

For Lease: \$1.30/sf NNN

1600 Yosemite Blvd, Modesto CA 95354



Versatile Former Corporate Office Park

+/-20,000 - 48,228sf available

4.1± acre fully secured lot

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

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Tony Quinteros

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PMZCommercial.com



COMMERCIAL
REAL ESTATE



Property Details

Main Building
+/-44,144 SF

Two Outbuildings
+/-4,084 SF

Dedicated Parking
200+ Spaces

Features

45 PRIVATE OFFICES

10 OPEN BULLPEN AREAS

MULTI-STALL RESTROOMS

BREAKROOM

SERVER ROOM

HEAVY POWER SUPPLY

SECURED & FENCED

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Property Description

Former corporate headquarters now available for lease at 1600 Yosemite Blvd, Modesto, CA 95354 — a 48,228± sf campus on a 4.1± acre fully secured and fenced site with intercom-controlled access gates.

The 44,144± sf main building features approximately 45 private offices, 10 large open bullpen areas, large multi-stall men's and women's restrooms, a break room, server room, and heavy power supply. Remodeled to modern standards and current building codes in 2007, the property is well maintained and move-in ready. Ample parking of over 200 spots on-site. Two additional outbuildings are available — Outbuilding 1 (2,500± sf) and Outbuilding 2 (1,584± sf) — and may be leased individually or together with the main building as a package.

Located on high-traffic Yosemite Blvd, a major east-west arterial through Modesto. Zoned C-2 General Commercial, allowing for a variety of uses. Well suited for corporate headquarters, R&D lab, educational institutions, religious organizations, or other large-scale office users.

Please check with the City of Modesto planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.

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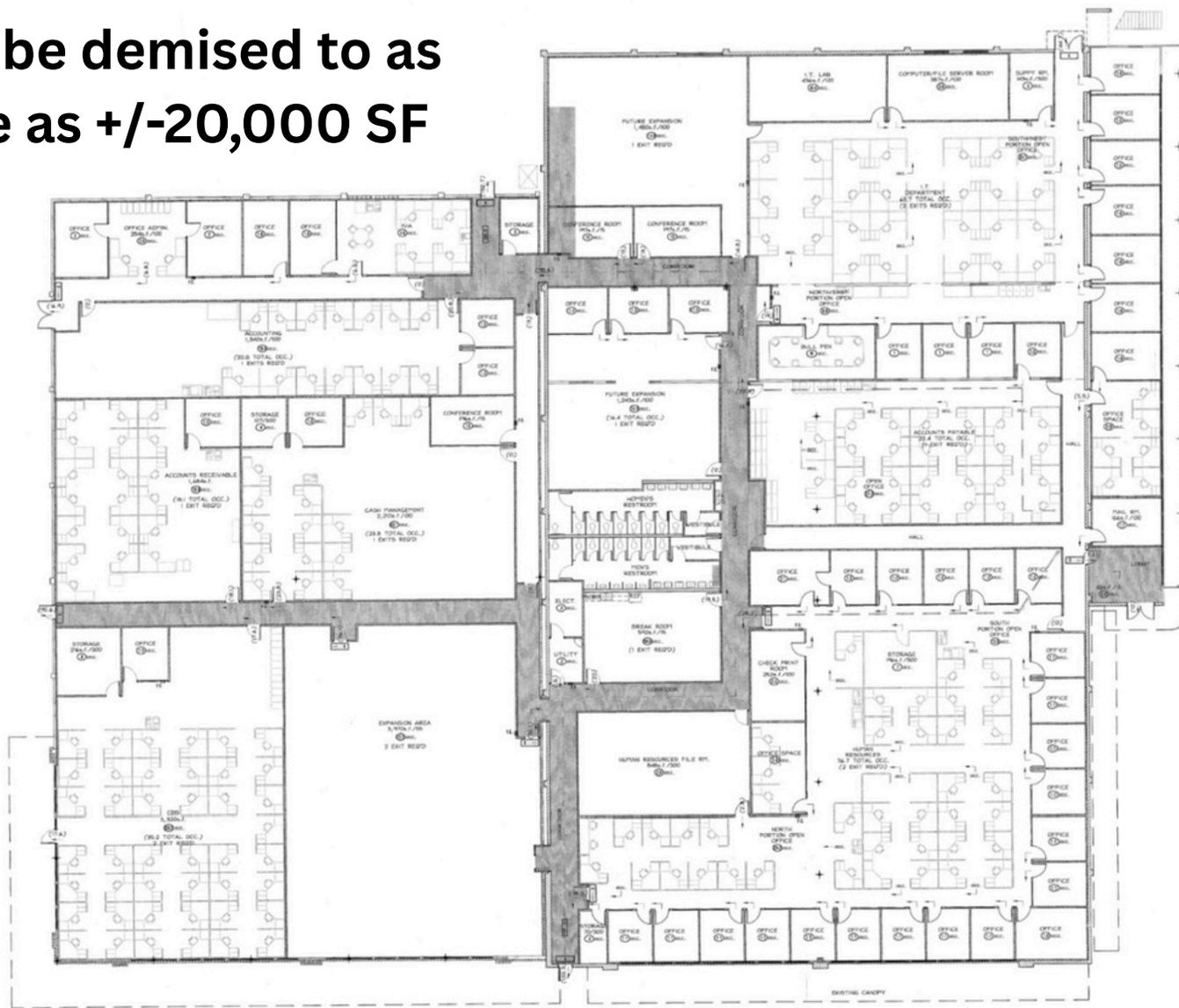
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Can be demised to as little as +/-20,000 SF



Floorplan

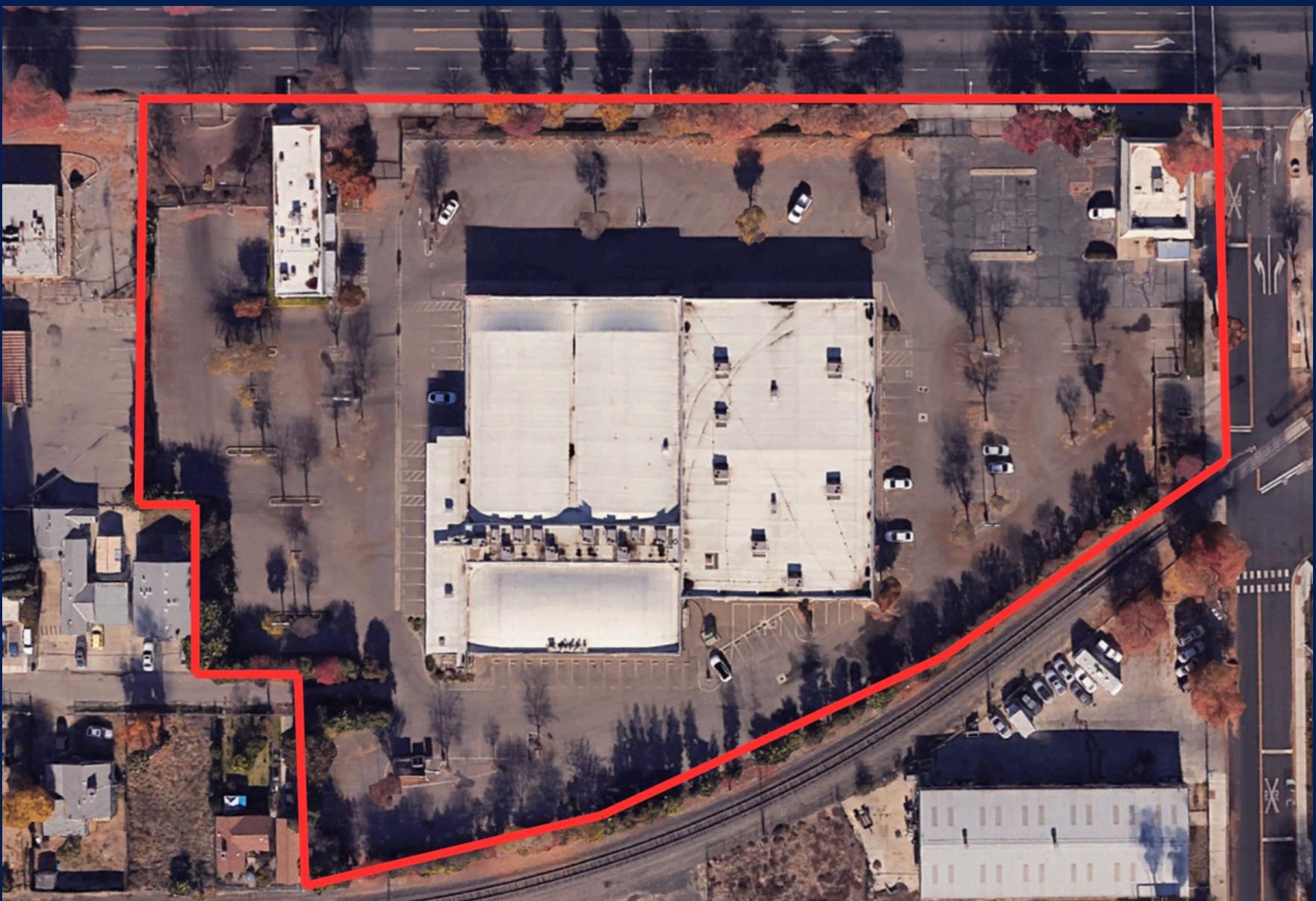
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Aerial

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SUBJECT PROPERTY



Surrounding Area

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Demographics

Population

	2 miles	5 miles	10 miles
2020 Population	56,642	284,849	399,053
2024 Population	56,631	285,536	398,782
2029 Population Projection	56,627	285,658	398,773

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$77,778	\$88,708	\$95,086
Median Household Income	\$61,295	\$69,906	\$74,318

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Yosemite Blvd	Camellia Way W	26,313	2025	0.09 mi
Yosemite Blvd	Kerr Ave E	20,568	2025	0.14 mi

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