

**EXCELLENT AUTOMOTIVE/TIRE SPACE
1455 Herndon Avenue, Modesto, CA 95351
(Close proximity to Ceres, CA)
FORMER NATIONAL TIRE STORE/AUTOMOTIVE SHOP
FOR LEASE \$1.05 PSF PLUS NNN**



Very uniquely located Automotive Strip Commercial Center Building nestled in between Taco Bell and Starbucks. Consisting of 3 Automotive Tenants which compliment each other very well. Tremendous visibility at signaled corner and close proximity to many well known national tenants. Great opportunity to have a highly successful automotive/tire shop in a Ceres location area where there are not a lot of competitors for automotive uses. Perfect location in high traffic count area..



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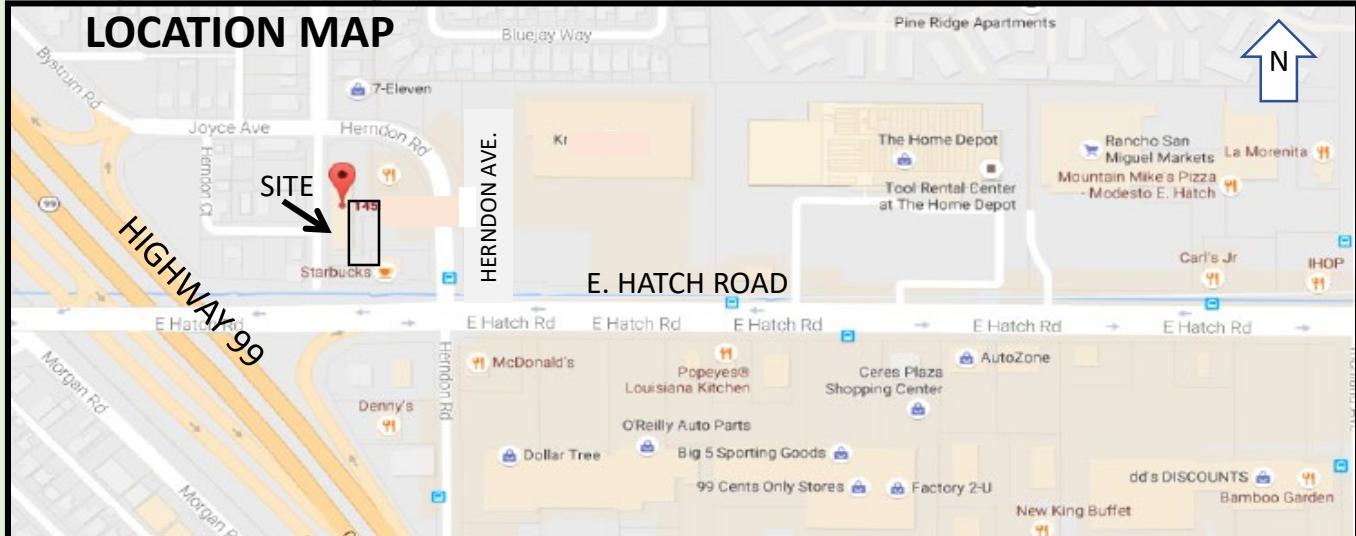
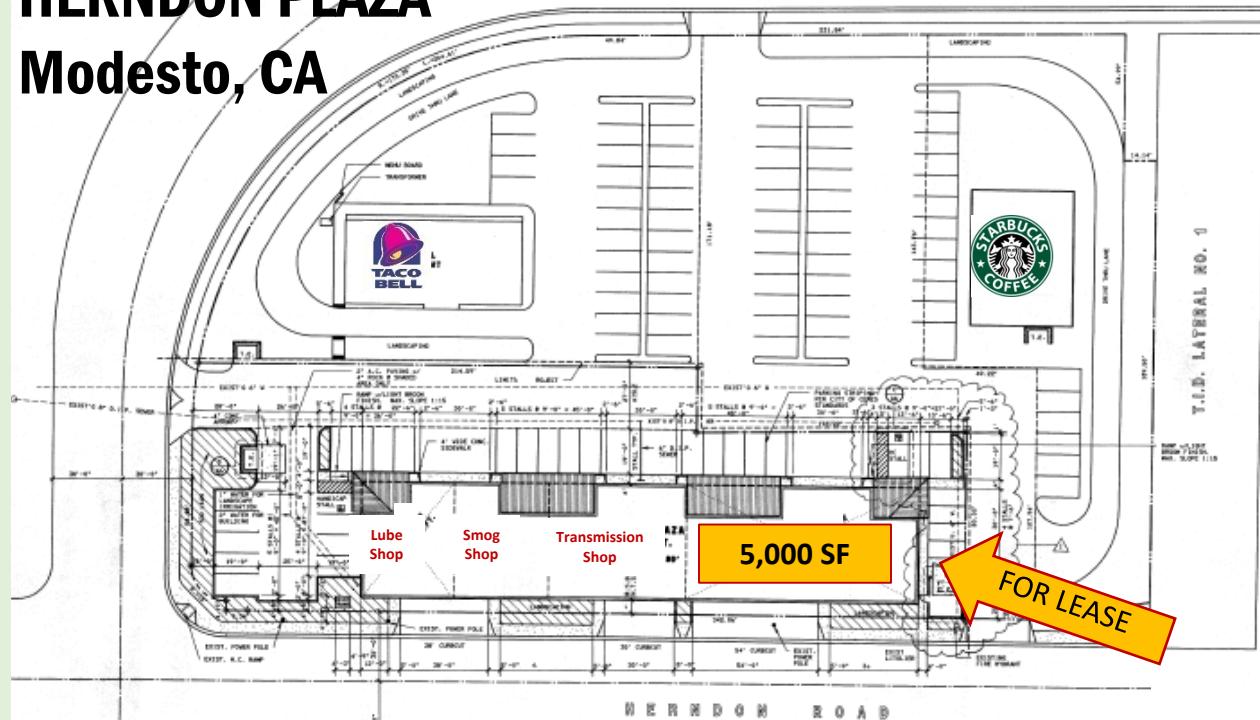


SITE PLAN HERNDON PLAZA Modesto, CA

HERNDON AVENUE

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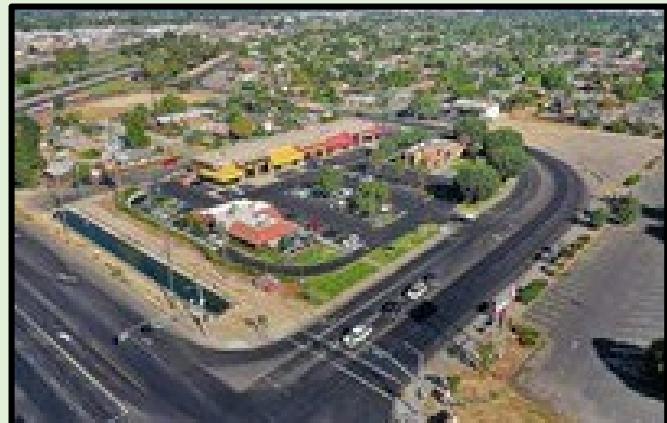
E. HATCH ROAD



Location Description:

Located just off Highway 99 on Hatch Road in Modesto/Ceres, CA. Close proximity to many national tenants including Denny's, McDonalds, Home Depot. Property is surrounded by strong traffic generators.

AERIAL VIEW



Excellent demographic area.

High traffic counts-28,643 cars per day
on E. Hatch Road and 17,391 cars per
day on Herndon Avenue.

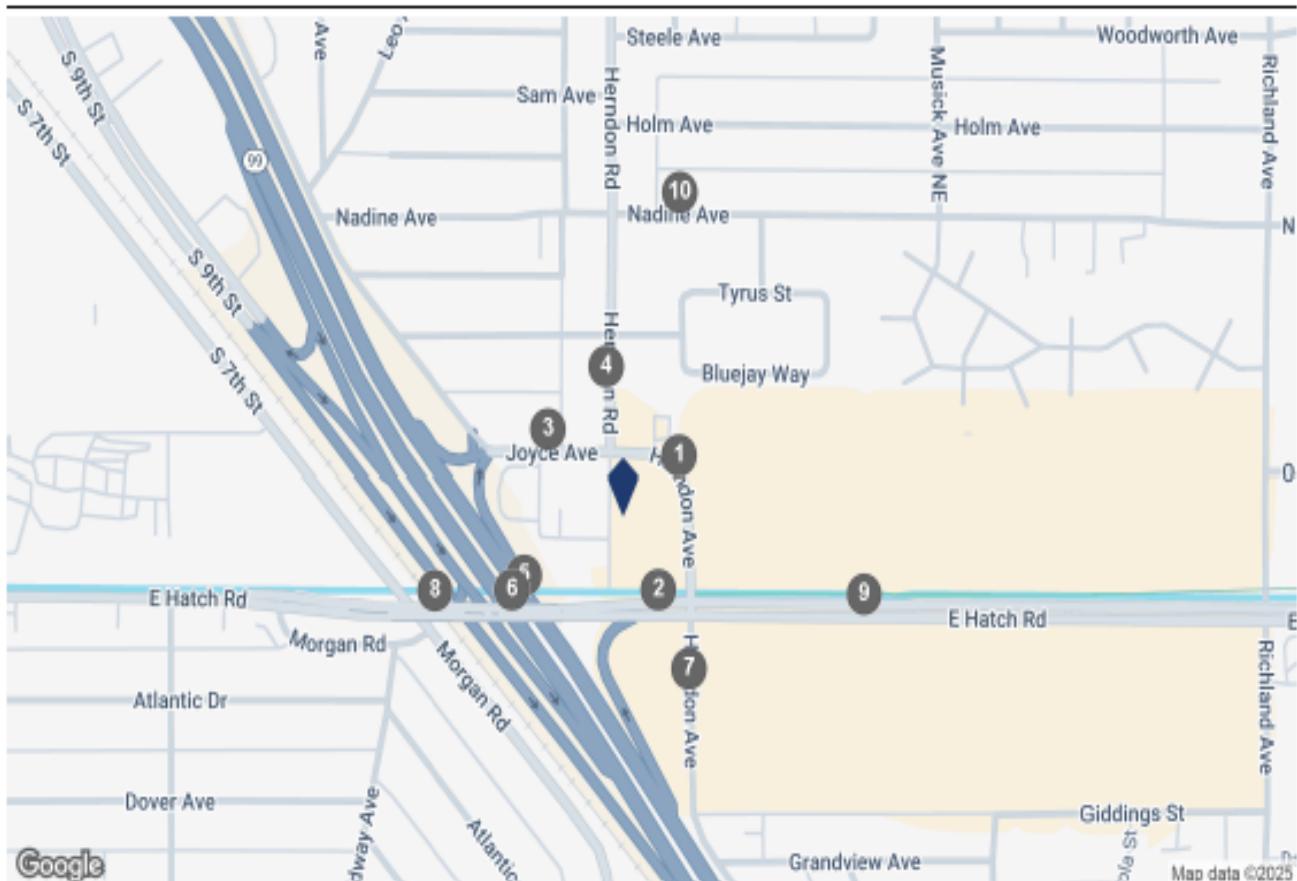
Lack of competition in the area.

Site formally occupied by a national tire
store.

Subject Property

1455 Herndon Rd - Herndon Plaza

TRAFFIC COUNTS



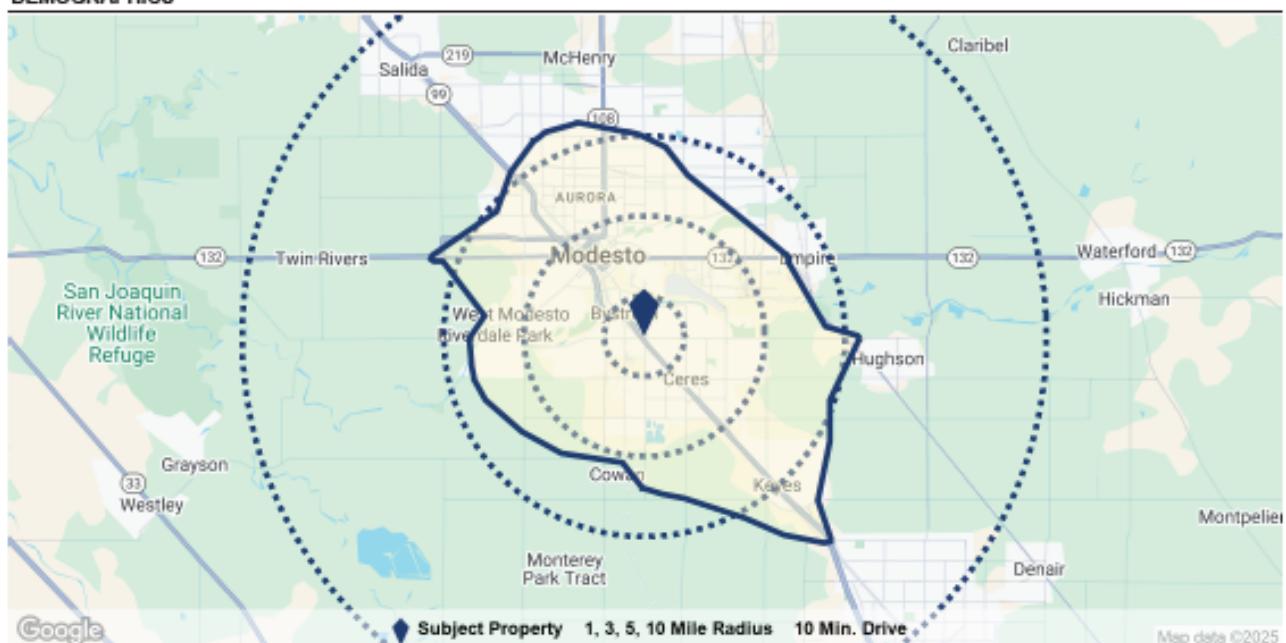
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Herndon Rd	Joyce Ave - W	18,404	2022	mi 0.05
② E Hatch Rd	Herndon Rd - E	30,008	2022	mi 0.07
③ Joyce Ave	Bystrum Rd - W	13,947	2022	mi 0.07
④ Herndon Rd	Eugene Ave - N	7,046	2022	mi 0.08
⑤ 99	Eugene Ave - N	111,857	2022	mi 0.09
⑥ East Hatch Road	Eugene Ave - N	110,297	2020	mi 0.11
⑦ Herndon Rd	E Hatch Rd - N	6,876	2022	mi 0.12
⑧ E Hatch Rd	S 7th St - W	19,893	2022	mi 0.16
⑨ E Hatch Rd	Herndon Rd - W	29,366	2022	mi 0.20
⑩ Nadine Ave	Herndon Rd - W	3,807	2022	mi 0.20

Subject Property

1455 Herndon Rd - Herndon Plaza

DEMOGRAPHICS



Population	1 Mile	3 Miles	6 Miles	10 Miles	10 Min. Drive
Population	16,185	122,505	229,190	416,954	210,036
5 Yr Growth	-0.1%	-0.1%	-0.1%	0%	0%
Median Age	32	33	35	36	35
5 Yr Forecast	34	35	36	37	36
White / Black / Hispanic	21% / 1% / 78%	27% / 2% / 69%	35% / 3% / 57%	40% / 3% / 50%	34% / 2% / 59%
5 Yr Forecast	21% / 1% / 78%	27% / 2% / 69%	35% / 3% / 57%	40% / 3% / 50%	34% / 2% / 59%
Employment	4,749	60,400	97,305	154,266	89,451
Buying Power	\$235M	\$2.1B	\$4.8B	\$9.8B	\$4.2B
5 Yr Growth	-1.1%	1.9%	1.3%	1.2%	1.0%
College Graduates	8.2%	8.4%	12.4%	16.6%	16.5%
Household					
Households	4,441	34,880	71,551	133,757	64,588
5 Yr Growth	-0.1%	-0.1%	-0.1%	0%	-0.1%
Median Household Income	\$52,918	\$60,581	\$67,172	\$73,589	\$65,203
5 Yr Forecast	\$52,371	\$61,780	\$68,109	\$74,477	\$65,861
Average Household Income	\$67,458	\$73,795	\$83,254	\$93,777	\$80,771
5 Yr Forecast	\$68,113	\$74,877	\$84,172	\$95,031	\$81,511
% High Income (>\$75K)	34%	38%	44%	49%	42%
Housing					
Median Home Value	\$296,909	\$334,788	\$363,223	\$397,403	\$355,158
Median Year Built	1978	1976	1975	1980	1972
Owner / Renter Occupied	47% / 53%	52% / 48%	55% / 45%	59% / 41%	54% / 46%

Modesto Economic Summary

1455 Herndon Rd - Herndon Plaza

DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	552,091	337,648,969	0.1%	0.6%	0.4%	0.5%	0.3%	0.4%
Households	179,754	132,680,938	0.3%	0.7%	0.5%	0.9%	0.4%	0.5%
Median Household Income	\$84,471	\$80,362	5.0%	3.2%	5.1%	4.0%	4.1%	3.8%
Labor Force	250,046	168,828,344	0.6%	0.8%	0.4%	0.7%	0.5%	0.4%
Unemployment	7.4%	4.2%	0.5%	0.4%	-0.3%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



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