

# FOR LEASE

202 & 236 S. SANTA CRUZ AVENUE • MODESTO • CA • 95354



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

**HIGH  
PRICE &  
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# PROPERTY SUMMARY

<b>ADDRESS:</b>	202 & 236 S. Santa Cruz Ave • Modesto	<b>COUNTY:</b>	Stanislaus
<b>LEASE RATE:</b>	\$0.55 PSF Gross	<b>PROPERTY TYPE:</b>	Industrial
<b>AVAILABLE SIZE:</b>	± 3,518 - 10,400 SF	<b>PARCEL NUMBER:</b>	202: 035-027-016 236: 035-027-002
<b>LOT SIZE:</b>	202: ± 1.21 AC 236: ± 1.9 AC	<b>PROCURING BROKER FEE:</b>	2.5%

## PROPERTY DESCRIPTION:

Located in close proximity to Modesto's Beard Industrial District, 202 and 236 S Santa Cruz Avenue offer an exceptional commercial real estate opportunity ideal for a variety of professional or service-oriented users. These well-positioned properties benefit from excellent street visibility and convenient access to major thoroughfares, making them easily accessible. With flexible floor plans, ample parking, and close proximity to downtown amenities, these sites provide a strategic location for businesses looking to establish or expand their presence in the Central Valley. Whether leased together or individually, 202 and 236 S Santa Cruz Avenue present a compelling option for tenants seeking functionality, visibility, and convenience.

### 202 - SUITE I:    202 - SUITE J:    236 - SUITE D:    236 - SUITE E-F:

- |                   |                   |                         |                         |
|-------------------|-------------------|-------------------------|-------------------------|
| • ± 3,750 SF      | • ± 4,400 SF      | • ± 3,518 SF            | • ± 10,400 SF           |
| • Shared Restroom | • Shared Restroom | • Small Office Restroom | • Small Office Restroom |



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# LOCATION MAP



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# AERIAL VIEW



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# PARCEL MAP

PORTION N.W. 1/4 SEC. 34 T. 3 S. R. 9 E. M.D.B. & M.

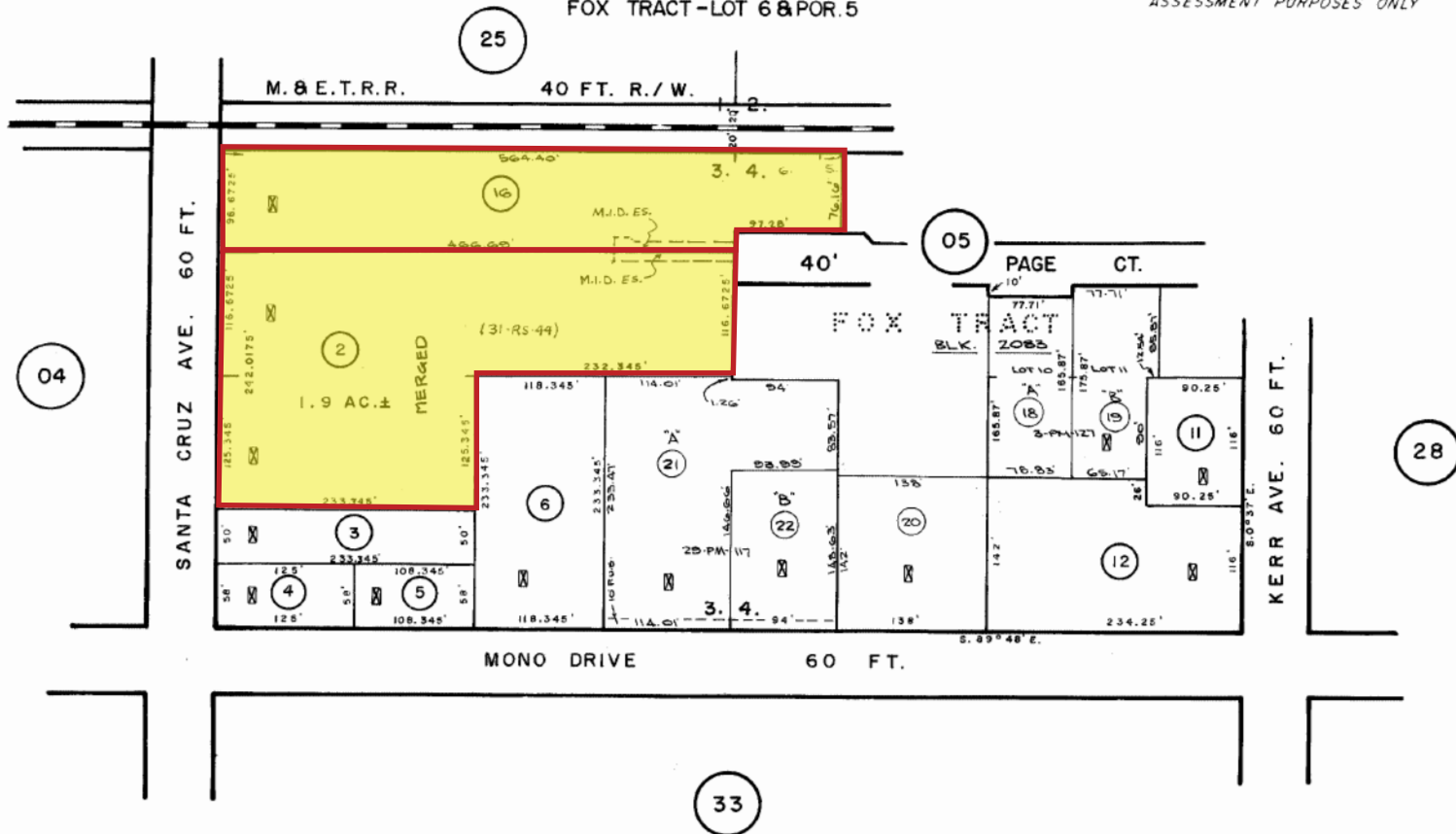
MODESTO COLONY BLOCK 3 LOT 3 AND S. 1/2 LOT 4

FOX TRACT-Lot 6 & POR. 5

80 20

35-27

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



FROM F-57  
ADE 56-69  
MAPS VOL. IFG. 33  
FEB. 12, 1963  
UPDATED 3-1-80, 11-1-80 MF, 3-21-07 OH, 6-20-08 MF, 6-30-08 OH



65,74

35-27

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