

**Class A Medical Office in Immediate Proximity  
to Local Hospitals Includes OSHPD 3 Certified Office**  
1540 Florida Avenue | Modesto, CA 95350



**Sizes Available: 1,450 SF - 9,645 SF**

**3 Suites Available**

**Lease Rate: \$2.25/SF Utilities Included**

## TABLE OF CONTENTS

Executive Summary/Property Details	1
Master Floorplan - Second Floor	2
Suite Overview - Suite 200	3
Suite Overview - Suite 212	4
Suite Overview - Suite 220	5
Photos	6
Photos	7
Photos	8
Demographics	9
Local Aerial View	10

## 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)

**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

1120 Scenic Drive / Modesto, CA 95350  
[PMZCommercial.com](http://PMZCommercial.com)

**Entrance**

NO PARKING FIRE LANE



## EXECUTIVE SUMMARY

1540 Florida Avenue  
Modesto, CA 95350



### 2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

293,220

89,031

\$78,268

Population

Households

Average  
Household  
Income



### PROPERTY DETAILS

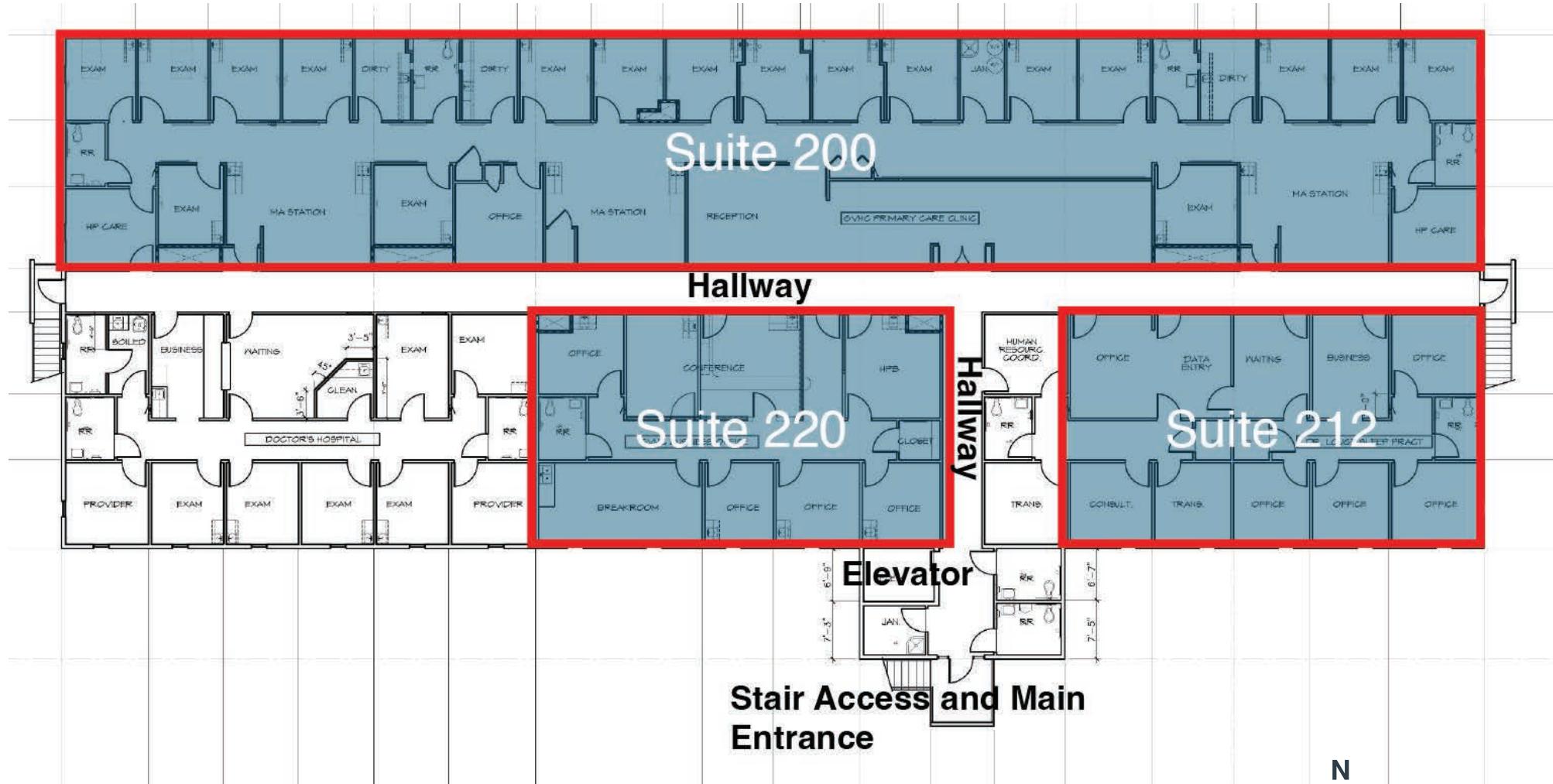
BUILDING SIZE	24,000 SF
SUITE SIZES AVAILABLE	1,450 SF - 9,645 SF
ZONING	MU-P Mixed Use Pedestrian
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1980

### HIGHLIGHTS

- 3 Suites Available
  - Suite 200: 6,100 SF
  - Suite 212: 2,095 SF
  - Suite 220: 1,450 SF
- Suite 200 is Class A OSHPD 3 certified medical office
- Located in prominent medical building across the street from Doctors Medical Center, one of three hospitals in Modesto
- Offices and common area are in move-in condition
- Centrally located in Modesto, off of highly trafficked thoroughfare
- Pristine office space in excellent condition
- Ample parking
- Complete with elevator access



# MASTER FLOORPLAN - SECOND FLOOR



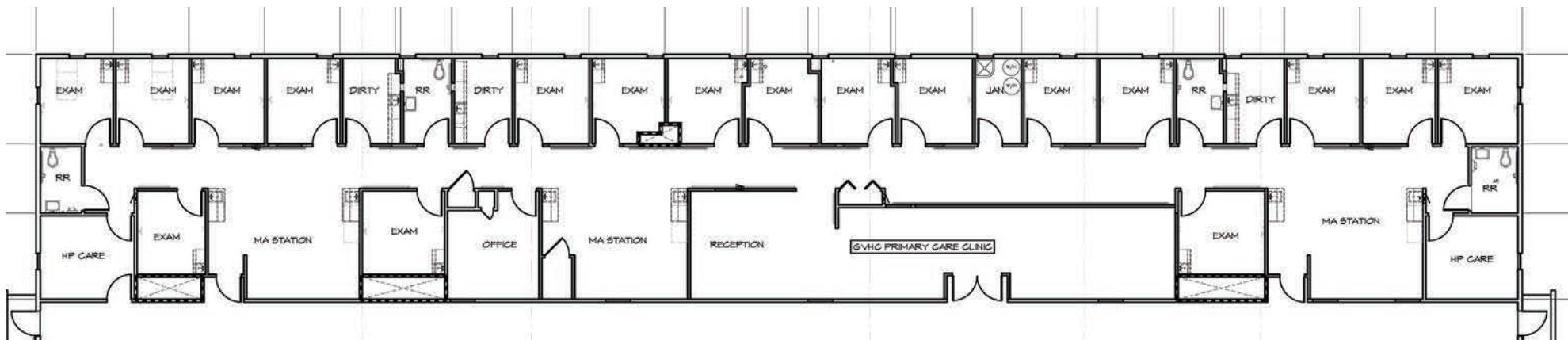


# SUITE OVERVIEW

## Suite 200

### HIGHLIGHTS

- Size: 6,100 SF
- Former Golden Valley Health Center
- Certified OSHPD 3 clinic
- Newly renovated and in beautiful condition
- Sprinklered
- Admin/reception area
- 18 exam rooms
- 3 MA stations
- 3 offices
- 3 lab rooms
- 4 restrooms
- Janitorial closet
- Server room



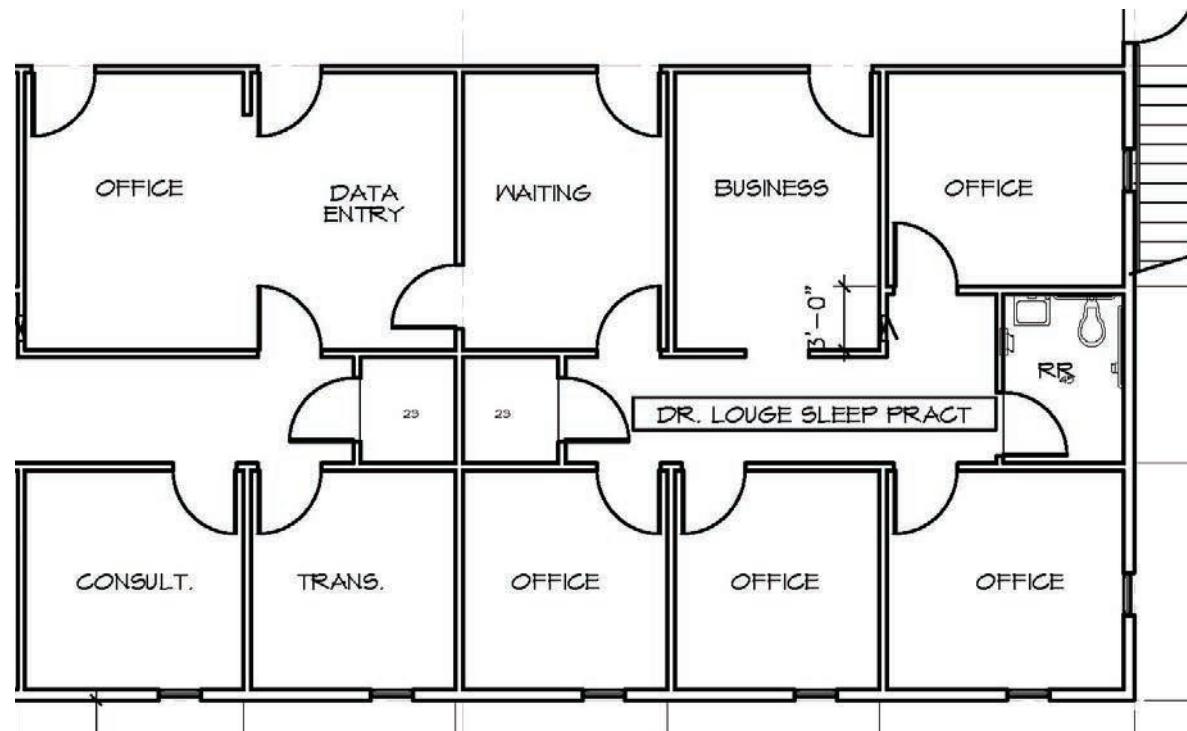


## SUITE OVERVIEW

Suite 212

### HIGHLIGHTS

- Suite: 212
- Size: 2,095 SF
- Former sleep practice
- Admin/reception area
- 7 offices
- 1 exam room
- 2 restrooms
- Janitorial closet



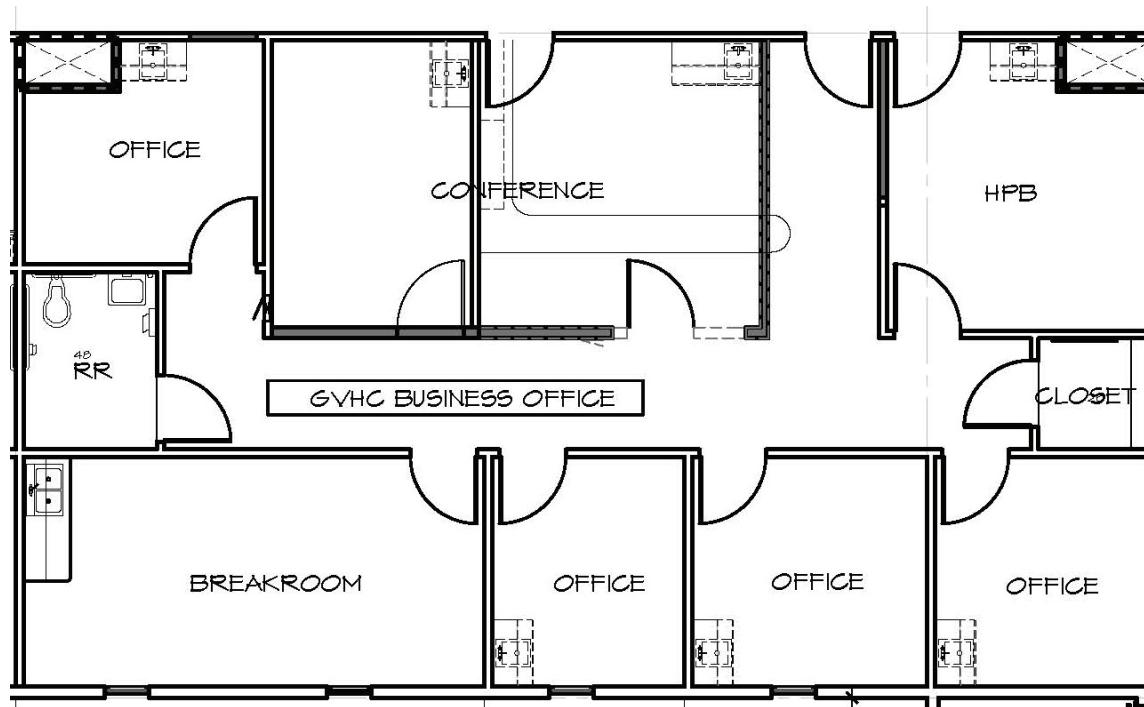


## SUITE OVERVIEW

Suite 220

### HIGHLIGHTS

- Size: 1,450 SF
- Former GVHC business office
- 4 offices plumbed for medical
- Conference room/ receptions area
- Breakroom
- 1 restroom
- Janitorial closet





Suite 200 Reception Area



Suite 200 Reception Area



Suite 220 Conference Room



Suite 200 Hallway



Suite 200 MA Station



Suite 200 Exam Room  
Includes Wall Mounted Monitor Stand



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles	
<b>TOTAL POPULATION</b>	17,651	152,935	281,940	
Growth 2023 - 2028	0.89%	0.90%	1.01%	
Growth 2010 - 2023	7.79%	7.89%	8.56%	
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles	
<b>TOTAL POPULATION</b>	6,943	55,304	93,810	
Growth 2023 - 2028	0.84%	0.84%	0.96%	
Growth 2010 - 2023	7.48%	7.42%	8.23%	
2023 Average HH Income	\$83,923	\$81,853	\$83,053	
STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Granger Ave	Timothy Ave	2022	6,794	.04
McHenry Ave	W Coolidge Ave	2022	32,726	.11
McHenry Ave	Judith Ln	2018	31,567	.17
McHenry Ave	Judith Ln	2022	29,802	.17
E Granger Ave	McHenry Village Way	2022	5,232	.19
W Briggsmore Avenue	Aloha Way	2022	36,405	.24
W Orangeburg Ave	Alma Ave	2022	18,738	.25
McHenry Ave		2020	37,490	.27
108		2022	36,863	.28
E Briggsmore Avenue	McHenry Ave	2022	39,322	.29



## LOCAL AERIAL VIEW

