

RETAIL SPACE FOR LEASE

960± - 4,000± Rentable Square Feet (Available Now)

2400 Coffee Road, Modesto CA

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PROPERTY OVERVIEW

- **Vacant and Available Now:**
 - Suite E: 960± SF
 - Suite J: 1,500± SF
 - Suite J-2: 2500± SF
- **Rent:** \$2.00, plus NNN
- **Zoning:** C-C (Commercial Community)
- **# of Parking Spaces:** 385±

Suite J and J-2
can be combined
for a total of
4,000 SF

Highlights:

- Building and Monument Signage.
- Property has a newly renovated roof, parking lot, and painted exterior.
- Co-tenants: dd's Discounts, Family Dollar, Modesto Power, Grand Buffet, My Garden Café, Sultan Market & Restaurant, Viet Restaurant, and more.
- Traffic Count: 30,060 + ADT.
- Easy Access into Center from Both Directions.

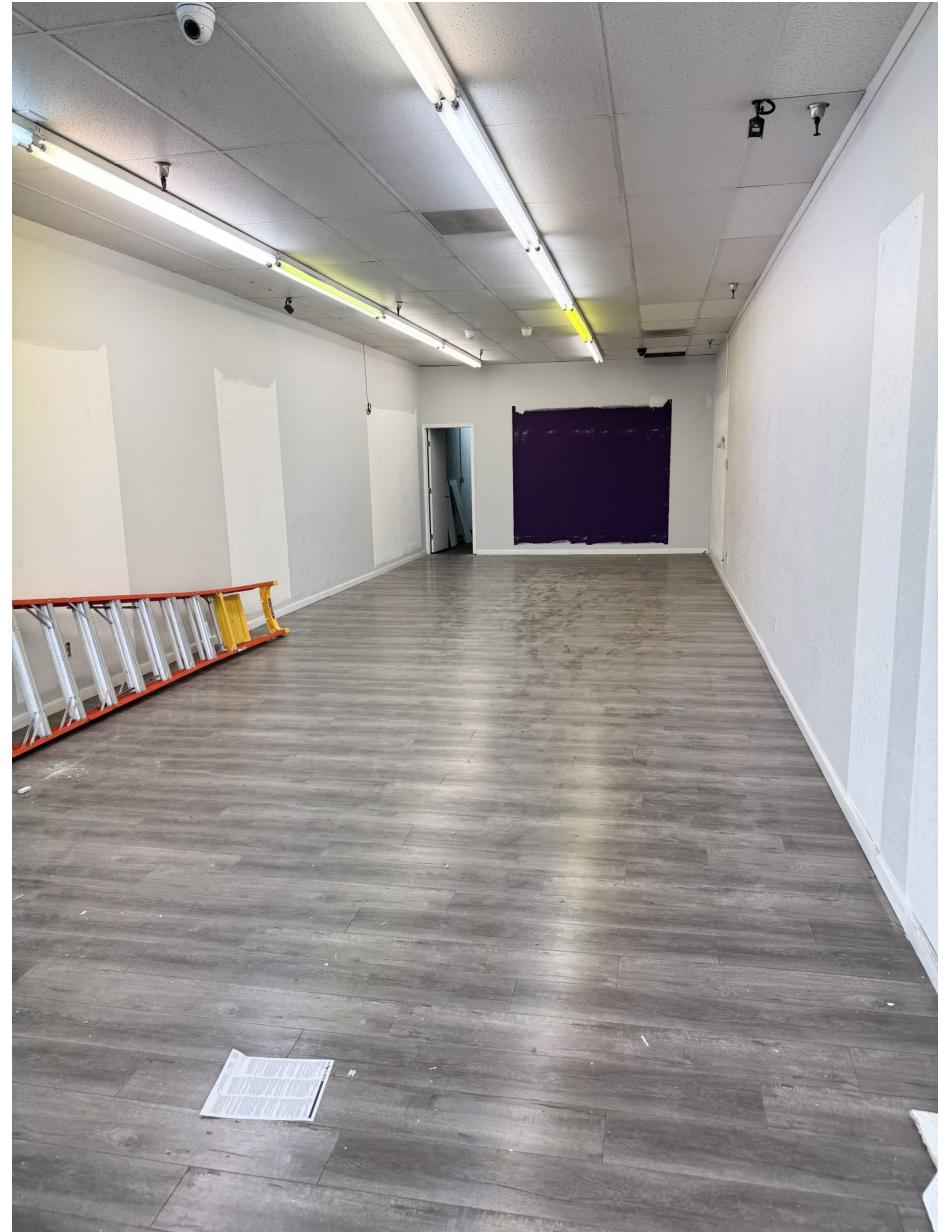


INTERIOR PHOTOS:

SUITE E



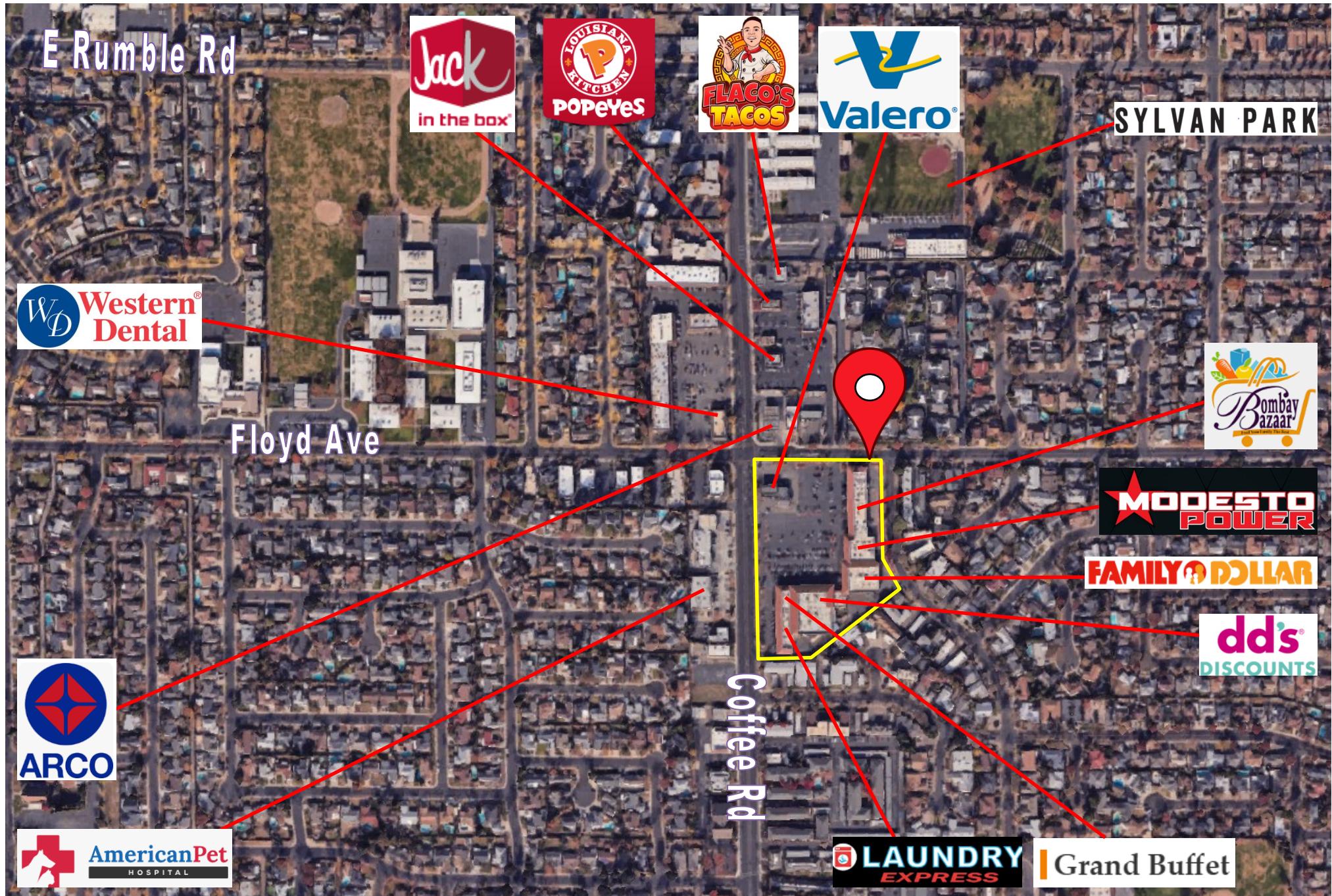
SUITE J



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

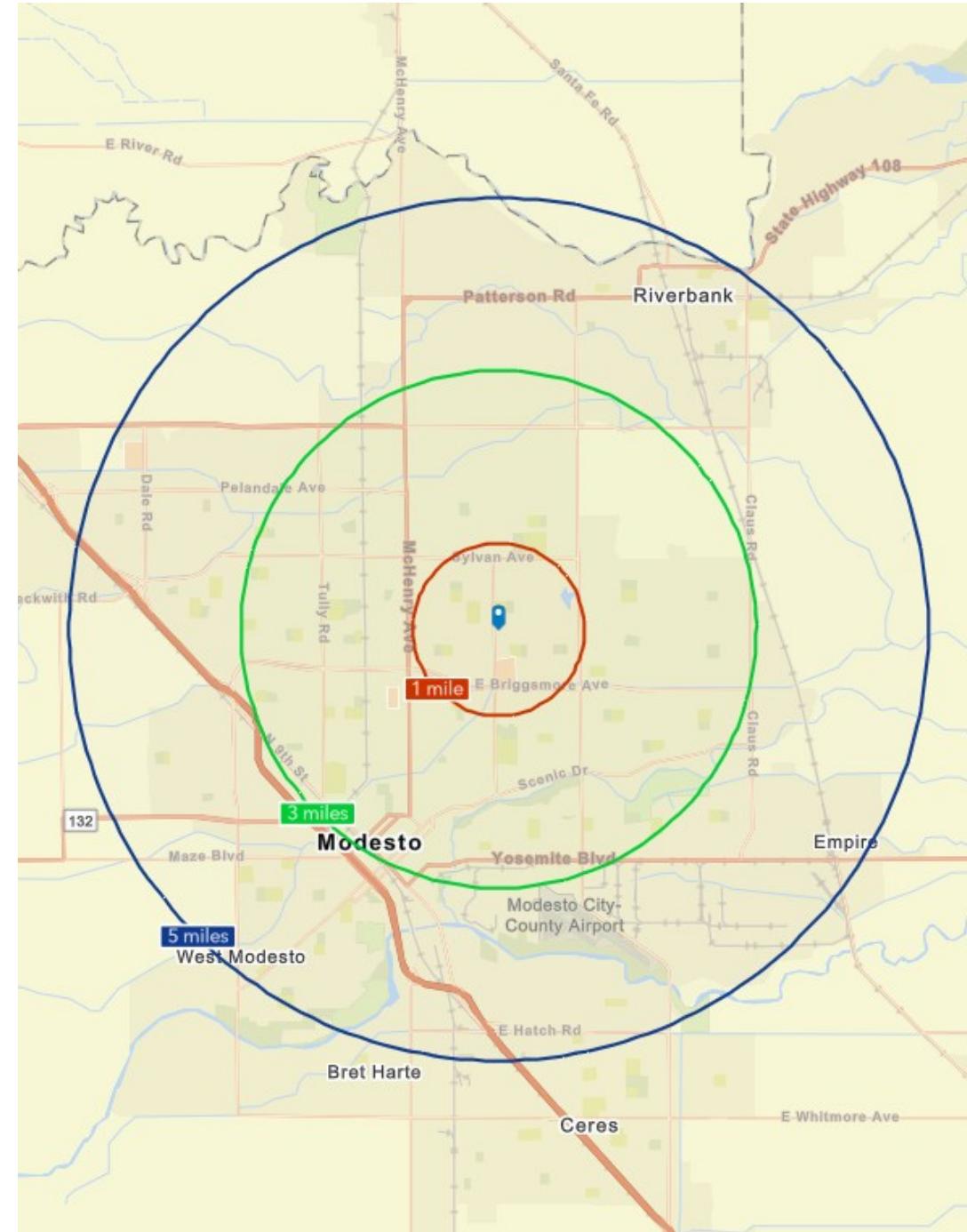


POINTS OF INTEREST

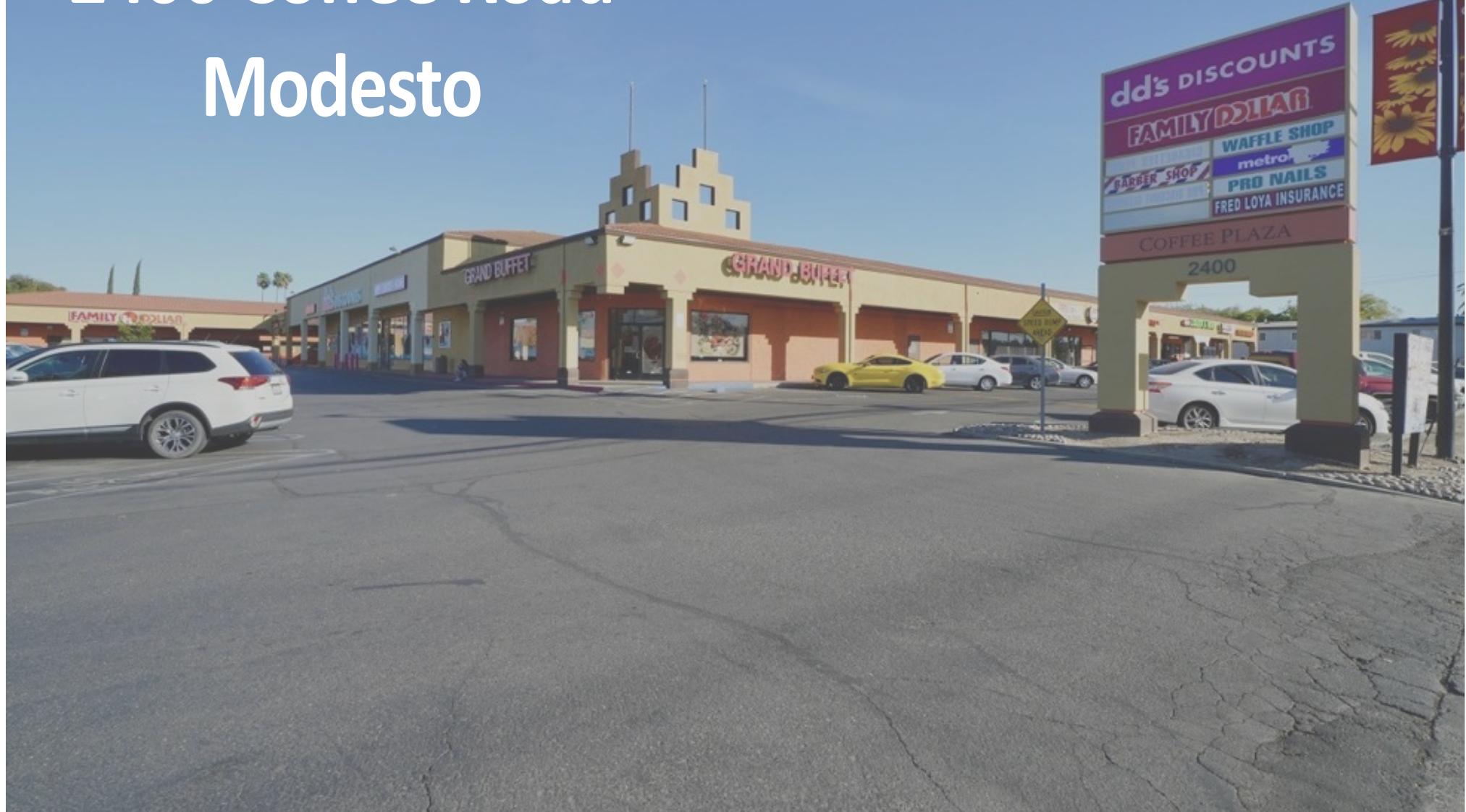


DEMOGRAPHICS

| 2024 SUMMARY | 1-MILE | 3-MILE | 5-MILE |
|---|----------|----------|----------|
| Population | 23,474 | 142,648 | 274,639 |
| Households | 8,476 | 50,511 | 90,282 |
| Average HH Size | 2.7 | 2.7 | 2.9 |
| Owner Occupied Housing Units | 4,258 | 29,816 | 52,404 |
| Renter Occupied Housing Units | 4,227 | 21,816 | 38,863 |
| Median Age | 36.5 | 37.5 | 36.2 |
| Median House- hold Income | \$65,934 | \$74,341 | \$73,235 |
| Average House- hold Income | \$83,476 | \$96,474 | \$94,212 |



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