

FOR SALE

INDUSTRIAL

2234 Hoover Avenue, Modesto, CA 95354

Industrial Owner-User Opportunity



EXCLUSIVELY LISTED BY

NAINorthgate

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HIGHLIGHTS

This metal industrial warehouse is situated in one of Modesto's well-established industrial corridors. A small rear yard allows for outdoor storage, and gated access with CCTV ensures security and access control.

- Ideal owner-user opportunity
- Metal construction built in 2006 offering a structurally sound building
- Freestanding building
- Clear-span interior
- Power: 3-Phase, 480 Volts, 400 Amps
- Stanislaus County Jurisdiction (Modesto Sphere of Influence)

PROPERTY OVERVIEW

ADDRESS	2234 Hoover Avenue, Modesto, CA 95354	
PROPERTY TYPE	Industrial	
SALE PRICE	Contact Broker	
BUILDING SIZE	5,000 sq ft	
PARCEL SIZE	0.44 acres	
ZONING	Industrial (M)	
APN	036-001-079-000	
TRAFFIC	Hoover Ave	± 977 ADT

LOCATION MAP

Sacramento
75 Miles
↑

Stockton
30 Miles
↖

San Francisco
90 Miles
←



SITE

Modesto



Fresno
95 Miles
↘

LOCATION MAP



Modesto



Industrial Corridor

SITE

Modesto City - County Airport

Mitchell Rd ± 33,329 ADT

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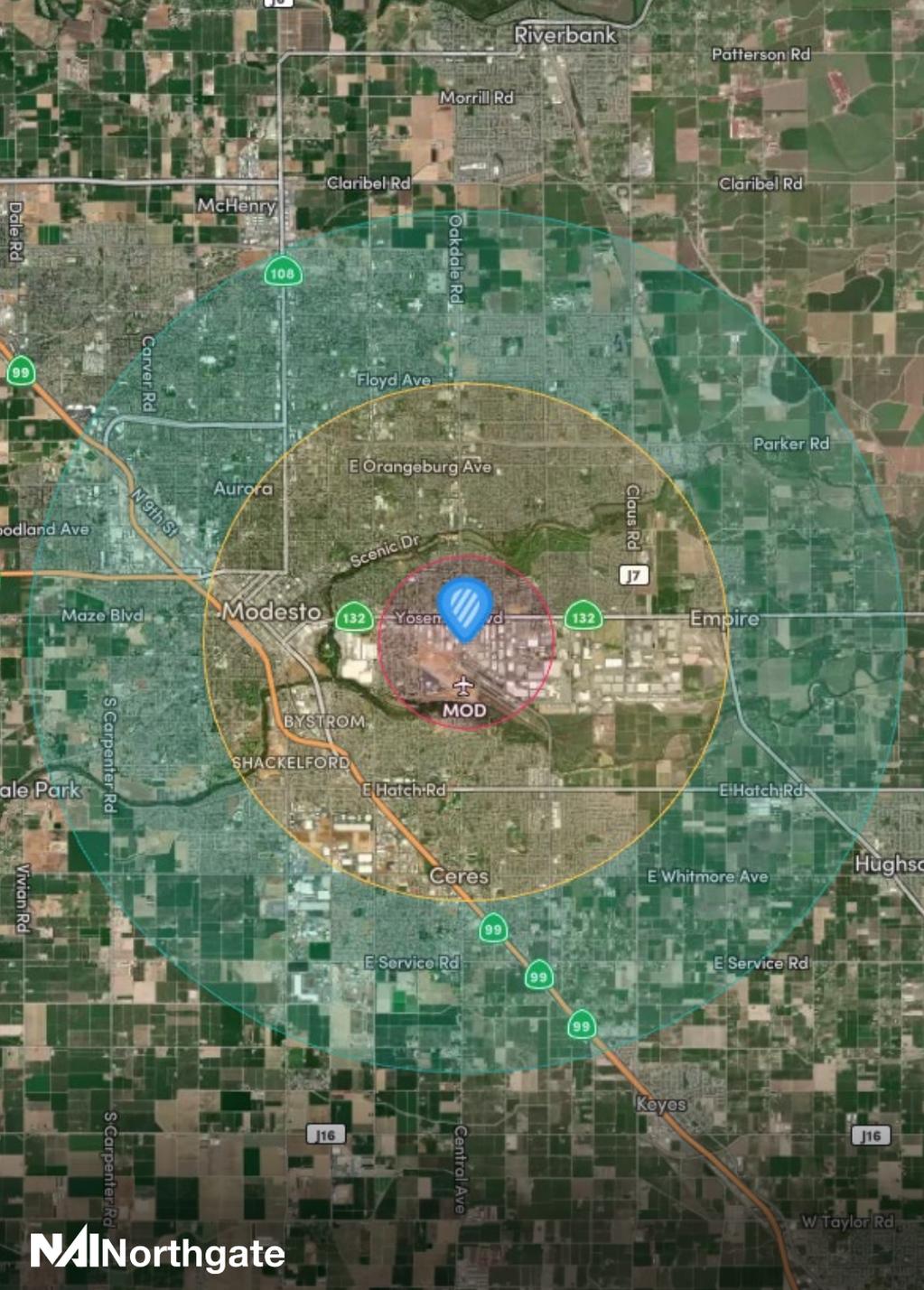


AERIAL VIEW



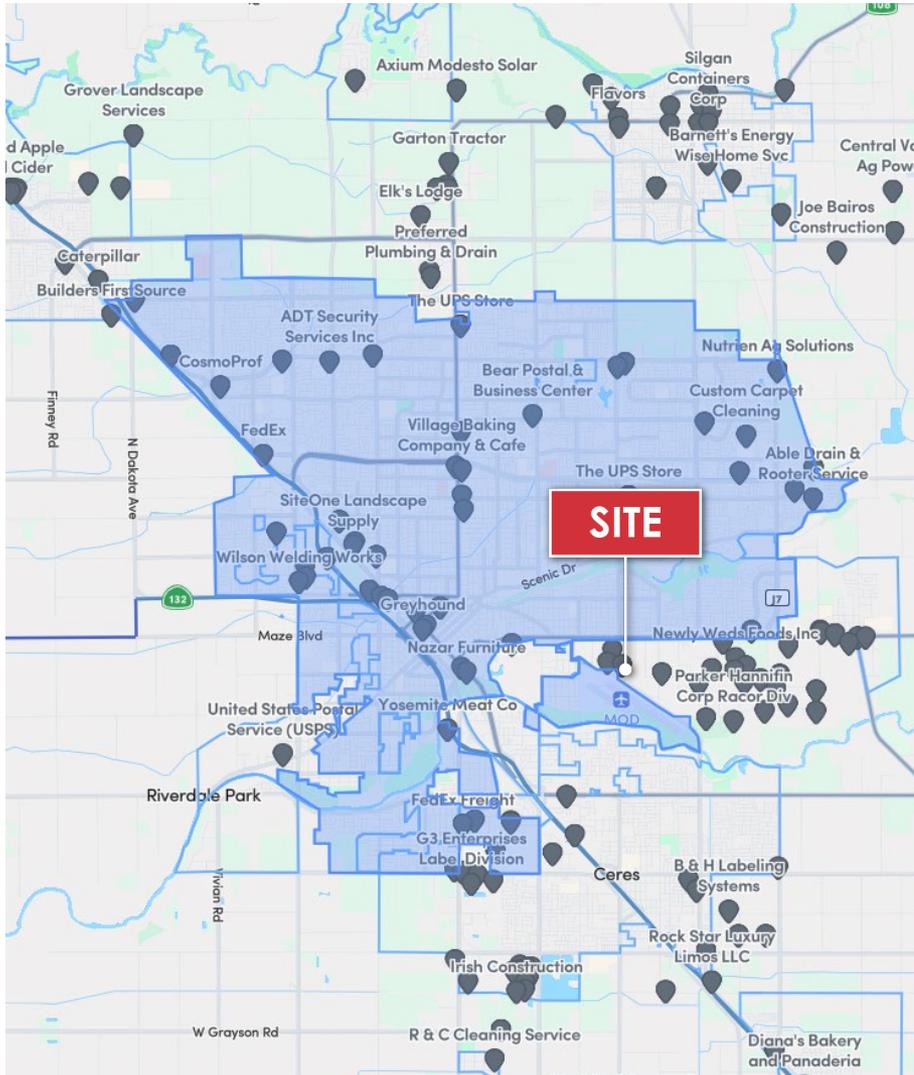
Hoover Ave: ± 977 ADL

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DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	11,171	132,852	268,932
Projected Population (5 Yr)	11,169	134,082	272,080
Average Age	37	38	38
Households	3,566	43,464	85,499
White Population	4,065	48,243	93,593
Black Population	564	4,731	9,323
Am Indian Population	338	3,052	5,964
Asian Population	349	8,539	19,922
Other Population	5,855	68,287	140,130
Hispanic Population	62.77%	60.11%	60.63%
Average HH Income	\$72.2k	\$90.0k	\$95.5k
High School Graduates	5,295	67,507	136,470
College Graduates	1,526	19,732	41,423
Total Employees	4,473	56,049	114,075



Thriving Central Valley Hub

Located in the heart of California's Central Valley, Modesto combines a mid-sized city atmosphere with a strong sense of community, making it an ideal location for families, businesses, and industrial development.

Diverse and Growing Economy

Modesto's economy is anchored by agriculture, food processing, distribution, manufacturing, and logistics, providing stable employment and opportunities for business investment.

Educational Opportunities

The city is served by the Modesto City Schools district, as well as nearby colleges like Modesto Junior College and California State University Stanislaus, offering quality K-12 and higher education opportunities.

Parks, Recreation & Open Space

Modesto offers numerous parks, trails, and recreational amenities, as well as access to surrounding farmland and the scenic Stanislaus River, promoting an active and balanced lifestyle.

Strategic Transportation Access

Situated along Highway 99 and near major regional thoroughfares, Modesto provides convenient connections to Sacramento, Stockton, Fresno, and other Central Valley hubs for commuting and logistics.

Vibrant Culture & Community Events

Known for its local farmers markets, music festivals, and events like the Modesto Certified Farmers Market and Graffiti Summer, the city celebrates its agricultural heritage and lively community culture.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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