

Landmark Office Building in the Heart of Downtown Modesto

817-819 10th St, Modesto CA 95354



Sale Price: \$2,200,000 (\$102.56/SF)

7,500 SF – 13,950 SF For Lease: \$1.25/SF Gross

Size: 21,450 SF | Lot Size: 12,132 SF

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EXECUTIVE SUMMARY

817-819 10th St
Modesto CA 95354



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

295,195

Population

94,957

Households

\$90,404

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	817-819 10 th St, Modesto CA 95354
NUMBER OF FLOORS	3
BUILDING SIZE	21,450 SF
LOT SIZE	12,132 SF
ZONING	CD Central Downtown
YEAR BUILT	1949

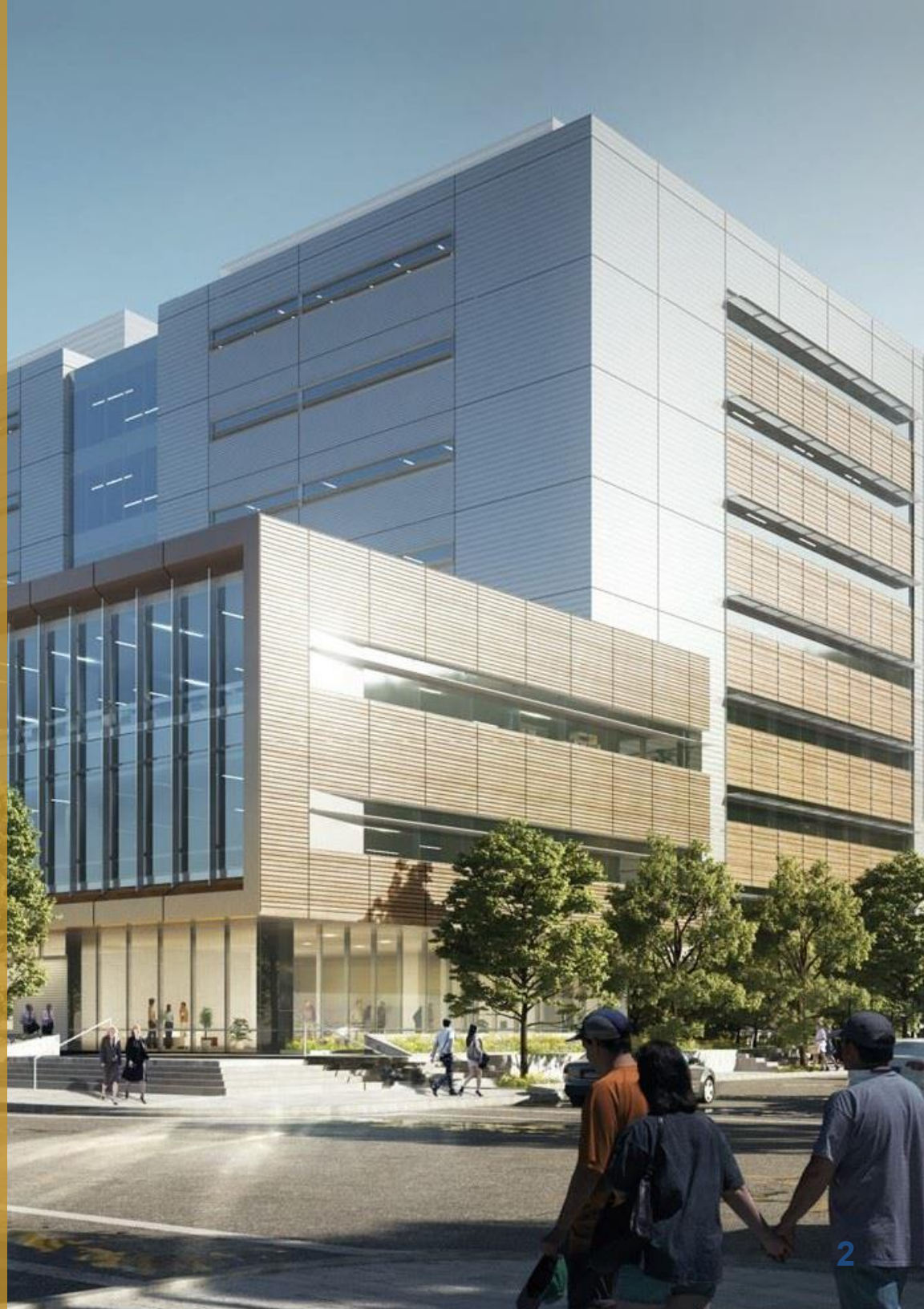
HIGHLIGHTS

- Consists of 3 floors - the second floor is currently occupied, and first floor and basement are vacant
- 2nd Floor - short term lease providing great rental income
- Within steps from the new courthouse
- Immediate freeway access
- Close to City Hall, Stanislaus County offices and Clerk Recorder's office
- Close to nearby banks and local eateries

The New Stanislaus County Courthouse Just Steps Away

This project will create a full-service courthouse in Modesto to replace seven court facilities: five in Modesto and the two outlying courthouses. Consolidating these facilities will enable the court to increase efficiency by retiring leases and centralizing operations. The project will improve security by providing enhanced entrance screening, separate hallways for the public, staff, and in-custody defendants, and properly sized holding areas for in-custody defendants.

The project includes space for two future new judgeships and will enable the court to provide basic services currently not possible due to space restrictions, such as a self-help center; appropriately sized public lobby and service counters; a properly sized and equipped jury assembly room and jury deliberation rooms, and rooms for family court mediation and attorney/client interviews, as well as a children's waiting room.



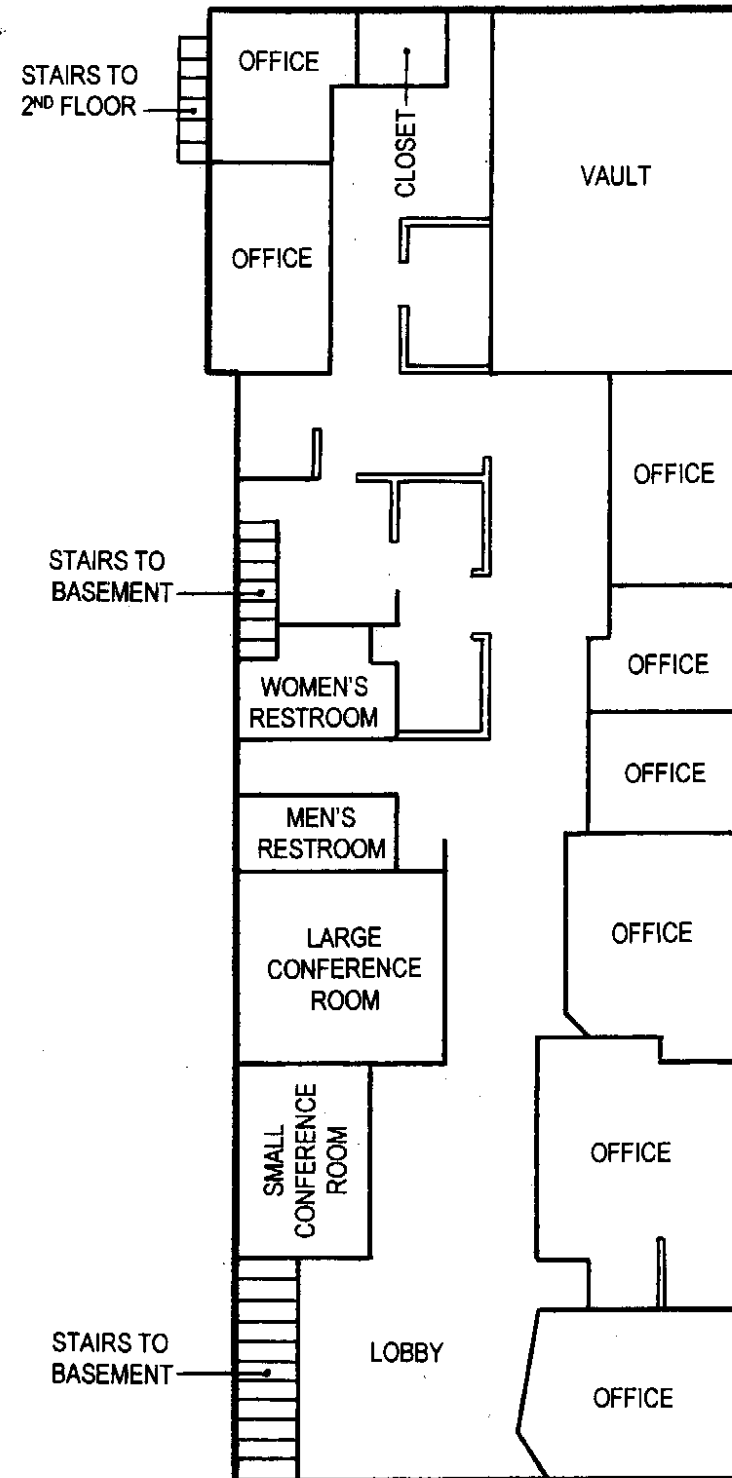
NEW COURTHOUSE PROXIMITY TO SITE



SUITE OVERVIEW

817 10th St – First Floor

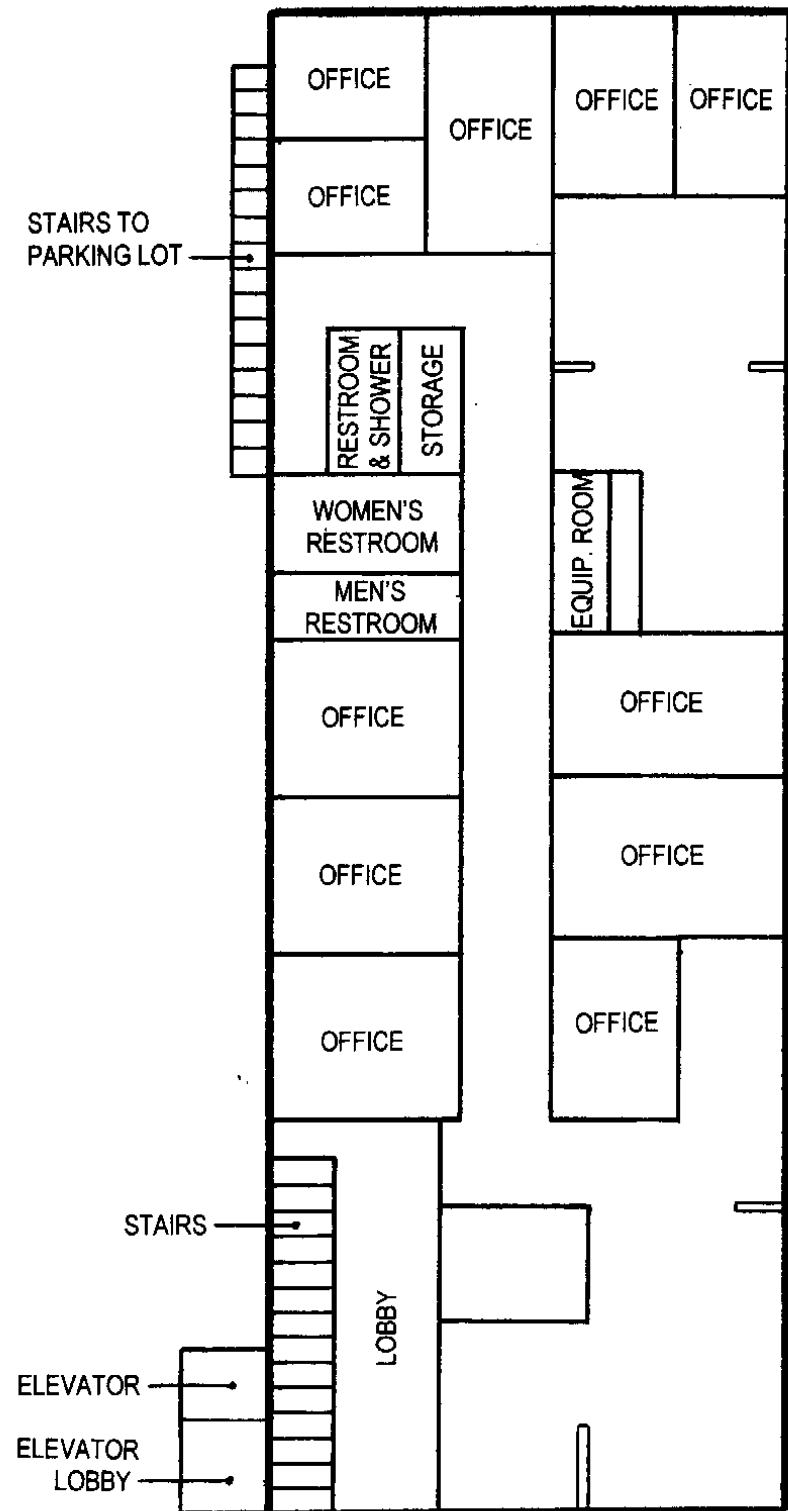
- Size: 7,500 SF
- Currently vacant
- Admin/reception
- Lobby
- 4 Regular sized offices
- 4 Large offices, one with private restroom
- 2 Conference rooms
- 2 Bullpens
- 2 Restrooms
- Copy/printer station
- Former vault/library
- Coffee station w/sink
- Storage closet
- High ceilings with recessed lighting



SUITE OVERVIEW

817 10th St – Second floor

- Size: 7,500 SF
- Currently occupied
- Tenant's lease is flexible, call Broker for details
- Admin/reception
- Lobby
- 11 Offices
- 1 Conference room
- 1 Bullpen
- 3 Restrooms
- Copy/printer station
- Storage closet



SUITE OVERVIEW

817 10th St - Basement

- Currently vacant
- Size: 6,450 SF
- Conference room/large office
- Bullpen
- Vault/library



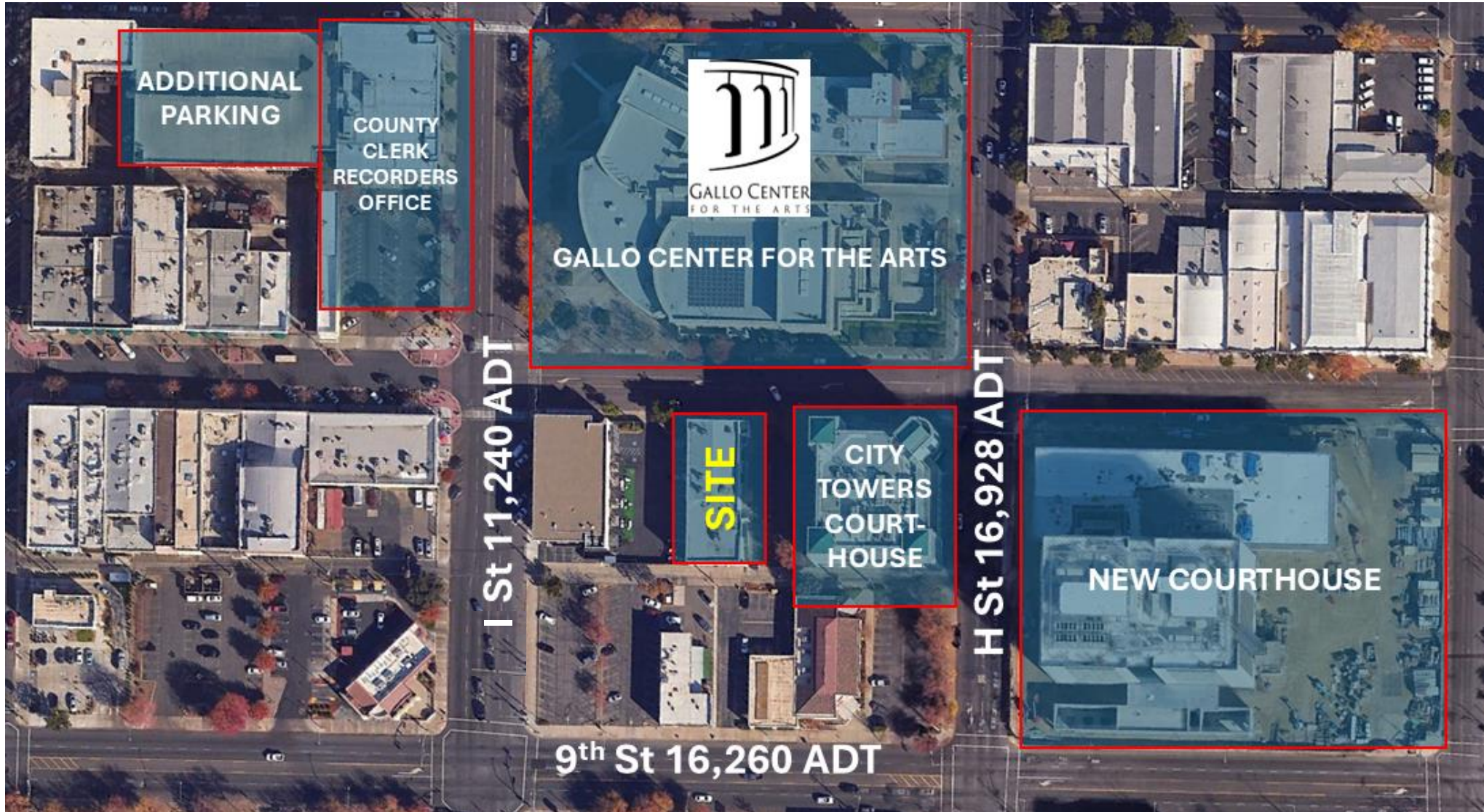
DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,125	141,229	298,417
Growth 2024-2029	-0.12%	0.06%	0.15%
Growth 2020-2024	-0.62%	0.33%	0.82%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	-0.15%	0.05%	0.15%
Growth 2020-2024	-0.69%	0.33%	0.84%
2024 Average HH Income	\$77,323	\$78,447	\$90,635

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
H St	10 th St	2024	16,928	0.05
9 th St	H St	2025	16,260	0.05
I St	9 th St	2025	11,240	0.05
10 th St	I St	2025	2,352	0.07
I St	8 th St	2025	12,591	0.10
H St	13 th St	2025	20,618	0.11
11 th St	H St	2025	4,124	0.10
10 th St	G St	2025	2,114	0.10

AERIAL



AERIAL



DOWNTOWN MODESTO – AT A GLANCE



DISCLAIMER

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