

FORSALE

**11,380 SF Retail Showroom/Warehouse Flex
Highly Visible, Convenient, and Choice Location**

1120 McHenry Ave. | Modesto, CA 95350

Listed at \$2,650,000



LISTED BY

Nick Jindal, DRE #01449709

Cell 408.644.6199

Office 408.993.8700

Email nickgoldenview@gmail.com



675 N. First St., Suite 1240
San Jose, CA 95112

This communication is confidential. Information is from sources deemed reliable but not verified, and no warranty is made regarding accuracy or property condition. All details are subject to errors, omissions, changes, withdrawal, or owner conditions. Projections and opinions are not guarantees of future performance.



±11,380 SF
Building Size



1966/2010
Built/Reno



13'-21'
Clear Height



±0.81 Acres
Total Lot Size



21 Spaces
Dedicated Parking

- » At the signalized intersection of McHenry Avenue and E. Rosenberg Avenue with exposure to over 35,000+ ADT
- » Additional gated ±0.18 acre lot included
- » Frontage on McHenry Avenue, a major arterial connecting North Modesto from Kiernan Avenue to Downtown Modesto.
- » McHenry Avenue is a heavily traveled retail corridor providing access to local, regional, and national retailers.

RETAIL SHOWROOM

Conference room, breakroom and LED lighting throughout

FLEX/WAREHOUSE

Built-out, furnished office, fire sprinklers throughout, plus an additional gated lot for storage or parking

THOUGHTFUL BUILD-OUT



PropertyPhotos



**EXTRA LOT WITH MULTIPLE
POSSIBILITIES FOR USAGE**

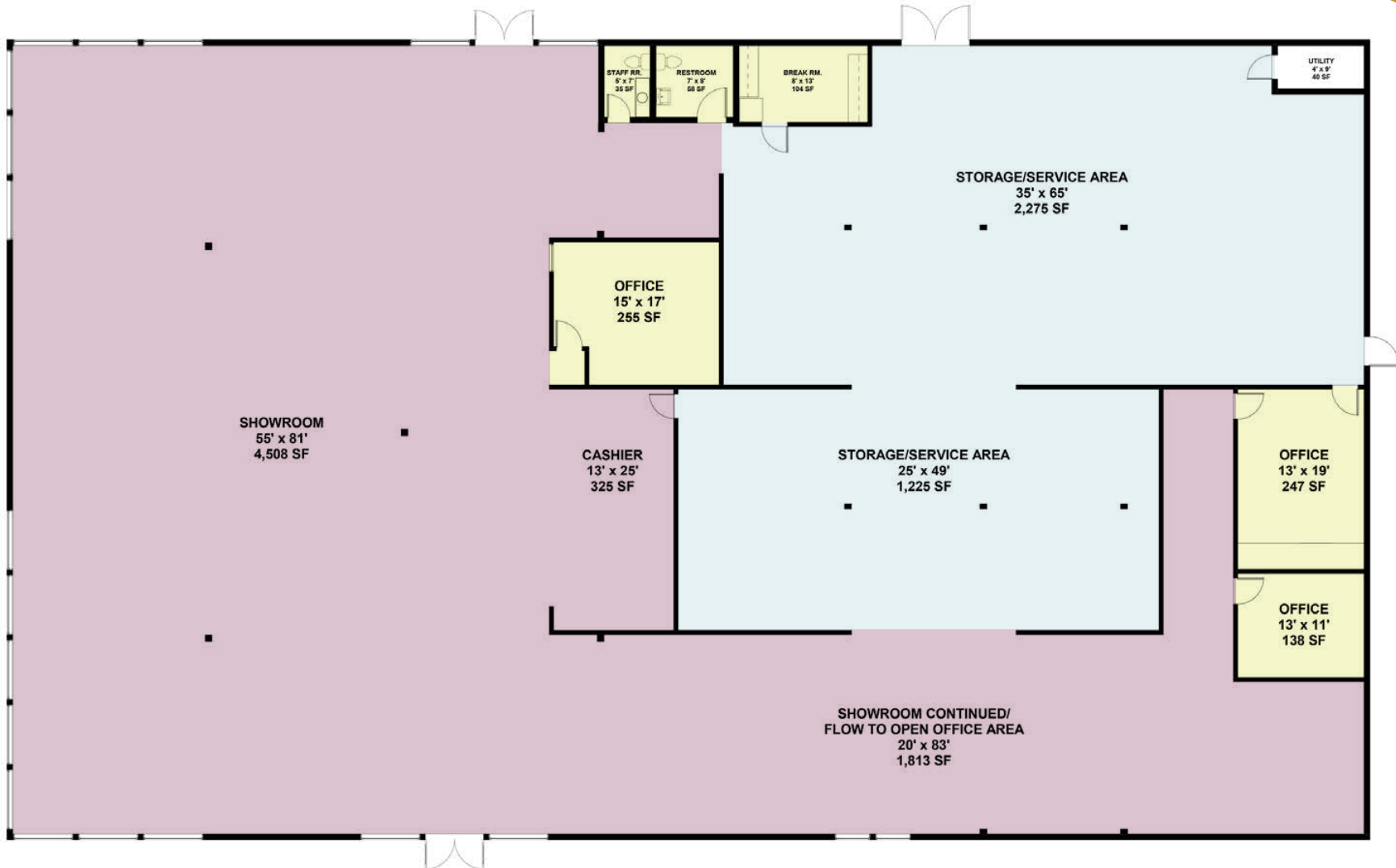
FloorPlan



Rosenburg Ave.

McHenry Ave.

±11,380 SF Flex/Warehouse
Built-out, furnished office,
fire sprinklers throughout



Warehouse Showroom Office/Restroom/Break Room



ParcelOutline

SUBWAY

Auto
Body Shop

Rosenburg Ave.



McHenry Ave.



RV
Sales



Pho Bac Noodle
Palace

Walgreens

| Parcel ID | Building GLA | Lot Size |
|---|--------------|-------------|
| 112-01-31 | ±11,380 SF | ±0.63 Acres |
| Address: 1120 McHenry Ave. Modesto, CA | | |
| 112-01-02 | - | ±0.18 Acres |
| Address: 120 E. Rosenberg Ave. Modesto, CA | | |



LISTED BY

Nick Jindal, DRE #01449709

Cell 408.644.6199

Office 408.993.8700

Email nickgoldenview@gmail.com

Area Demographics

| 1 Mile | 3 Mile | 5 Mile | |
|-----------|-----------|-----------|---------------------------|
| 17,685 | 155,481 | 283,592 | 2025 Estimated Population |
| 37.5 | 35.4 | 34.6 | 2025 Est. Median Age |
| 6,907 | 54,013 | 92,556 | 2025 Estimated Households |
| \$1,265 | \$1,300 | \$1,359 | 2025 Median Rent |
| \$461,575 | \$435,552 | \$453,770 | 2025 Median Home Value |

Population & Housing

| | | | |
|-----------|----------|-----------|------------------------------------|
| \$106,506 | \$99,916 | \$107,448 | 2025 Est. Average Household Income |
| \$87,318 | \$79,648 | \$84,835 | 2025 Est. Median Household Income |
| 800 | 5,987 | 8,636 | 2025 Est. Total Businesses |
| 6,773 | 60,252 | 84,283 | 2025 Est. Total Employees |

Businesses/Employees

| | | Waterford | |
|------------|------------|------------|---------------------------------------|
| \$717.33 M | \$5.48 B | \$9.87 B | 2025 Est. Total Household Expenditure |
| \$12.96 M | \$100.81 M | \$181.63 M | 2025 Est. Apparel |
| \$40.15 M | \$312.9 M | \$563.42 M | 2025 Est. Entertainment |
| \$84.54 M | \$686.44 M | \$1.23 B | 2025 Est. Food, Beverages, Tobacco |
| \$46.19 M | \$362.48 M | \$620.65 M | 2025 Est. Health Care |
| \$18.64 M | \$143.47 M | \$258.62 M | 2025 Est. Household Furnishings |

Consumer Expenditures

