

Northgate Village

3025 McHENRY AVENUE
MODESTO, CA



FOR LEASE 1,530 - 3,685± SF

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





Great Tenant Mix • Located at Busy Intersection



Ample Parking • Monument Signage Available

AVAILABLE SPACE & RENT

Suite M: 1,530[±] sf (Office/Retail)

Suite U: 2,155[±] sf (Conditioned Warehouse/Storage/Office)

Monthly Rent:

\$1.25 psf /mo., NNN

Call for rent details on Suite U

**Suites M & U:
Can be combined
for 3,685[±] sf**

DETAILS & FEATURES

- Rent based upon suite, lease term & condition of premises on delivery
- Proven N. McHenry Ave. location with excellent access and street visibility
- Close proximity to Hobby Lobby, Target, WalMart, Barnes & Noble, Ross & Marshalls, etc.
- Access on both McHenry Ave. and Rumble Rd.
- Tenants Include: Studio Bae Day Spa, PNC Bank, Andre David Salon, ClickAway Mobile, Maldini's Menswear, Caffé Amoré, Blite Boutique, State Farm Insurance, Lovely Nails, Affordable Chiropractic, F&M Bank & more

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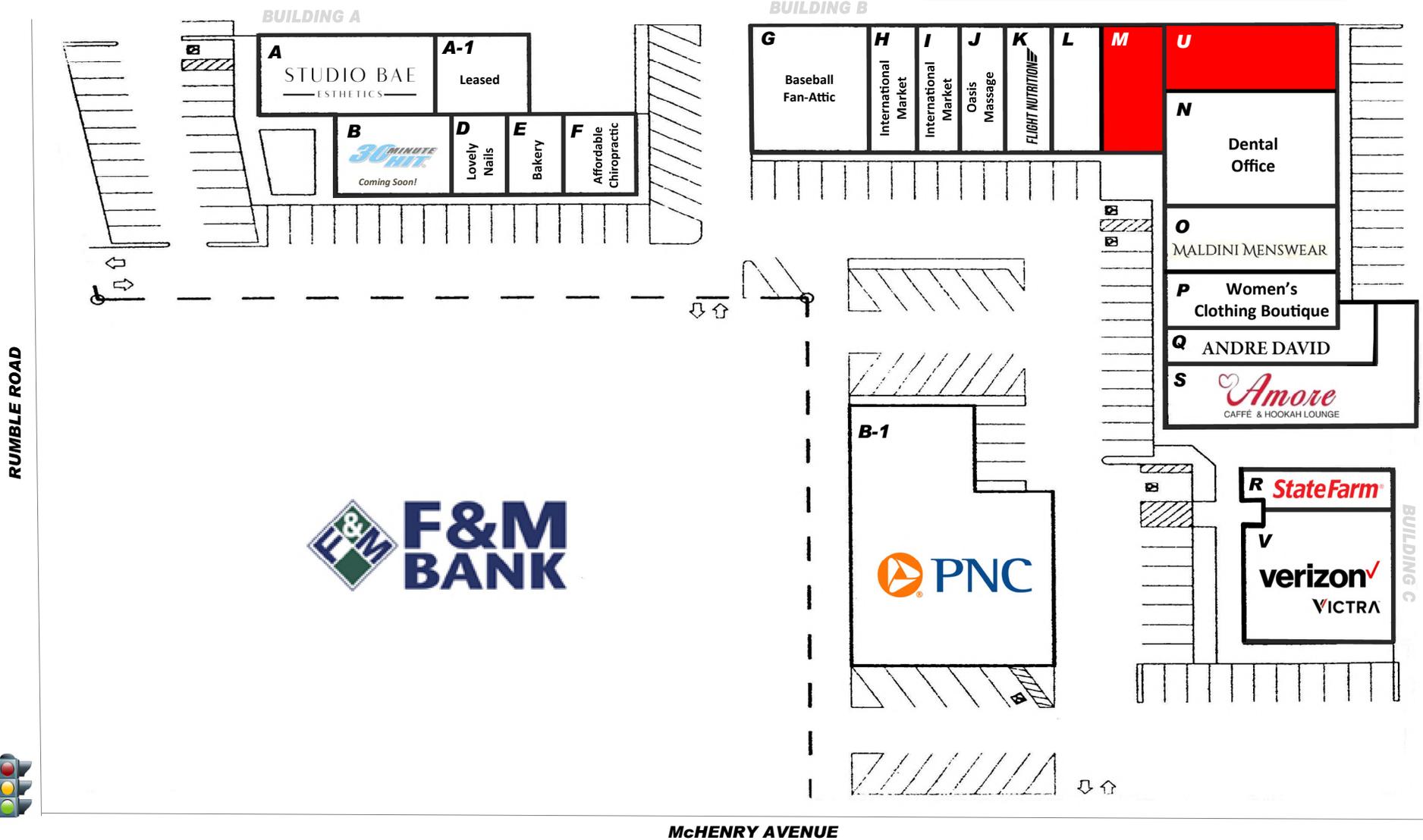
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FOR LEASE

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AERIAL PHOTO OF CENTER



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AERIAL PHOTO OF NEARBY RETAILERS



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