

For Lease

2005 Evergreen Avenue | Modesto | CA | 95350



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Summary

| | | | |
|--------------------|--|------------------------------|-------------------|
| Address: | 2005 Evergreen Avenue Modesto CA 95350 | Year Built: | 1990 |
| Lease Rate: | \$1.55 PSF AS-IS | County: | Stanislaus County |
| Vacant SF: | ± 1,620 - 4,860 SF | Property Type: | Commercial Office |
| Lot Size: | ± 33,541 SF • ± 0.77 AC | Parcel Number: | 060-036-017 |
| Parking: | 60 Spaces / 3.29 Ratio | Procuring Broker Fee: | 2.5% |

Property Description:

Built in 1990, 2005 Evergreen offers ±18,252 SF office or retail space in a very busy suburban Modesto location. The single-story, Class C space boasts a 14' height and flexible layouts, ideal for multiple tenants. Situated in a very walkable area with some public transit options, the building provides ample surface parking with a ratio of 3.29 spaces per 1,000 square feet, totaling 60 spaces on the 0.77-acre lot with reciprocal parking rights. Located near the intersection of Briggsmore Avenue and Orangeburg Avenue, the property offers convenient access to Highway 99 as well as major thoroughfares. Currently, four (4) suites are available for lease, ranging from ± 1,620 to ± 4,860 SF, with a Lease Rate of \$1.55 PSF.

Suite 100:

- ± 1,620 SF
- Spacious Open Area
- Two (2) Private Offices
- Restroom
- Two (2) Storage Closets

Suite 200 & 300:

- ± 3,240 SF
- Reception Area
- Five (5) Private Offices
- Large Open Room
- Kitchenette Area
- Three (3) Restrooms
- Ample Storage

Suite 500:

- ± 1,796 SF
- Reception Area
- Three (3) Private Offices
- Six (6) Desk Spots
- Large Kitchen
- Two (2) Private Restrooms
- Janitorial Room

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Photo Gallery

Exterior



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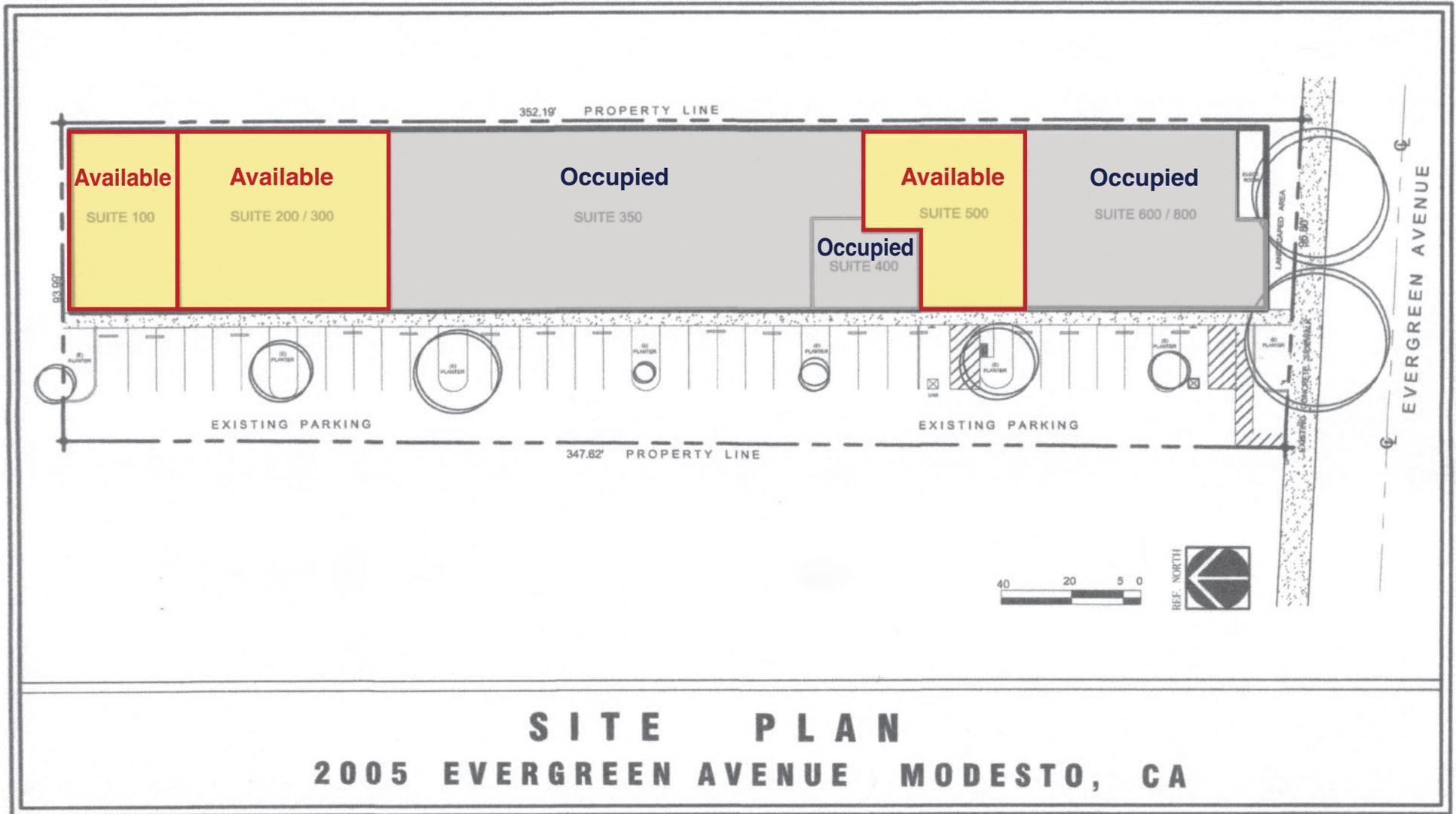
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Site Plan



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Suite 100



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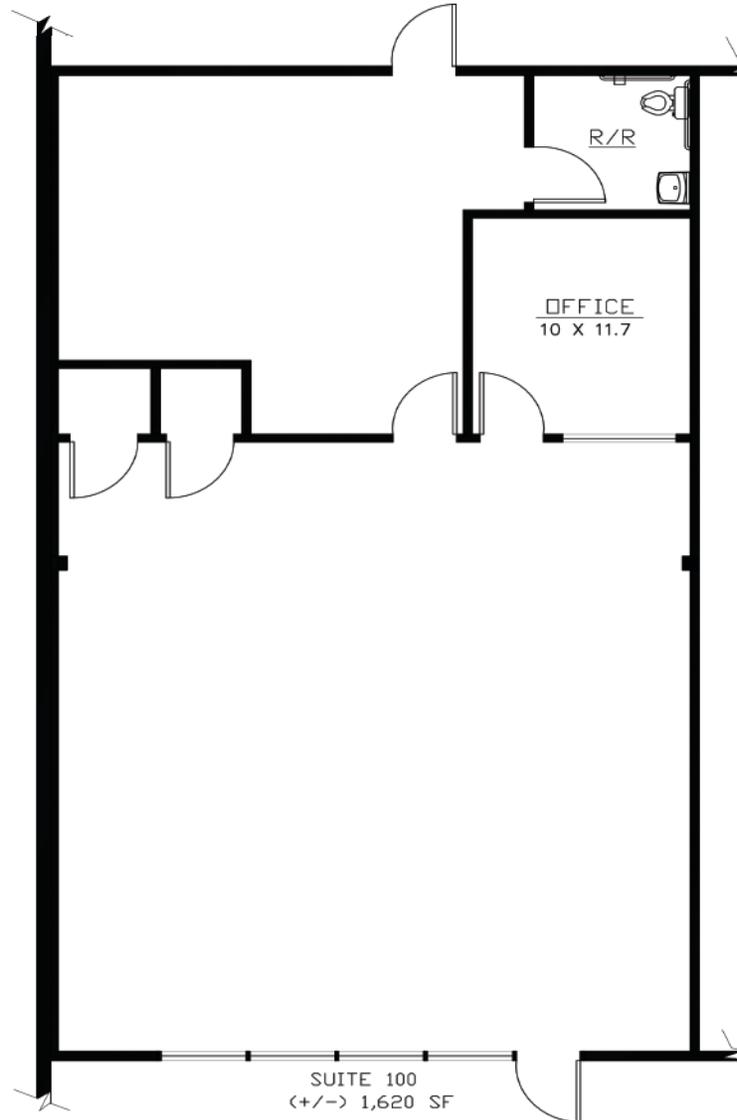
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Floor Plan

Suite 100



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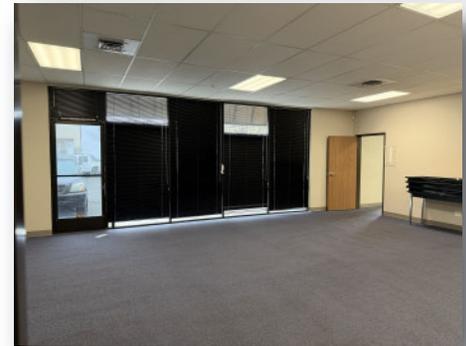
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Suites 200 and 300



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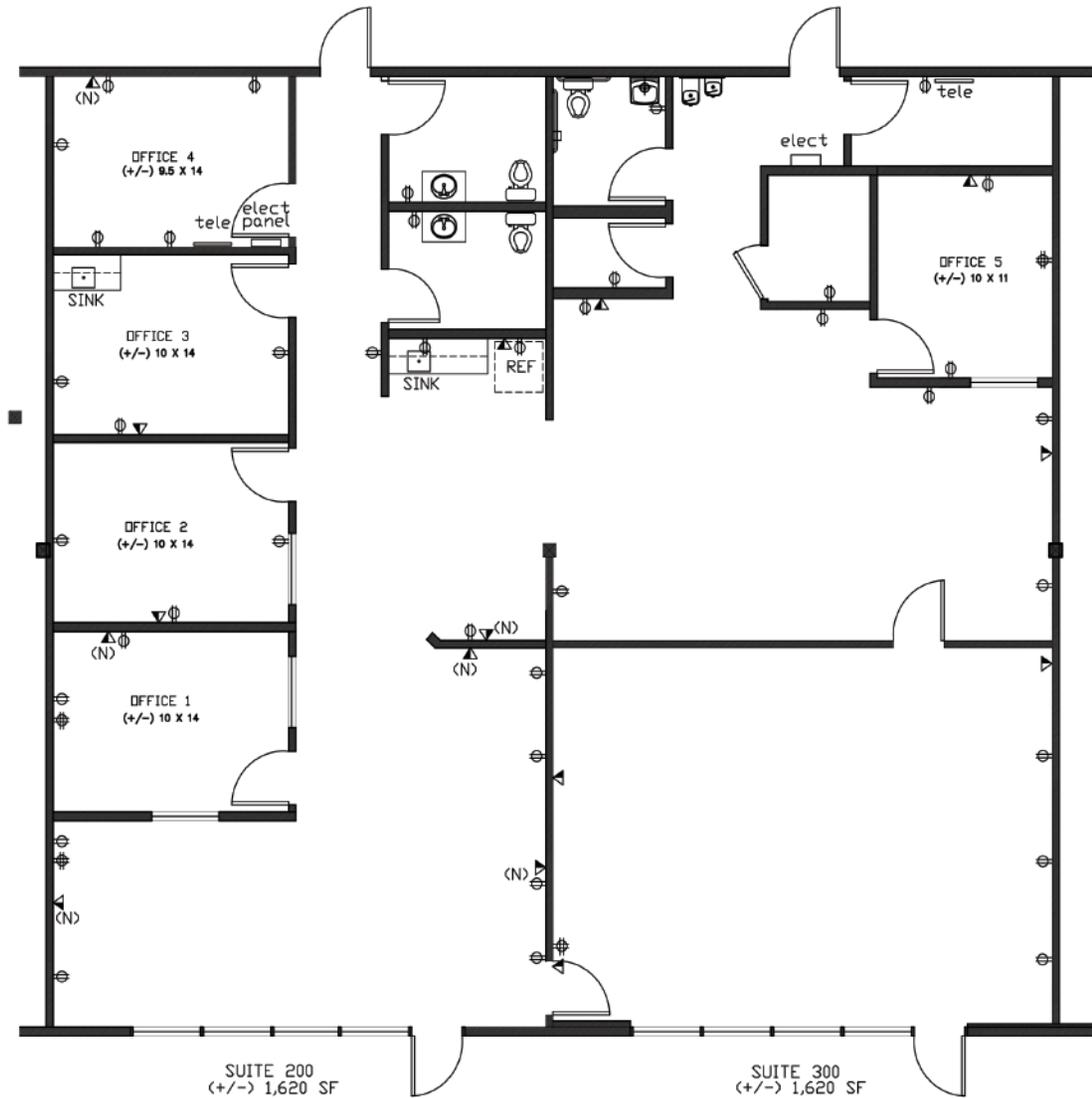
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Suite 200 and 300



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Suite 500



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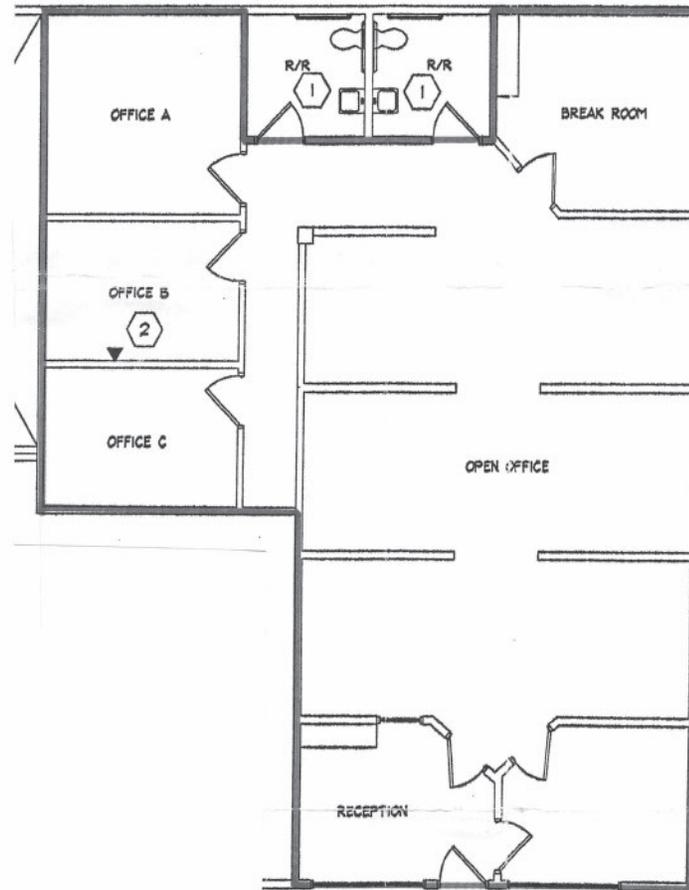
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Floor Plan

Suite 500



2005 Evergreen Avenue, Suite 500, Modesto

1,796 SF

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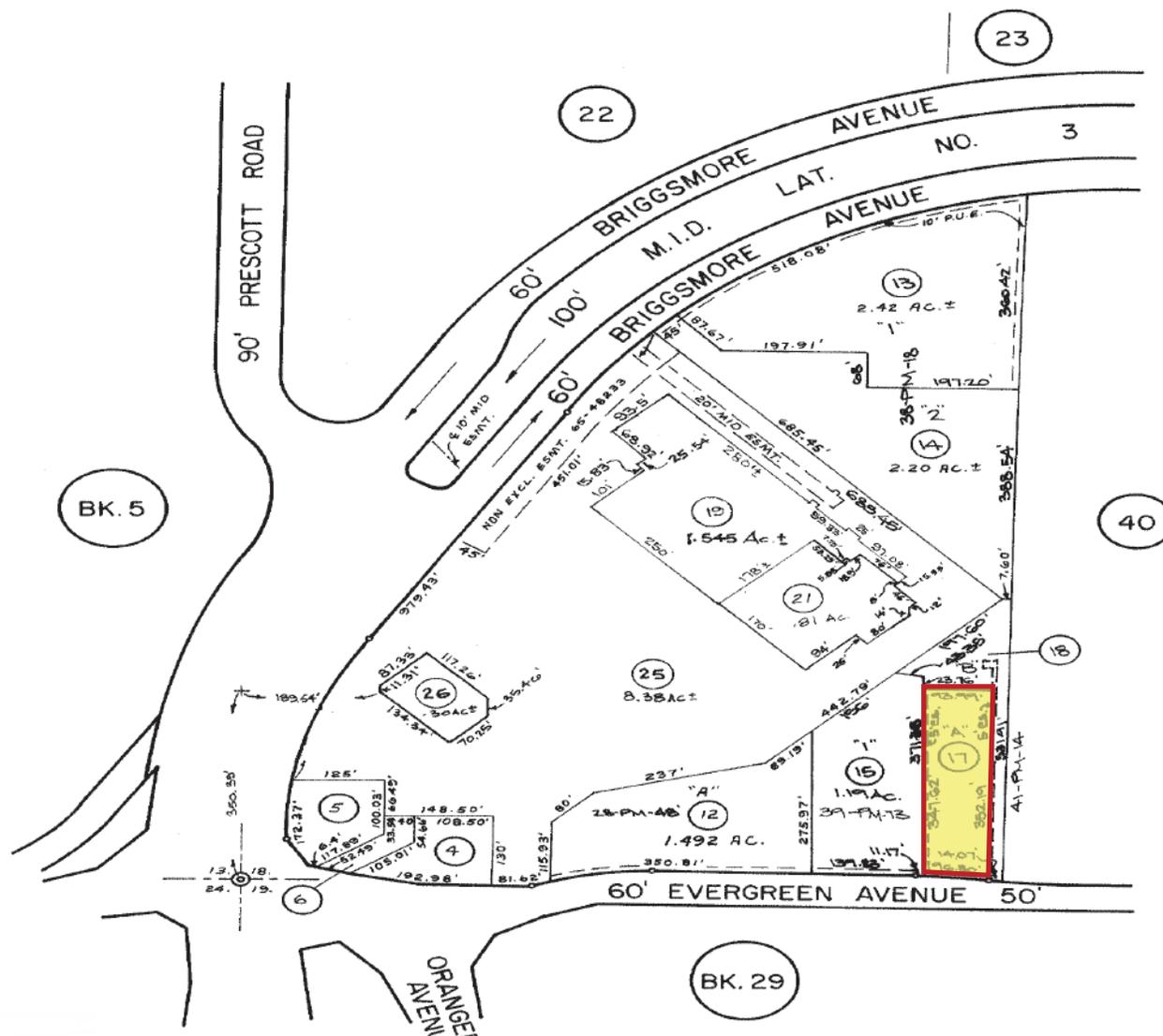
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Parcel Map



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Location Map



- Central Valley Plaza**
- Walmart
 - Kohl's
 - David's Bridal
 - Dollar Tree
 - John's Incredible Pizza
 - Boot Barn
 - Sally Beauty
 - GameStop

- WinCo Foods
- Black Bear Diner
- Olive Garden
- In-N-Out Burger
- Farmer Boys
- Tropical Haven
- Starbucks
- Outback Steakhouse
- Planet Fitness
- Called2Arms Gun Range
- Imperial Garden
- Four Seasons Buffet

- Briggsmore Plaza**
- In-Shape Family Fitness
 - Grocery Outlet
 - DD's Discounts
 - Taqueria San Jose
 - Mister Car Wash
 - McDonald's
 - Taco Bell
 - California Check Cashing

- Sills Plaza**
- Foodmaxx
 - Petco
 - Office Depot/FedEx Ship Site
 - Safety Center Incorporated
 - WSS Shoe Store
 - ABC Tile

- Starbucks
- iHop
- Denny's
- Jack in the Box
- Soccer City
- Dunn-Edwards Paints



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Aerial View



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