

FOR LEASE
216 Campus Way, Modesto, CA 95350
Office/ Warehouse Space



THOMAS SOLOMON
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209-521-1591
thomass@cosol.net

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PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	3,596 SqFt
Lot Size (acres)	0.13
Parcel ID	109-014-020-000
Zoning Type	M-1 Light Industrial
City	Modesto

Office Warehouse space features approximately 1800 SF of office space, with the balance of the space being warehouse. It features two 14-foot grade-level rollup doors and a small outdoor fenced yard. It is situated in the heart of Modesto near the Junior College, with proximity to Highway 99.

THOMAS SOLOMON

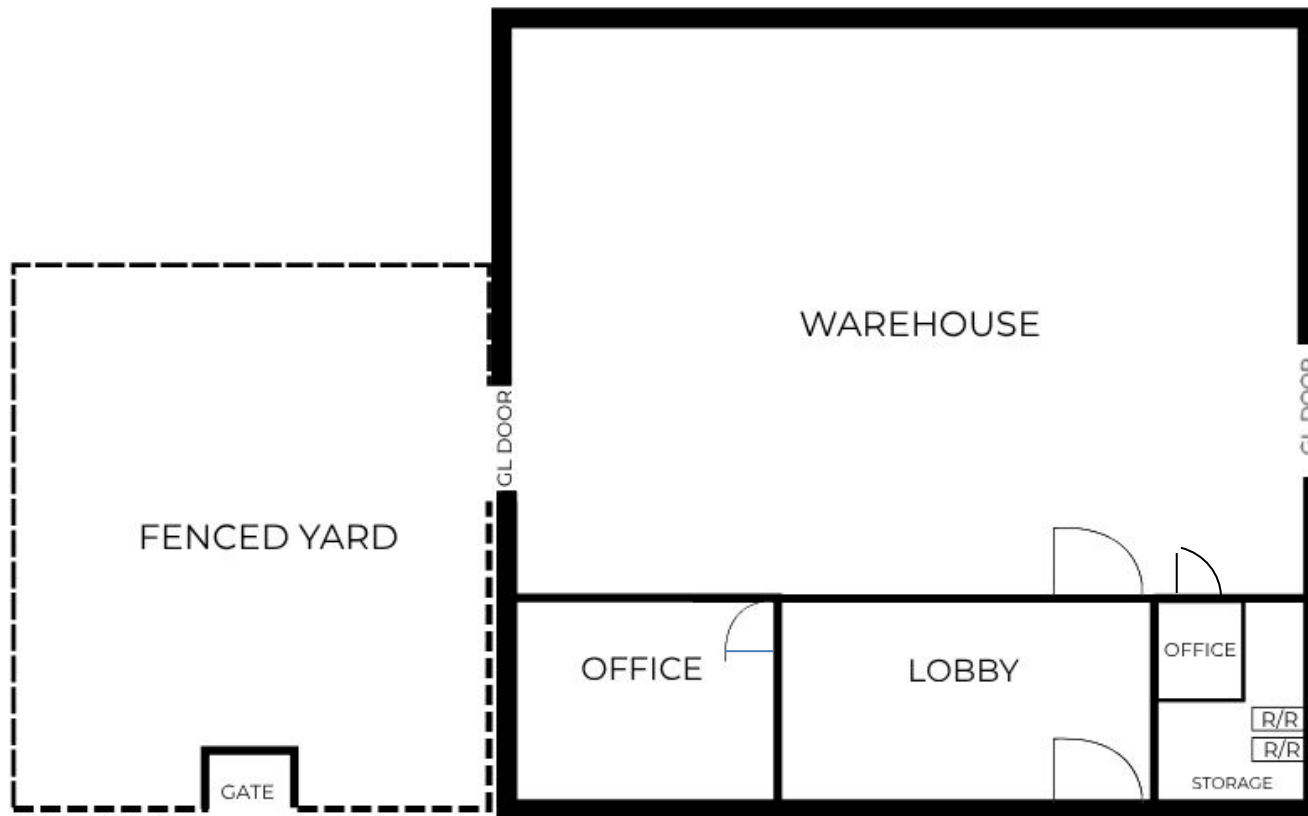
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FLOOR PLAN



SITE AERIAL



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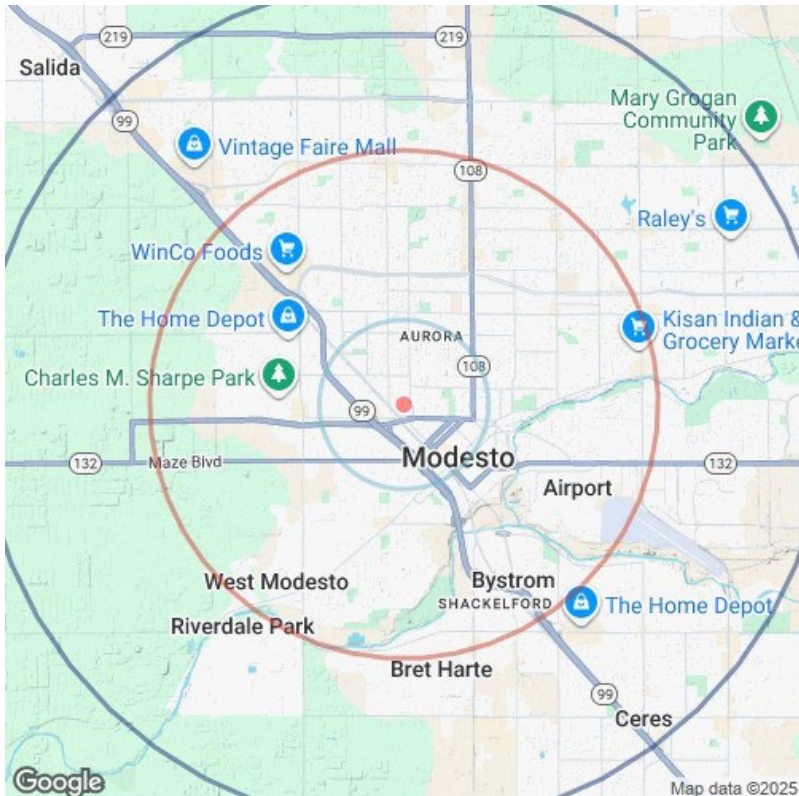
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,752	131,560	243,920
2010 Population	12,025	125,990	259,623
2025 Population	13,109	133,330	275,967
2030 Population	13,054	132,579	275,008
2025-2030 Growth Rate	-0.08 %	-0.11 %	-0.07 %
2025 Daytime Population	25,851	158,993	282,996

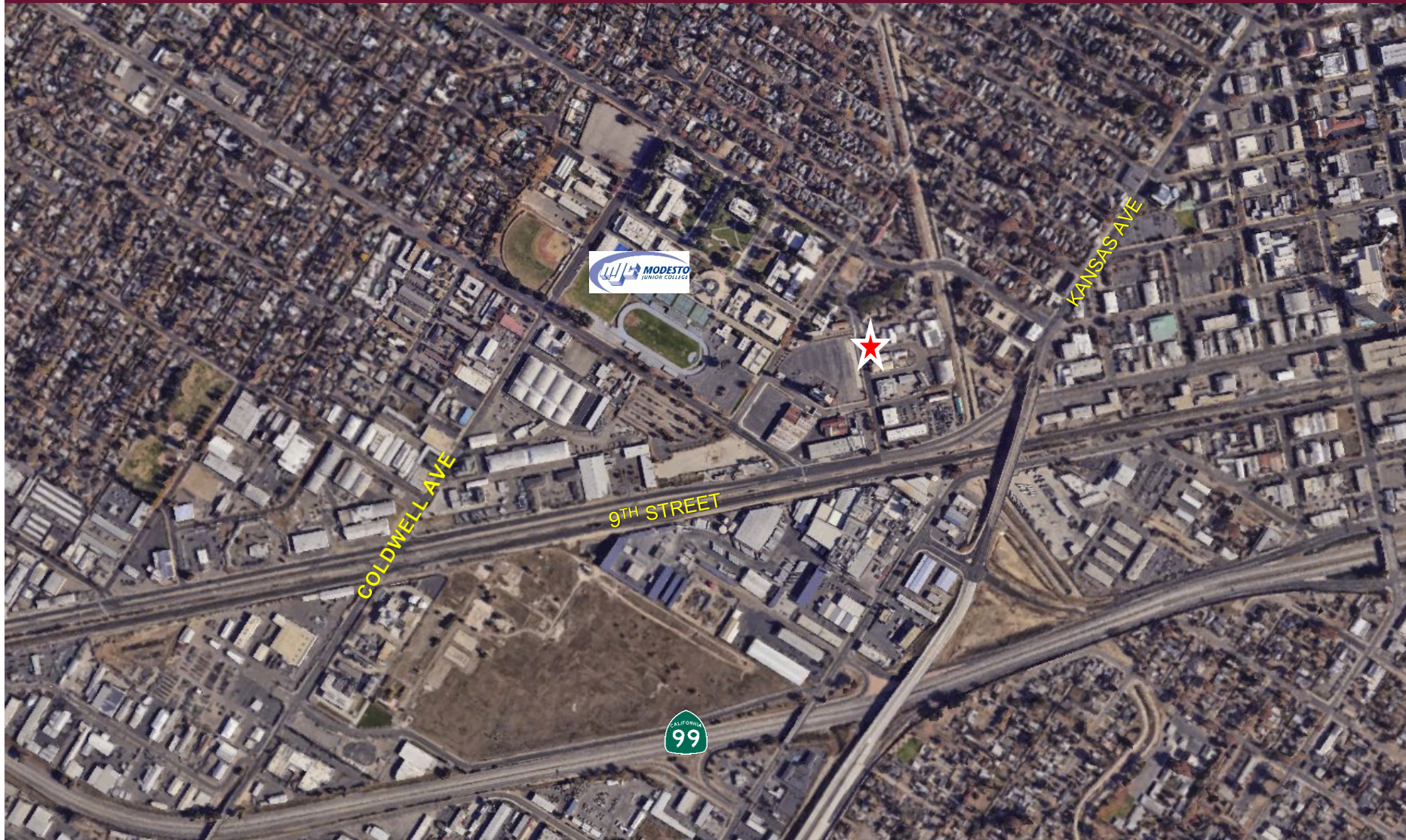
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	597	4,682	7,765
\$15000-24999	364	2,578	4,085
\$25000-34999	119	2,695	4,660
\$35000-49999	487	4,969	9,393
\$50000-74999	679	7,768	15,611
\$75000-99999	706	6,322	13,467
\$100000-149999	835	8,682	18,539
\$150000-199999	477	3,821	9,231
\$200000 or greater	438	2,784	7,913
Median HH Income	\$ 77,834	\$ 72,772	\$ 80,652
Average HH Income	\$ 100,143	\$ 91,594	\$ 101,691

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2000 Total Households	4,614	43,869	80,676
2010 Total Households	4,393	42,132	84,912
2025 Total Households	4,702	44,301	90,666
2030 Total Households	4,689	44,224	90,802
2025 Average Household Size	2.76	2.96	3.01
2025 Owner Occupied Housing	2,281	22,596	51,025
2030 Owner Occupied Housing	2,292	22,713	51,515
2025 Renter Occupied Housing	2,421	21,705	39,641
2030 Renter Occupied Housing	2,398	21,510	39,287
2025 Vacant Housing	219	1,752	2,937
2025 Total Housing	4,921	46,053	93,603



OFFICE SPACE FOR LEASE



BOWEN CARDOZA
209-996-7418 Cell
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FRANK ROQUE
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