

High Visibility Space for Lease—Raley's Anchored Center



Your Business Here



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OVERVIEW

Tully Manor is a high traffic retail center anchored by Raley's and a strong tenant mix including McDonalds, Jack in the Box, Fire Wings, Papa Murphys, West Coast Sourdough, Rooted Salon, European Wax Center, and others. The project is set at a high traffic signalized intersection in central Modesto at Tully Rd. and Standiford Ave.

HIGHLIGHTS

- Excellent Visibility Space on the northwest corner of the Raleys building visible from both Standiford Ave & Tully Rd
- Central Modesto Location
- Grocery Anchored Shopping Center
- Heavy Retail Presence
- Strong Long Term Co-Tenancy
- Low tenant turnover
- Ample Parking

SUMMARY

- Asking Price: Negotiable
- Available Suite:
1,790sf(Suite 46)

LOCATION HIGHLIGHTS

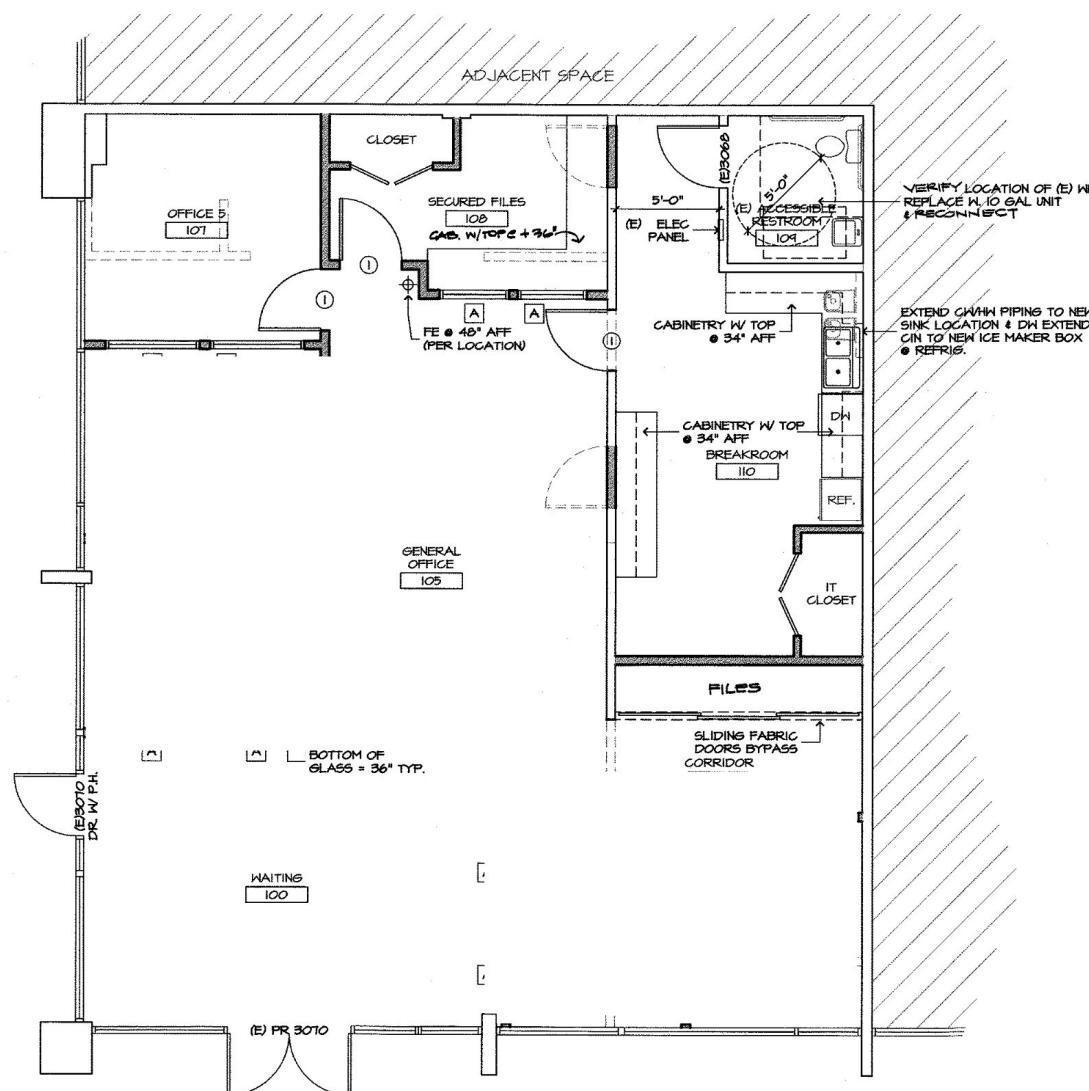
- Centrally Located Along Major Modesto Shopping Corridor
- High Traffic Intersection
- Total Daily Traffic Counts 69,439



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FLOOR PLAN

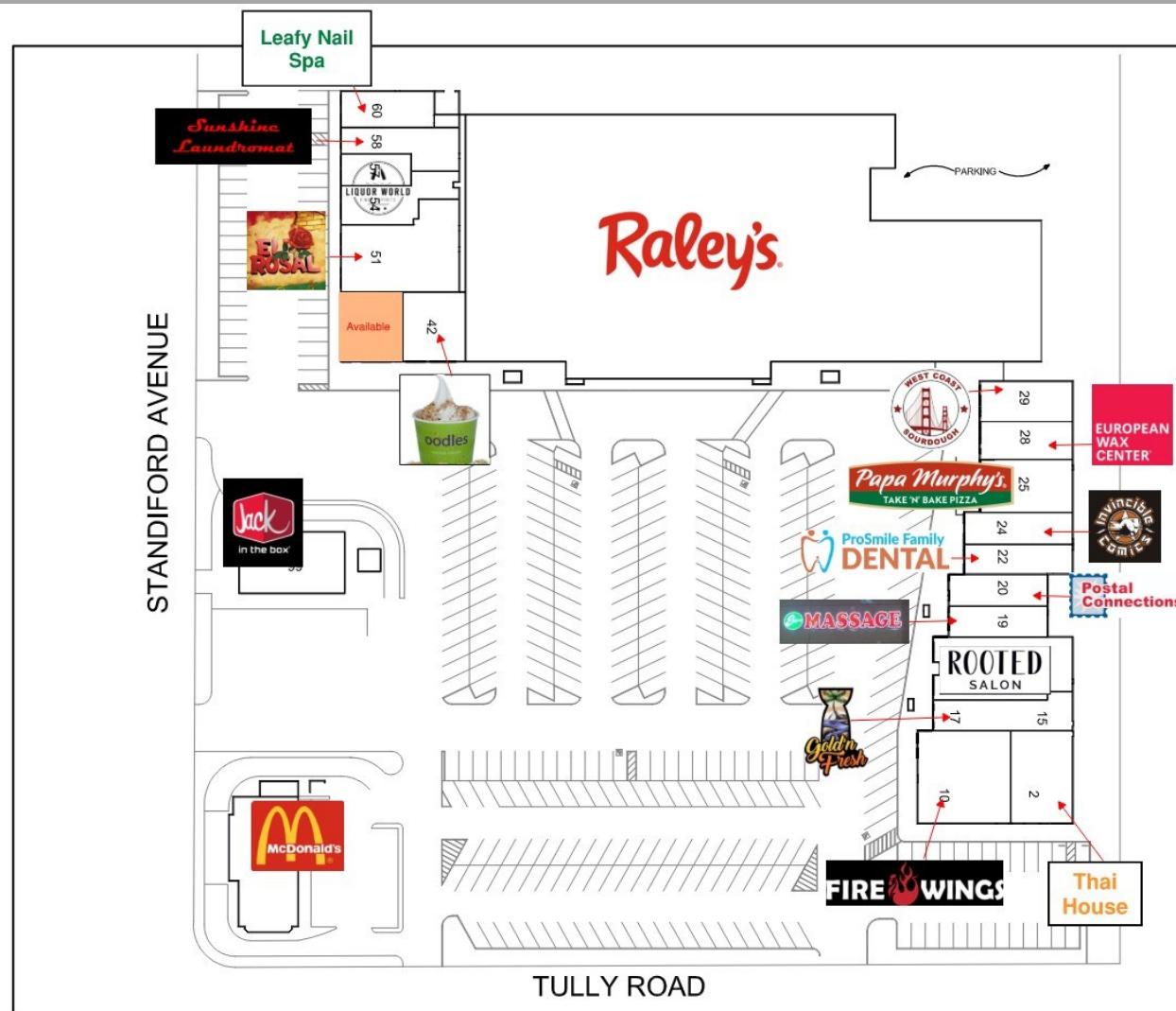


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TULLY MANOR — SITE PLAN



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AERIAL MAP

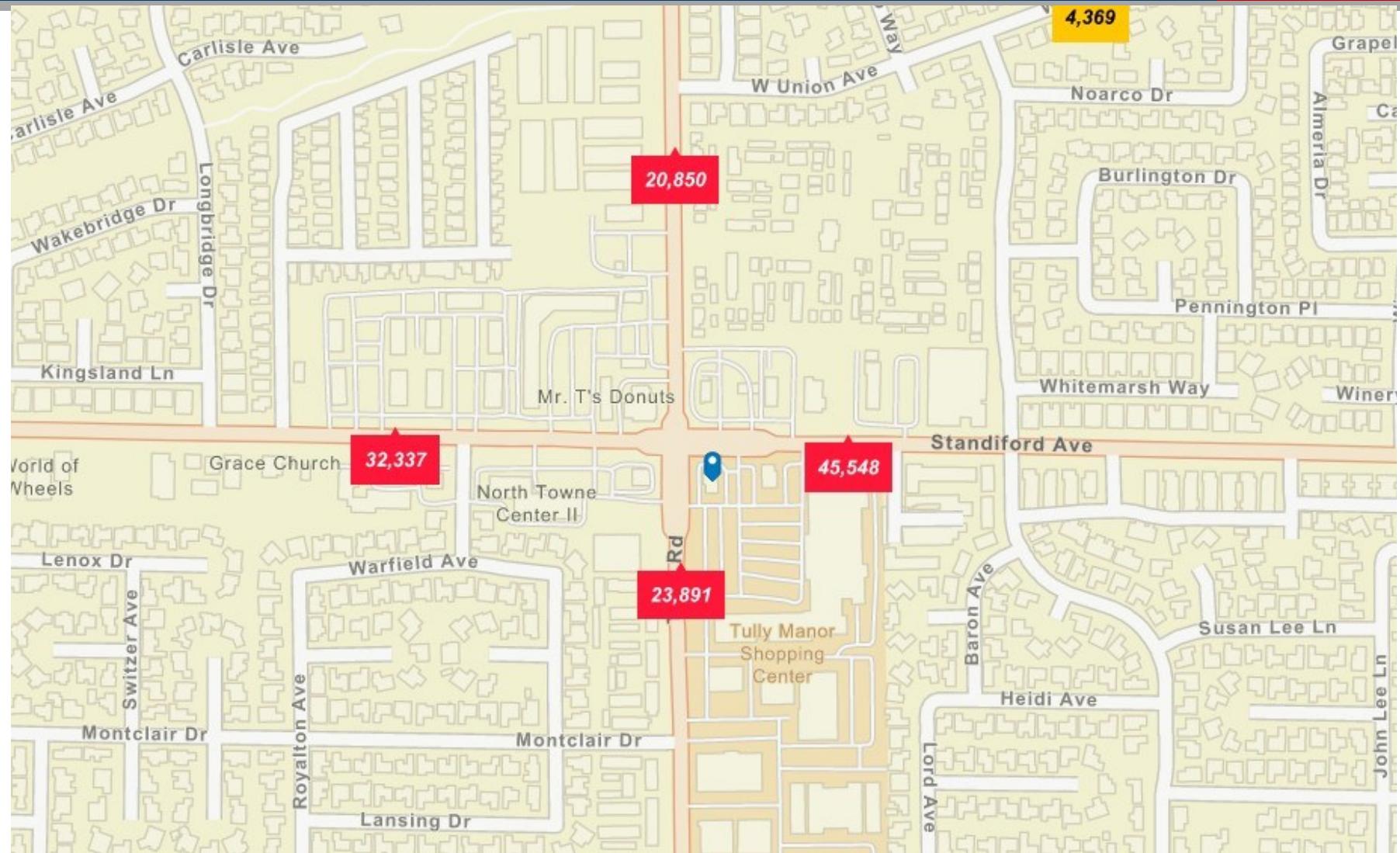


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STREET MAP AND ADT's



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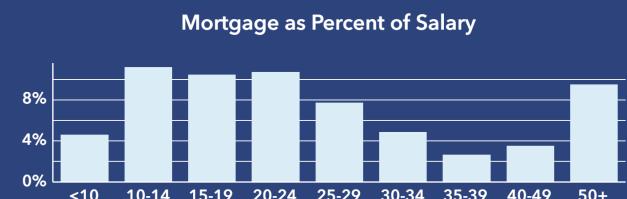
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DEMOCRAPHICS

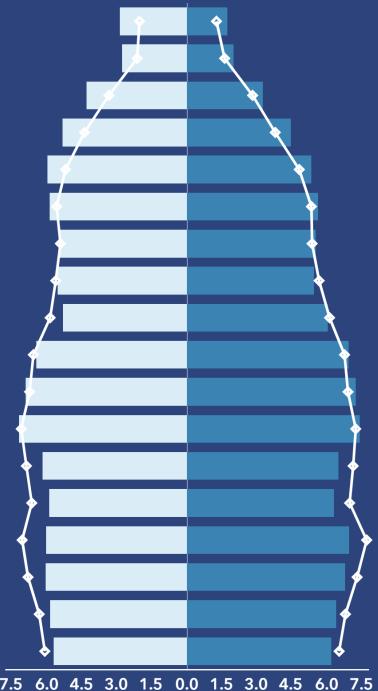
COMMUNITY SUMMARY

3430 Tully Rd, Modesto, California, 95350 3
Ring of 3 miles

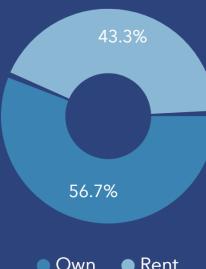
112,695	0.28%	2.74	84.0	38.7	\$83,061	\$477,142	\$187,936	22.5%	58.5%	19.1%	18.6%	25.8%	55.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	Services	Blue Collar	White Collar



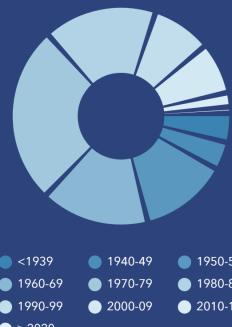
Age Profile: 5 Year Increments



Home Ownership



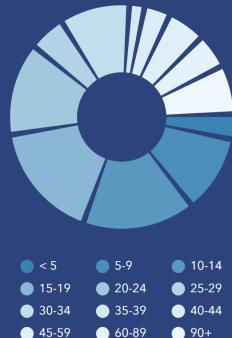
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

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ABOUT MODESTO



Whether you enjoy farm to table lifestyle, classic car culture, the arts and music scene, or proximity to some of the most beautiful places in the world and welcoming people, Modesto has it all. Surrounded by one of the greatest agricultural production areas in the world, Modesto is a national center for food and beverage production. Modesto is developing a strong presence in advanced manufacturing including off site home and commercial construction. Modesto's location in the center of the North San Joaquin Valley region is a great place to do business, within 90 minutes of San Francisco and Silicon Valley, with excellent access to major markets via rail, highways, and air. Modesto is on a sustainable growth track with 215,000 residents. Modesto's warm Mediterranean climate, low cost of doing business and affordable real estate support a diverse population with a strong sense of community and giving to others. In 2019, over 7,000 volunteers turned out for the semi-annual Love Modesto Day to work on projects throughout the community, and Modesto is a regular winner for participation in the National Night Out event organized by law enforcement agencies nationwide.



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Space Available for Lease—Tully Manor Modesto



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