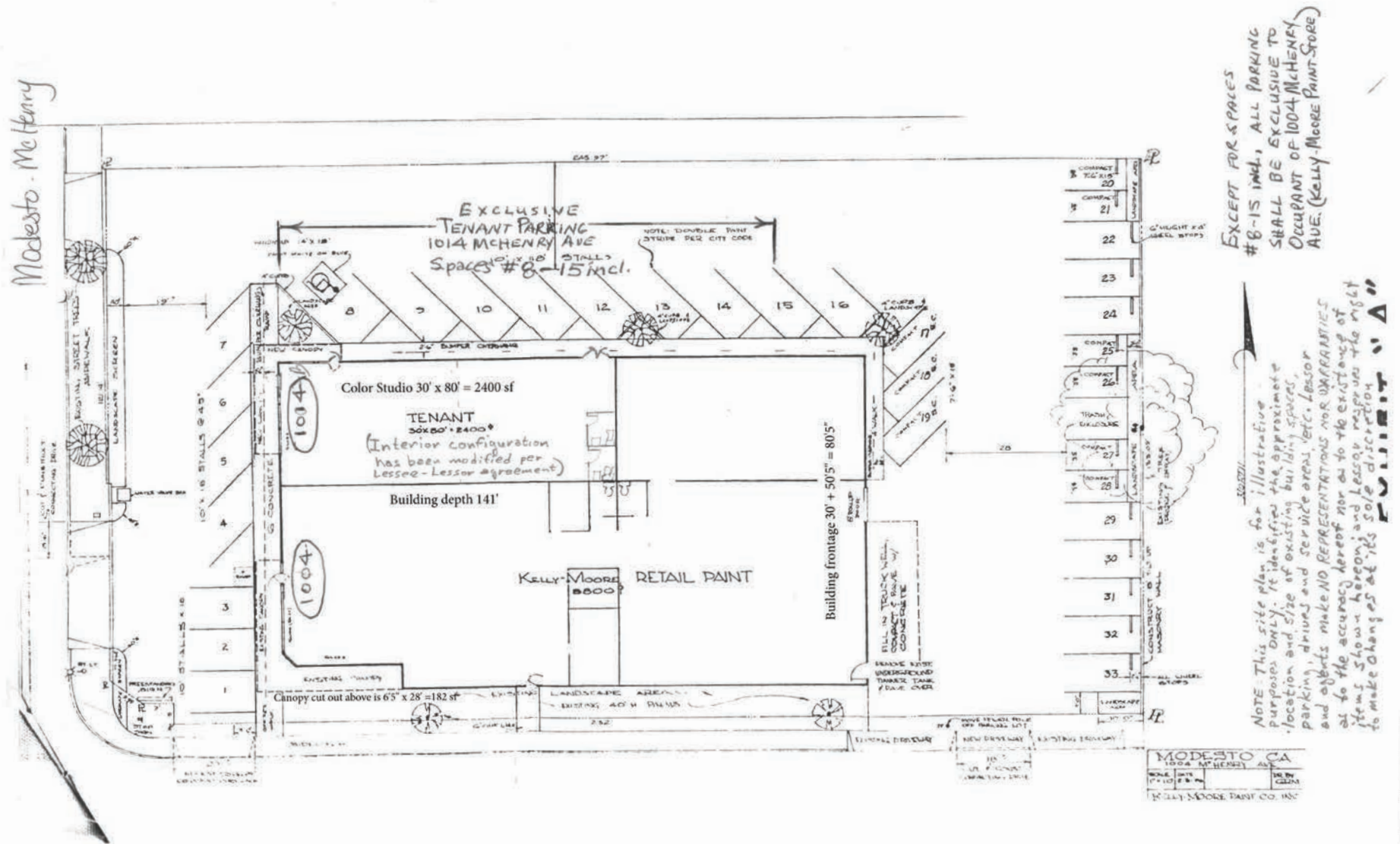
HIGHLIGHTS

- Former Kelly-Moore Paint Store
- Retail showroom
- Business office
- Rear storage and receiving warehouse
- 33 Parking Spaces
- Small gated yard in rear of the property
- Located on one of Modesto's busiest corridors, with over 35,373 vehicles per day
- In close proximity to major retailers, including Walgreens
- Perfect for retailers including auto parts, flooring, painting, and home improvement





SITE PLAN





AERIAL VIEW




$$1'' = 100'$$


Stanislaus
County
Assessor

112 - 045



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,569	156,463	287,978
Growth 2024 - 2029	.30%	0.14%	0.18%
Growth 2020 - 2024	1.64%	0.76%	0.95%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,000	53,980	93,762
Growth 2024 - 2029	0.30%	0.11%	0.17%
Growth 2020 - 2024	1.61%	0.66%	0.95%
Average HH Income	\$93,916	\$85,664	\$91,906

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
McHenry Ave	E Fairmont Ave	2025	35,012	.05
McHenry Ave	E Fairmont Ave	2024	35,373	.05
E Roseburg Ave	Collier Ave	2022	3,843	.18
E Roseburg Ave	Collier Ave	2025	3,882	.18
Ila Way	Frances Ave	2025	3,046	.33
Ila Way	Frances Ave	2024	3,071	.33
W Roseburg Ave	Brady Ave	2022	5,850	.38
W Roseburg Ave	Brady Ave	2025	5,855	.38
E Roseburg Ave	Fiori Ave	2022	2,965	.41
E Roseburg Ave	Fiori Ave	2025	3,000	.41

DISCLAIMER

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