

**4,707 SF Free Standing Fully  
Equipped Restaurant and Bar  
For Lease - \$1.35/SF Gross**



**3008 McHenry Ave, Modesto, CA 95350**

### Property Features

- A landmark Modesto restaurant space, this building is fully equipped and in a great location on McHenry Ave.
- Great traffic counts with over 36,000 ADT
- Beautiful bar.
- Dining hall.
- Plenty of room for musical acts.
- Versatile layout allows for dining, bar and separate banquet area.



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## Property Details

3008 McHenry Ave, Modesto, CA 95350

ADDRESS:	3008 McHenry Ave, Modesto, CA 95350	
YEAR CONSTRUCTED:	1974	
PROPERTY SIZE:	4,704 SF	
ESTIMATED OCCUPANCY:	Total: 100 persons.	
PARKING:	32 Spaces	
CONSTRUCTION:	Wood Frame	
INCLUDED IN SALE:	<ul style="list-style-type: none"><li>· Building includes beautiful bar, kitchen, and dining area</li><li>· Business office</li><li>· Plenty of dry storage</li><li>· Liquor license available seperately</li><li>· Beautiful granite bar</li><li>· Greaes interceptors</li><li>· Two hoods (18' and 19')</li><li>· Walk in Coolers and 1 Large</li><li>· Walk in Freezer</li></ul>	<ul style="list-style-type: none"><li>· Dishwasher</li><li>· Back Bar Cooler</li><li>· Dry storage with delivery door</li><li>· 2 server stations</li><li>· Dining chairs and tables</li><li>Barstools</li><li>Various other kitchen equipment</li><li>Giant stuffed marlin!</li></ul>



# Photos

3008 McHenry Ave, Modesto, CA 95354



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# Retailer Map

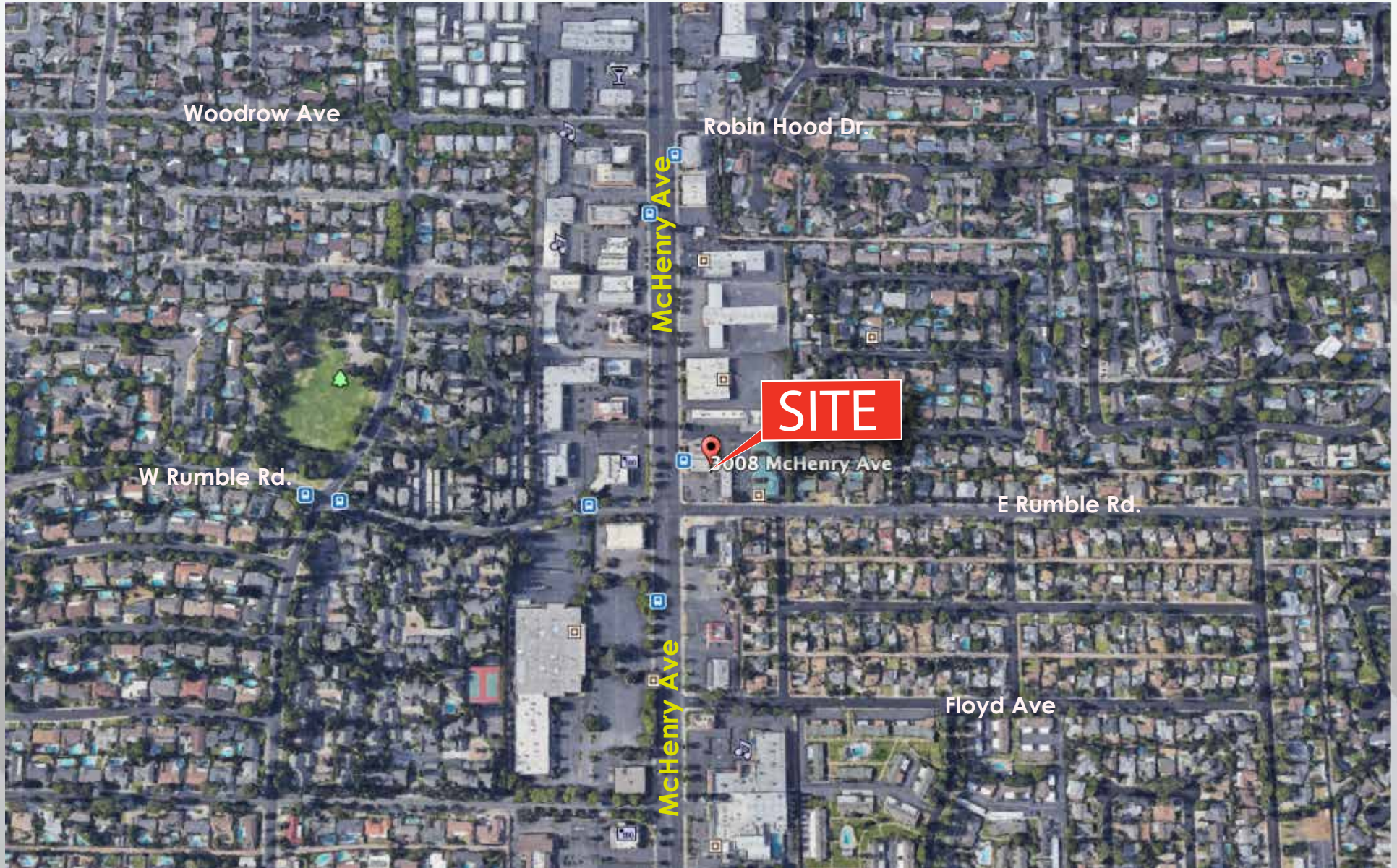
3008 McHenry Ave, Modesto, CA 95354



# Traffic Counts Map

1300 McHenry Ave, Modesto, CA 95354

## Traffic Counts



### INCOME AND DEMOGRAPHICS (by ESRI)

	1 Mile	3 Miles	5 Miles
2019 Population	17,057	133,051	109,864
2019 Total Households	6,882	51,347	92,293
2019 Average Household Size	2.48	2.59	1.19
2019 Average Household Income	\$81,491	\$75,183	\$75,204

### Traffic Counts (by ESRI)

McHenry Ave @ Sylvan Ave	36,857 ADT
McHenry Ave @ Mark Randy Pl	36,476 ADT

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