

EXCELLENT
LOCATION

FOR SALE OR LEASE

2501 McHENRY AVENUE • MODESTO • CA • 95354-0364



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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

PROPERTY SUMMARY

ADDRESS: 2501 McHenry Avenue • Modesto
SALES PRICE: \$4,195,000
LEASE RATE: \$1.50 PSF
VACANT SF: ± 12,000 SF
LOT SIZE: ± 58,806 SF • ± 1.35 AC

YEAR BUILT: 1979
COUNTY: Stanislaus County
PROPERTY TYPE: Commercial
PROPERTY SUB-TYPE: Shopping Center
PARCEL NUMBER: 059-004-013
PROCURING BROKER FEE: 2.5%

FOR SALE OR FOR LEASE

FOR SALE: Located on one of Modesto's major thoroughfares, this property offers high visibility and accessibility. One (1) suite was recently occupied by Aspen Family Medical Group and is currently vacant and available for lease. Three (3) suites are currently occupied by Luxury Perfumes, The Color Lab Beauty Co. and Papapolloni Mediterranean Bistro.

FOR LEASE: Recently occupied by Aspen Family Medical Group. With ±12,000 SF, this prominent property offers ample square footage, making it ideal for a wide range of medical practices and healthcare services.

- Eleven (11) Exam Rooms
- Twelve (12) Offices
- Six (6) Restrooms
- Two (2) Large Waiting Rooms/Registration Areas



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 1967 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

PHOTO GALLERY



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 1967 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

PHOTO GALLERY



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 1967 REAL ESTATE

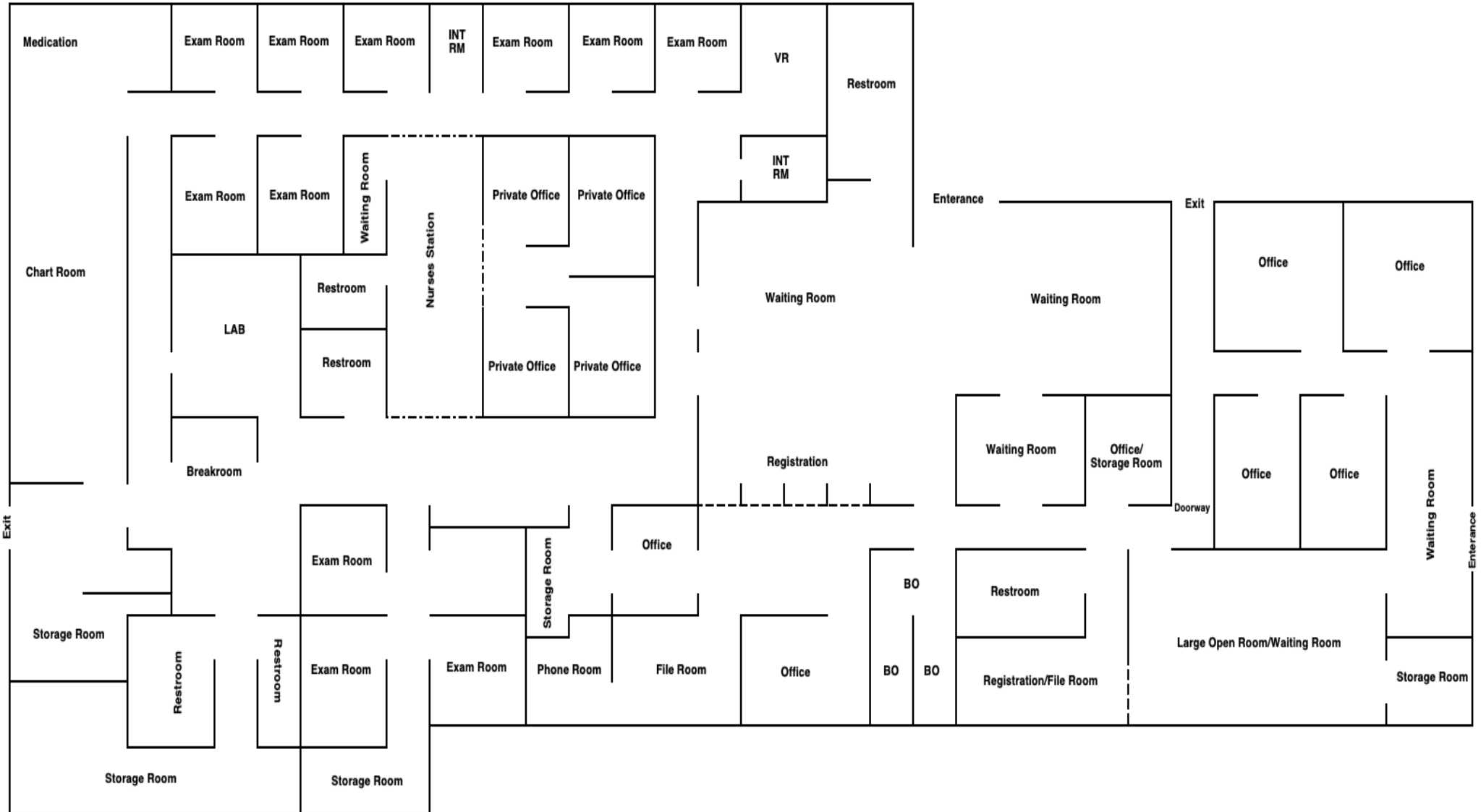
RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

FLOOR PLAN



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

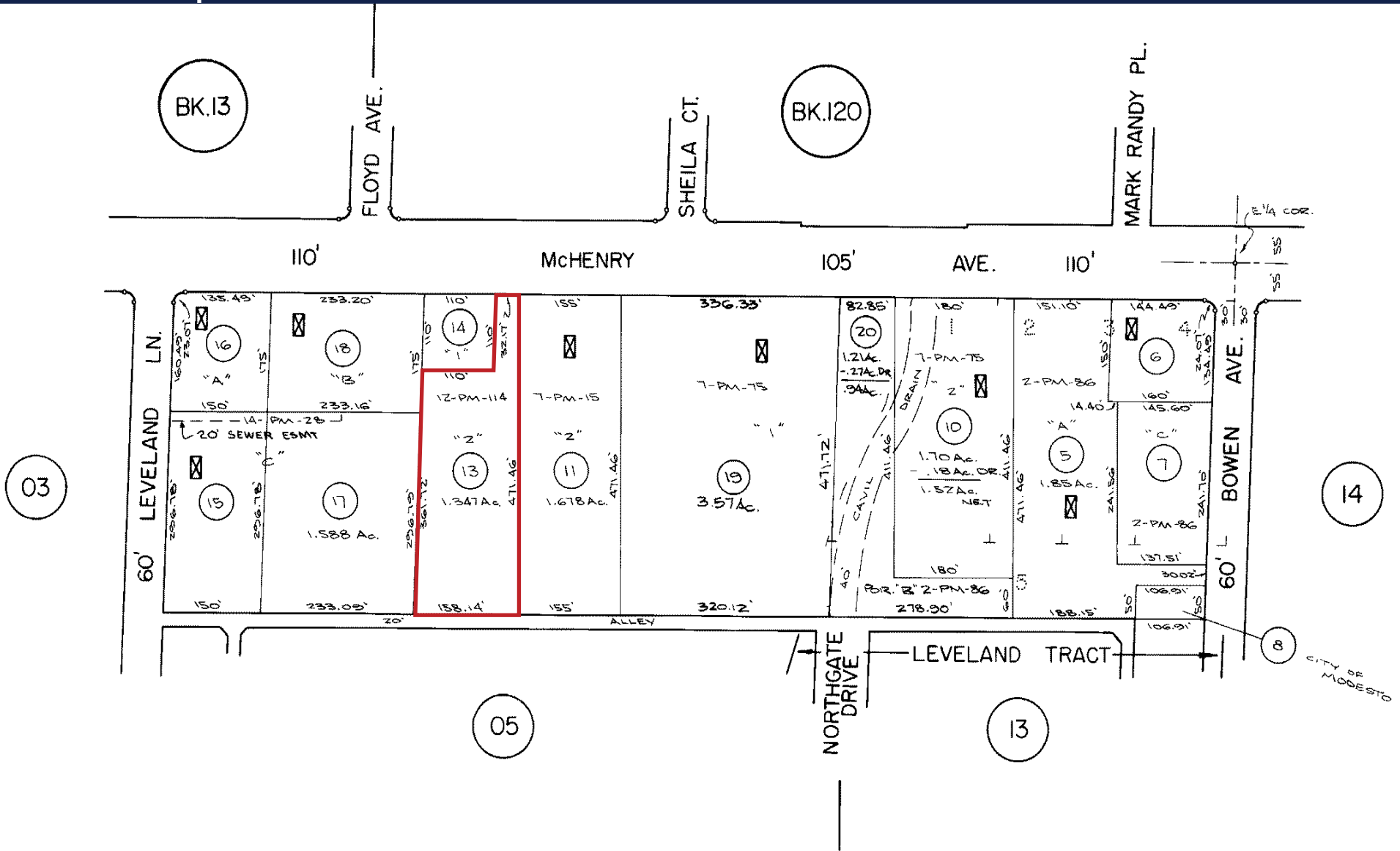
RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

PARCEL MAP



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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

LOCATION MAP



Burlington
SAFeway

PET MART
The Knowledgeable Pet Professionals

HOBBY LOBBY

BR
bankin
robbin

Golden 1
Credit Union

Weight Watchers

CHASE

ManGo Crazy

FLOORING LIQUIDATORS

Orangetheory

NAIL SPA

Party City

CHIPOTLE

nékter

JUST FILLER
Cafe

CHASE

the Habit
BURGER GRILL

STARBUCKS
COFFEE

Panera
BREAD

GIANT
MARKET

goodwill

99c only
STORES

DOLLAR TREE

RED WING SHOES
EST. 1946

Target

Guitar Center

WELLS FARGO

Once Upon a Child

STARBUCKS
COFFEE

Marshalls

BANK OF AMERICA

KFC

JOANN

Discovery Shop

The Good Feet Store
America's Arch Support Experts

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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

EXCELLENT
LOCATION

AERIAL VIEW



McHENRY AVENUE

FLOYD AVENUE

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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM