

FOR LEASE

1230 H Street
Modesto, CA 95354



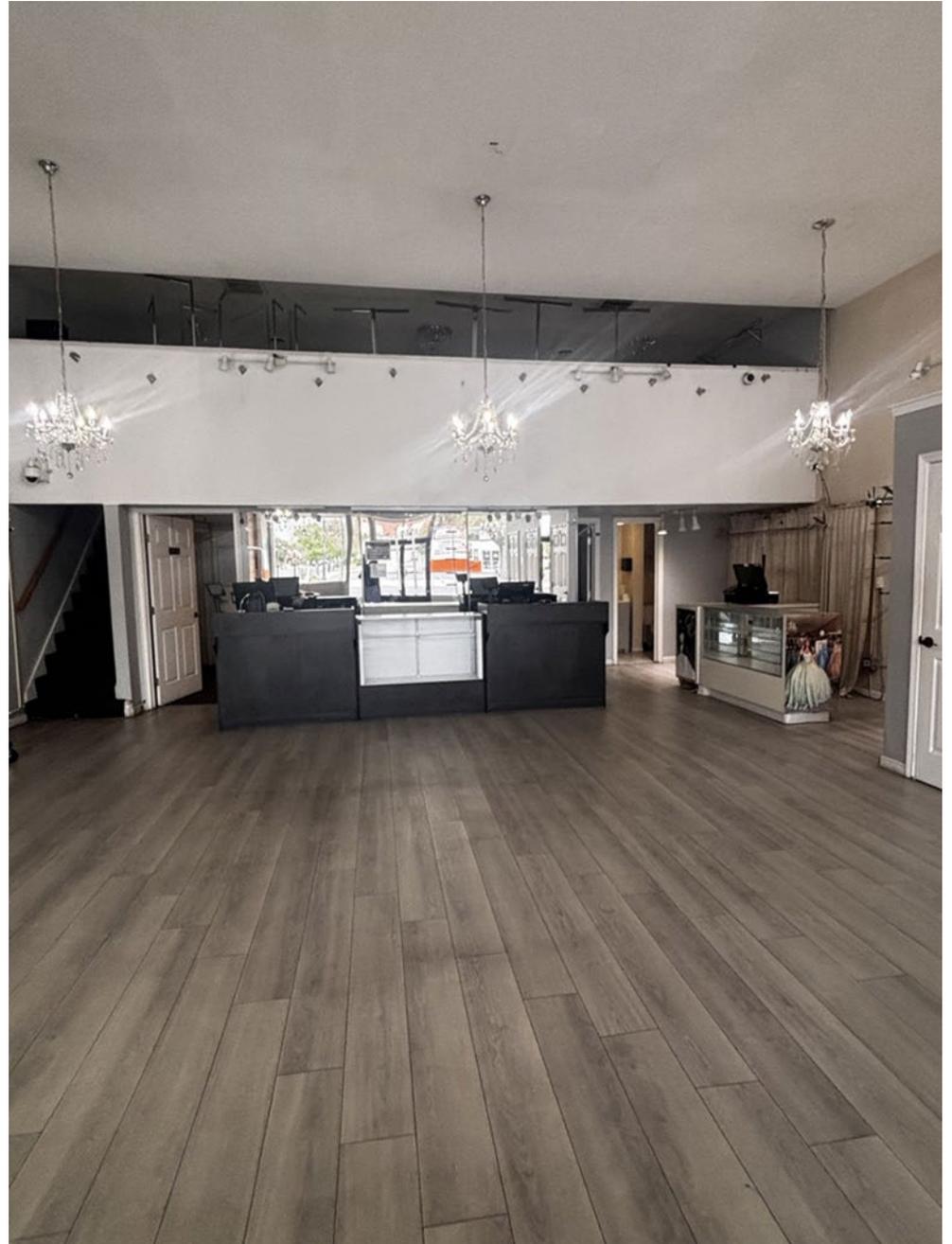
\$1.25 PSF MG
±1,600 SQUARE FEET

PROPERTY HIGHLIGHTS

1230 H Street | Modesto, CA 95354

FEATURES

- ±1,600 SF main retail space
- Three private dressing rooms
- Loft area overlooking the main floor
- Private office
- One restroom
- Basement level for storage or additional workspace



PROPERTY SUMMARY



PROPERTY INFORMATION

ADDRESS
1230 H Street
Modesto, CA

APN
106-027-011

COUNTY
STANISLAUS

BUILDING INFORMATION

BUILDING SQ. FT.
± 1,600 Approx.

ZONE C -I

PRICING INFORMATION

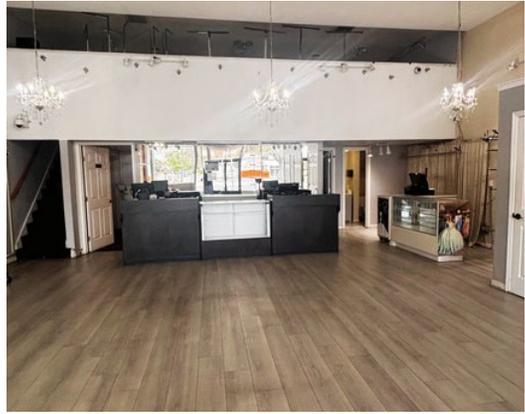
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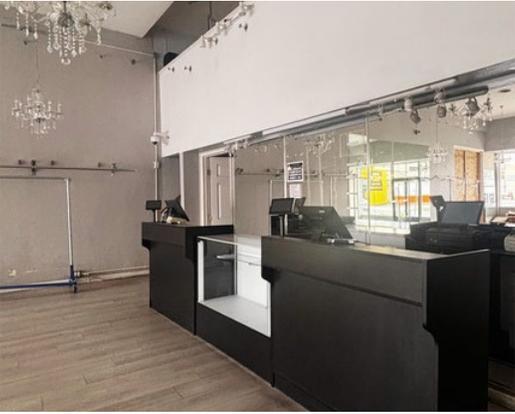
Retail space available in Downtown Modesto offering approximately ±1,600 square feet. Previously occupied by a bridal shop, the space is well suited for boutique retail, salon, beauty services, or specialty retail users. The layout includes three private dressing rooms, a loft area, private office, and one restroom. A basement level provides additional space that can be utilized for storage, office use, or inventory. This location offers convenient access to surrounding businesses, professional offices, and nearby downtown amenities.



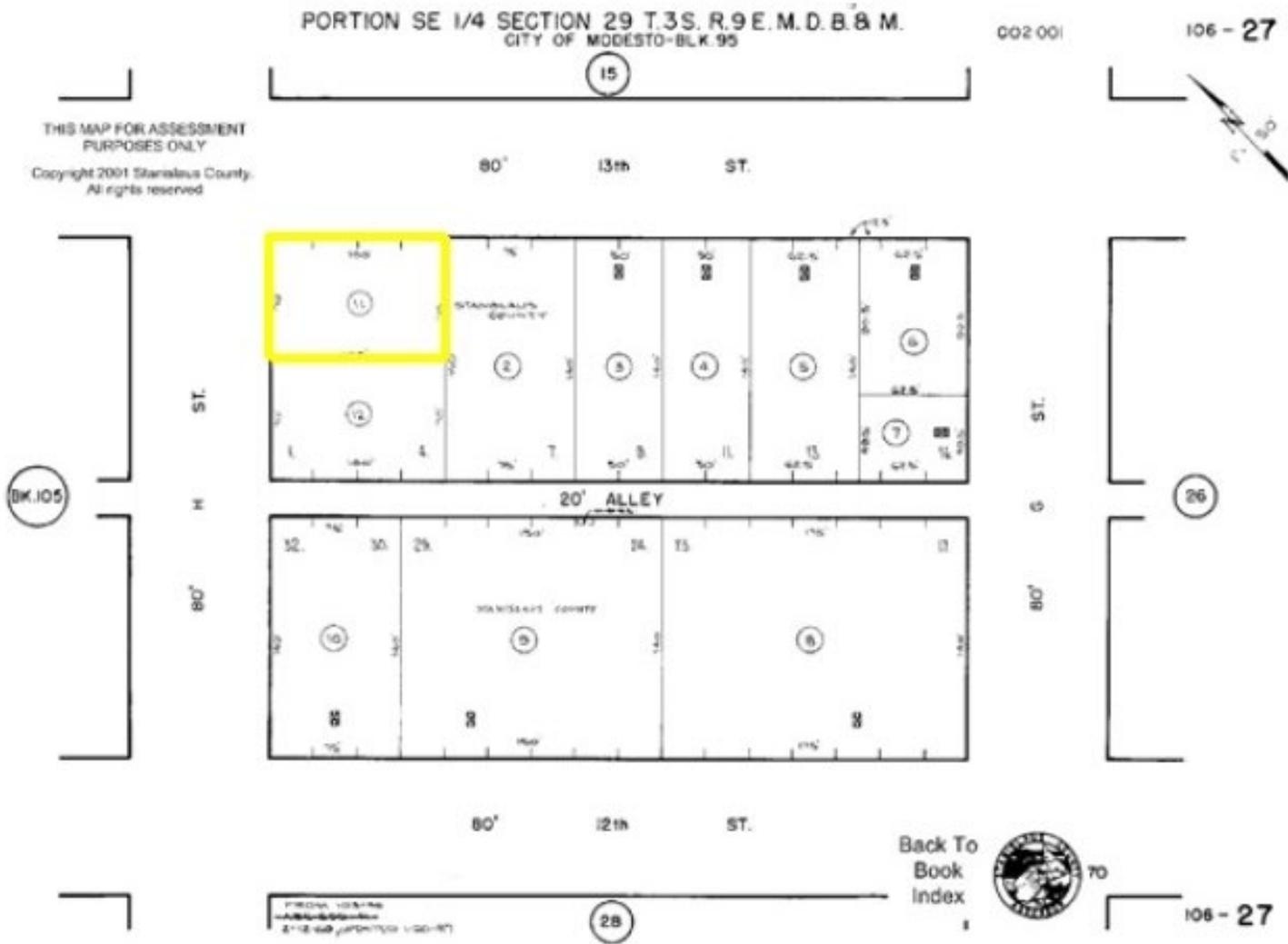
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





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