

**Prime High Traffic Location on
Modesto's Main Commercial Corridor
1004-1010 McHenry Ave, Modesto CA 95350**



Price: \$1,725,000 (\$154.02/SF)

Lease Rate: \$1.65/SF NNN

Total Size: 11,200 SF | 33,775 SF Lot

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EXECUTIVE SUMMARY

1004-1010 McHenry Avenue
Modesto CA 95350



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

APN	112-045-015 112-045-016
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BUILDING SIZE	11,200 SF
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PARCEL SIZE	0.77 AC (33,775 SF)
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ZONING	C-2 General Commercial
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CONSTRUCTION TYPE	Wood Frame
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YEAR BUILT	1986
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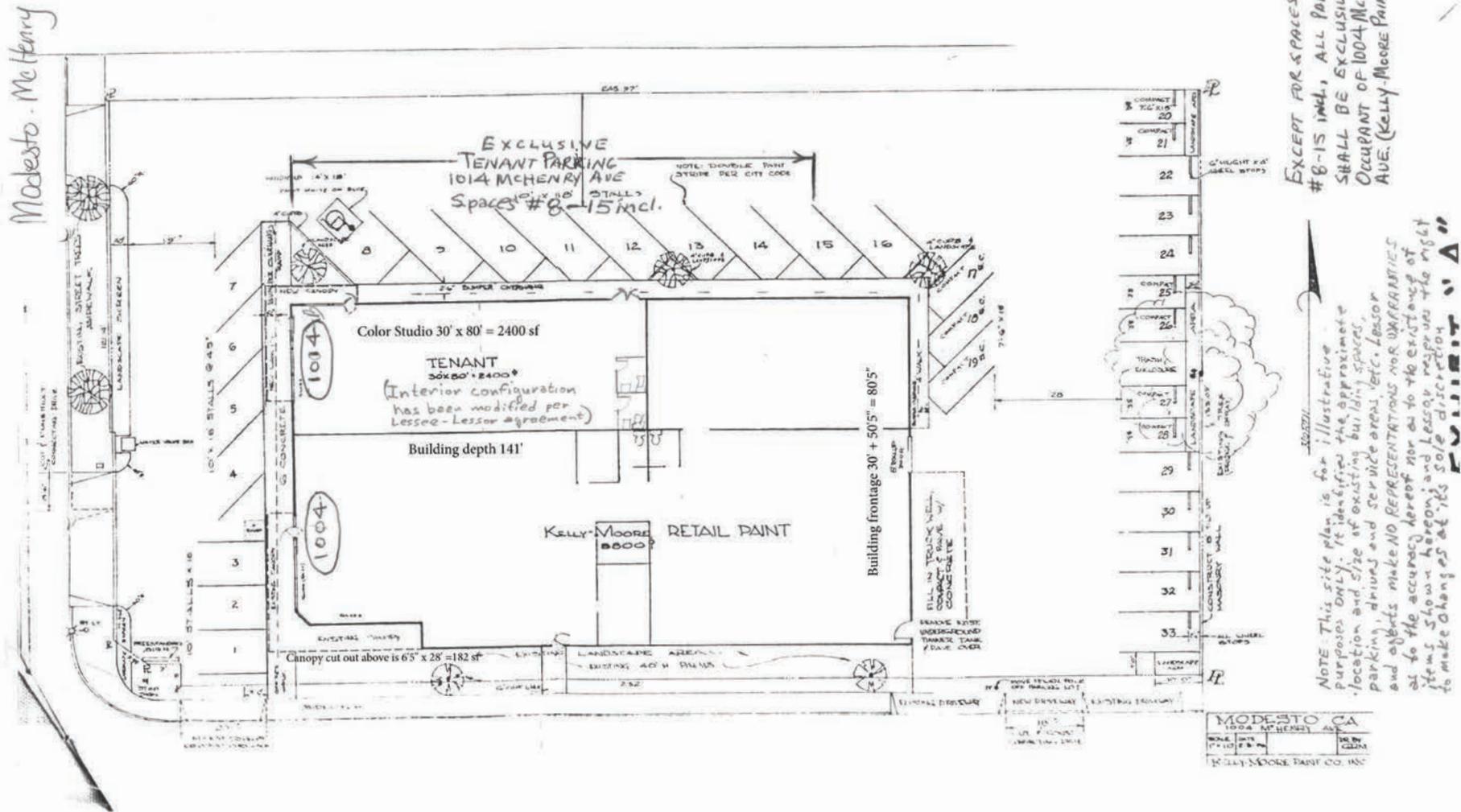
HIGHLIGHTS

- Former Kelly-Moore Paint Store
- Retail showroom
- Business office
- Rear storage and receiving warehouse
- 33 Parking Spaces
- Small gated yard in rear of the property
- Located on one of Modesto's busiest corridors, with over 35,373 vehicles per day
- In close proximity to major retailers, including Walgreens
- Perfect for retailers including auto parts, flooring, painting, and home improvement





SITE PLAN





AERIAL VIEW





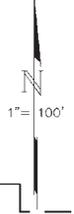
PARCEL MAP

PORTION SW. 1/4 SECTION 21 T.3S. R.9E. M.D.B.& M.

002 001 112 - 045

FAIRMONT TRACT - LOTS 1-10 (06M12)
BUSSINGER TRACT - LOTS 1-13 (09M48)
GILBERT TRACT (11M59)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 112-45
DRAWN: 02-16-78
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58,72,04,05,21

112 - 045



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,569	156,463	287,978
Growth 2024 - 2029	.30%	0.14%	0.18%
Growth 2020 - 2024	1.64%	0.76%	0.95%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,000	53,980	93,762
Growth 2024 - 2029	0.30%	0.11%	0.17%
Growth 2020 - 2024	1.61%	0.66%	0.95%
Average HH Income	\$93,916	\$85,664	\$91,906

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
McHenry Ave	E Fairmont Ave	2025	35,012	.05
McHenry Ave	E Fairmont Ave	2024	35,373	.05
E Roseburg Ave	Collier Ave	2022	3,843	.18
E Roseburg Ave	Collier Ave	2025	3,882	.18
Ila Way	Frances Ave	2025	3,046	.33
Ila Way	Frances Ave	2024	3,071	.33
W Roseburg Ave	Brady Ave	2022	5,850	.38
W Roseburg Ave	Brady Ave	2025	5,855	.38
E Roseburg Ave	Fiori Ave	2022	2,965	.41
E Roseburg Ave	Fiori Ave	2025	3,000	.41

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