

Class A Professional Office in Landmark Modesto Office Building 1200 I St, Modesto CA 95354



Lease Rate: \$1.30/SF NNN

Size: 6,159 SF

ROW
Sushi Bistro

ROW
Sushi Bistro

SAK VALLEY COMM

TABLE OF CONTENTS

Executive Summary	1
Floorplan	2
Photos	3
Local Aerial View	4
Demographics	5
Disclaimer	6

Exclusively Listed By:

David Quinonez

DRE# 01853323

[209.614.5653](tel:209.614.5653) / davidq@pmz.com

Josh Bower

DRE# 01905264

[209.988.8428](tel:209.988.8428) / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

1200 I St, Modesto CA 95354



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

298,417

Population

96,090

Households

\$90,635

Average
Household
Income



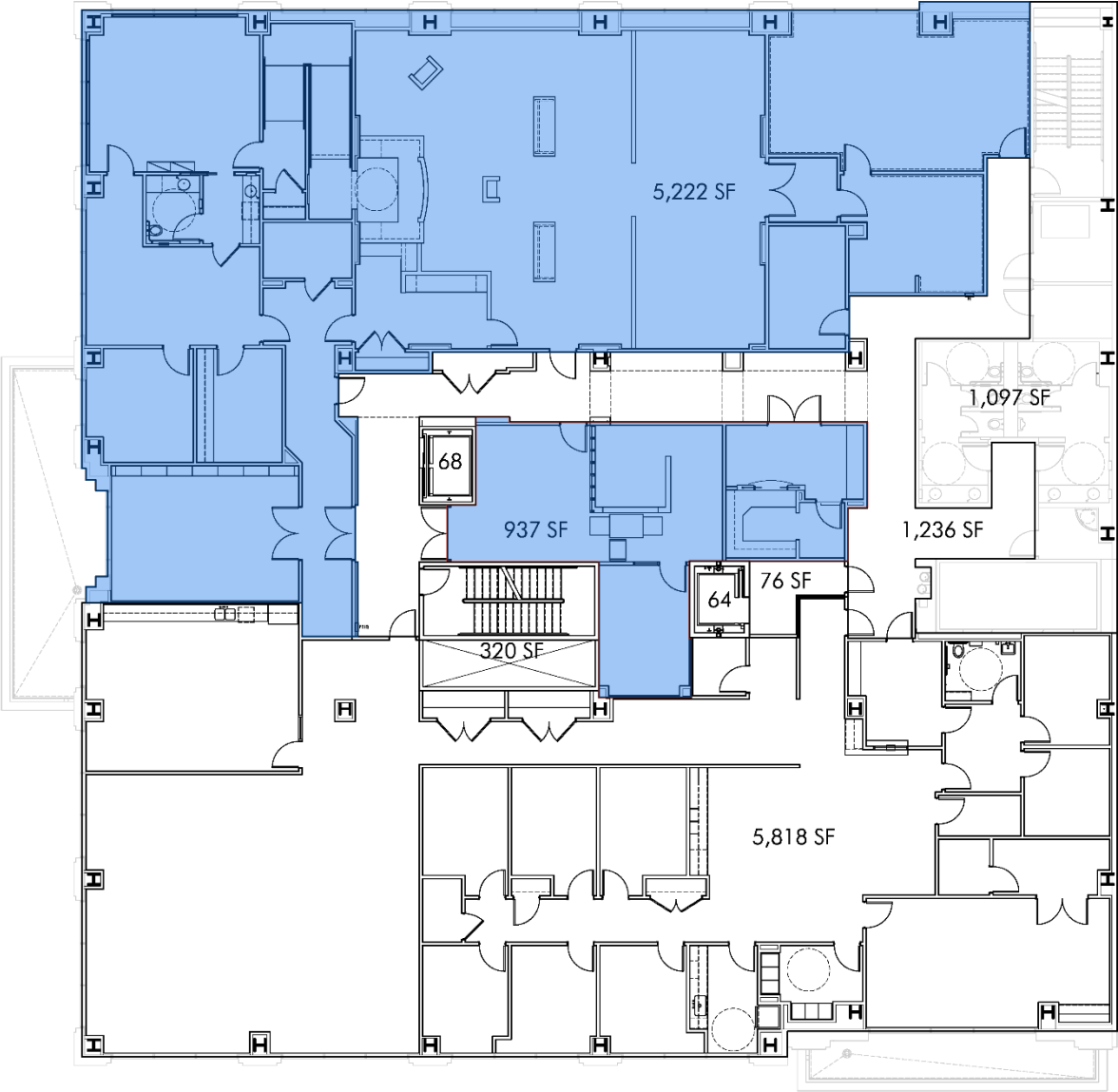
EXECUTIVE SUMMARY

ADDRESS	1200 I St, Modesto CA 95354
NUMBER OF OFFICE SUITES	1
SUITE SIZE	6,159 SF
Building Floor	2 nd Floor
ZONING	CD Central Downtown
YEAR BUILT	2006

HIGHLIGHTS

- Former US Bankruptcy courtroom and administrative offices
- Class A office building
- Governmental and established tenant mix
- Centrally located in Downtown Modesto
- Great corner location with over 10,000 ADT
- Garage parking available

Floorplan



Available Space

Photos



LOCAL AERIAL VIEW



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,125	141,229	298,417
Growth 2024-2029	-0.12%	0.06%	0.15%
Growth 2020-2024	-0.62%	0.33%	0.82%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	-0.15%	0.05%	0.15%
Growth 2020-2024	-0.69%	0.33%	0.84%
2024 Average HH Income	\$77,323	\$78,447	\$90,635

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
I St	12 th St	2025	9,943	0.02
13 th St	I St	2024	1,282	0.06
H St	12 th St	2025	17,231	0.08
I St	14 th St	2025	6,657	0.09
11 th St	H St	2025	4,124	0.10
H St	13 th St	2025	20,618	0.11
12 th St	G St	2025	3,746	0.12
14 th St	I St	2025	6,311	0.13

DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Exclusively Listed By:

David Quinonez
DRE# 01853323
[209.614.5653 / davidq@pmz.com](mailto:davidq@pmz.com)

Josh Bower
DRE# 01905264
[209.988.8428 / jbower@pmz.com](mailto:jbower@pmz.com)



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com

