

Retail/Hair Salon Suite in the Heart of Downtown Modesto

1525 J Street, Modesto CA 95354



Size: 1,835 SF

Lease Rate: \$1.40/SF Gross

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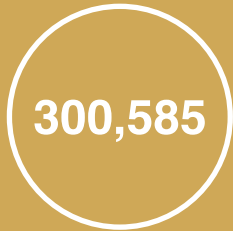


EXECUTIVE SUMMARY

1525 J Street, Modesto, CA 95354



2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

APN	105-008-017
SUITE SIZE	1,835 SF
ZONING	UGD Urban General Downtown
YEAR BUILT	1950

HIGHLIGHTS

- Open showroom with great natural light
- Double Height ceilings
- Private office (plumbed for a sink)
- Restroom
- Storage room (plumbed for a 2nd bathroom)
- Small rear staging area (plumbed for a sink)
- Several electrical outlets along wall
- Great traffic counts with 17,477 ADT
- Suite is in great turnkey condition
- Plenty of street parking
- Comes with 4 parking spaces, a rarity in Downtown Modesto
- Located in one of the highest trafficked commercial corridors in Downtown Modesto





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,401	147,722	300,585
Growth 2023 - 2028	1.14%	0.94%	0.99%
Growth 2010 - 2022	9.37%	8.13%	8.42%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,025	48,625	97,524
Growth 2023 - 2028	1.07%	0.91%	0.96%
Growth 2010 - 2023	8.79%	7.89%	8.22%
Average HH Income	\$73,979	\$72,922	\$80,880

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
J Street	16th Street	2022	17,477	.04
Needham Street	Elmwood Avenue	2021	18,913	.06
108	Elmwood Avenue	2022	18,417	.06
Needham Street	Elmwood Avenue	2017	27,000	.07
16th Street	J Street	2022	3,266	.07
K Street	Needham Street	2020	4,751	.07
K Street	Needham Street	2018	4,561	.07
K Street	Needham Street	2022	4,620	.08
108		2022	15,542	.08
15th Street	J Street	2022	2,356	.90



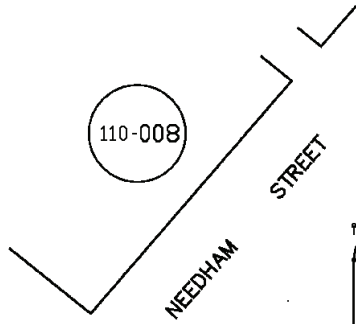
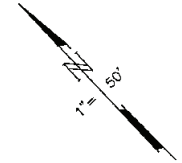
PARCEL MAP

POR. SE. 1/4 SECTION 29 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 123 (015M123)

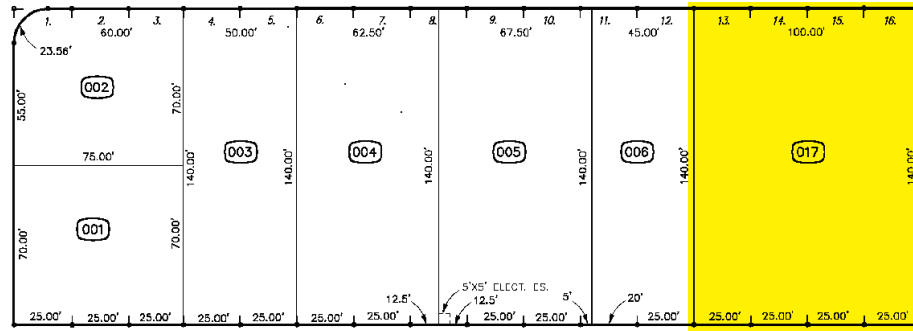
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THIS MAP FOR
ASSESSMENT PURPOSES ONLY



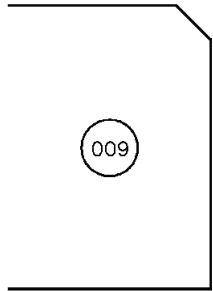
80' 16th STREET



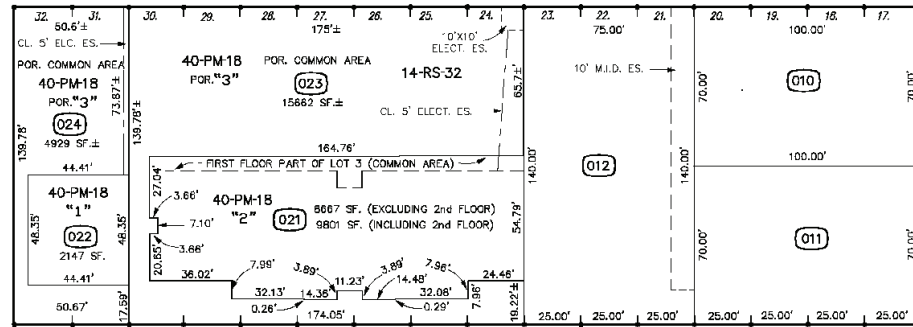
20' ALLEY BLK. 123

J STREET
80'

007



K STREET
80'



80' 15th STREET

011

FROM: 104-024
DRAWN: 03-05-69
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LOCAL AERIAL VIEW

