

**PRIME  
LOCATION**

# FOR LEASE

4213 McHENRY AVENUE • SUITE D • MODESTO



*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

**PRIME  
LOCATION**

# PROPERTY SUMMARY

**ADDRESS:** 4213 McHenry Avenue • Suite D  
**LEASE RATE:** \$ 1.25  
**AVAILABLE SF:** ± 1,200 SF  
**LOT SIZE SF/AC:** ± 26,571 SF / 0.61 AC

**COUNTY:** Stanislaus County  
**PROPERTY TYPE:** Commercial  
**PARCEL NUMBER:** 046-008-013  
**PROCURING BROKER FEE:** 2.5%

## PROPERTY DESCRIPTION:

Located in the bustling commercial corridor of McHenry Avenue, 4213 McHenry Ave offers an exceptional opportunity for businesses seeking prime visibility in Modesto. This well-positioned property benefits from high traffic volume and proximity to established retailers, restaurants, and essential services, making it an ideal location for retail, office, or service-oriented businesses. With ample parking and easy access from major roads, this property provides convenience for both customers and employees. Flexible leasing options and customizable interiors allow businesses to create a tailored space that meets their unique operational needs. Don't miss the chance to establish or expand your presence in one of Modesto's most vibrant commercial hubs at 4213 McHenry Ave.



*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

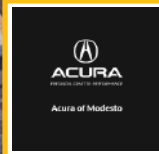
**RANDY HIGH JR., CCIM**  
CALBRE Lic. No. 01238404  
(209) 491-3413  
RANDYHIGHJR@GMAIL.COM

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

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

PRIME  
LOCATION

# LOCATION 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

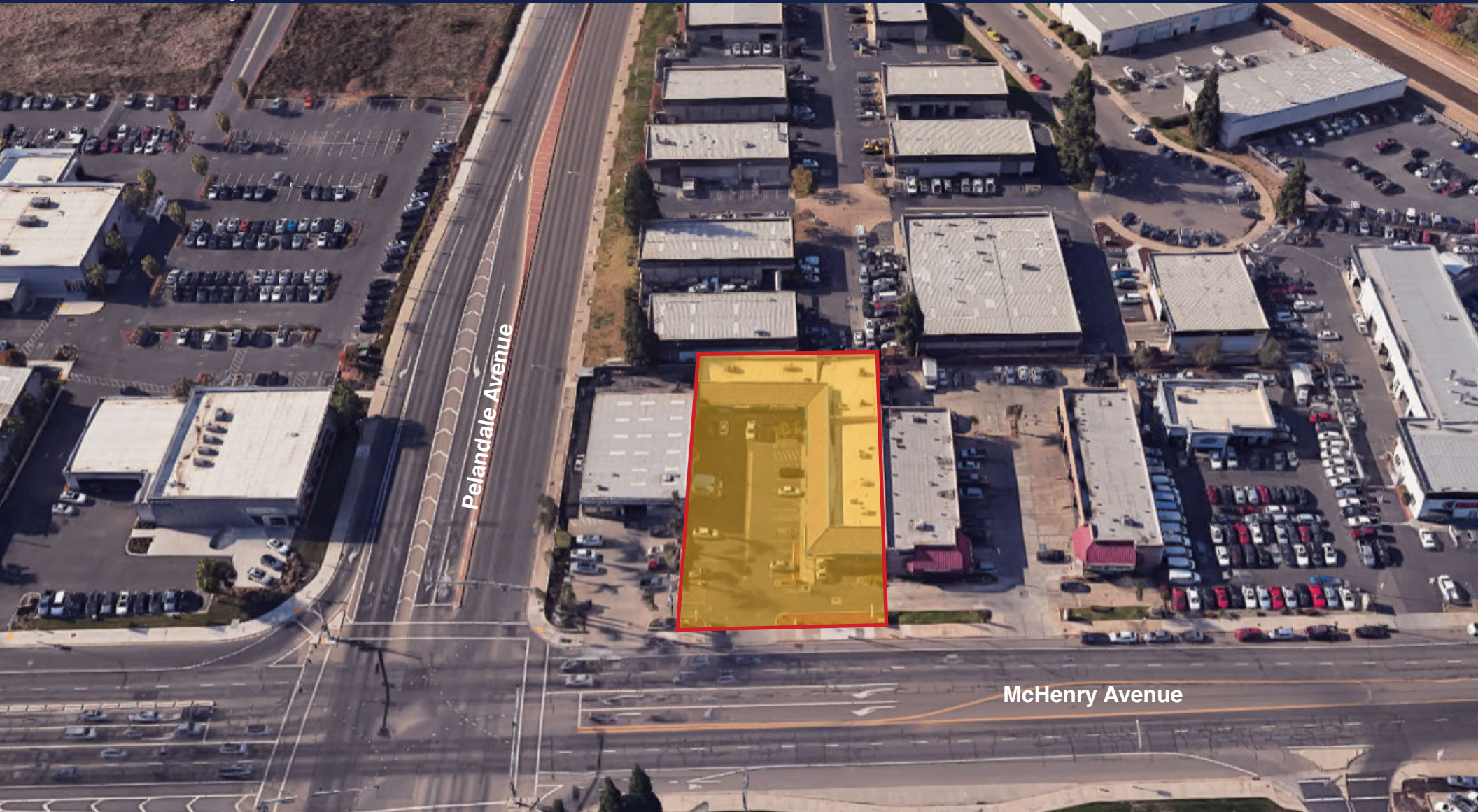
**RANDY HIGH JR., CCIM**  
CALBRE Lic. No. 01238404  
(209) 491-3413  
RANDYHIGHJR@GMAIL.COM

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

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

**PRIME  
LOCATION**

# AERIAL VIEW



*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

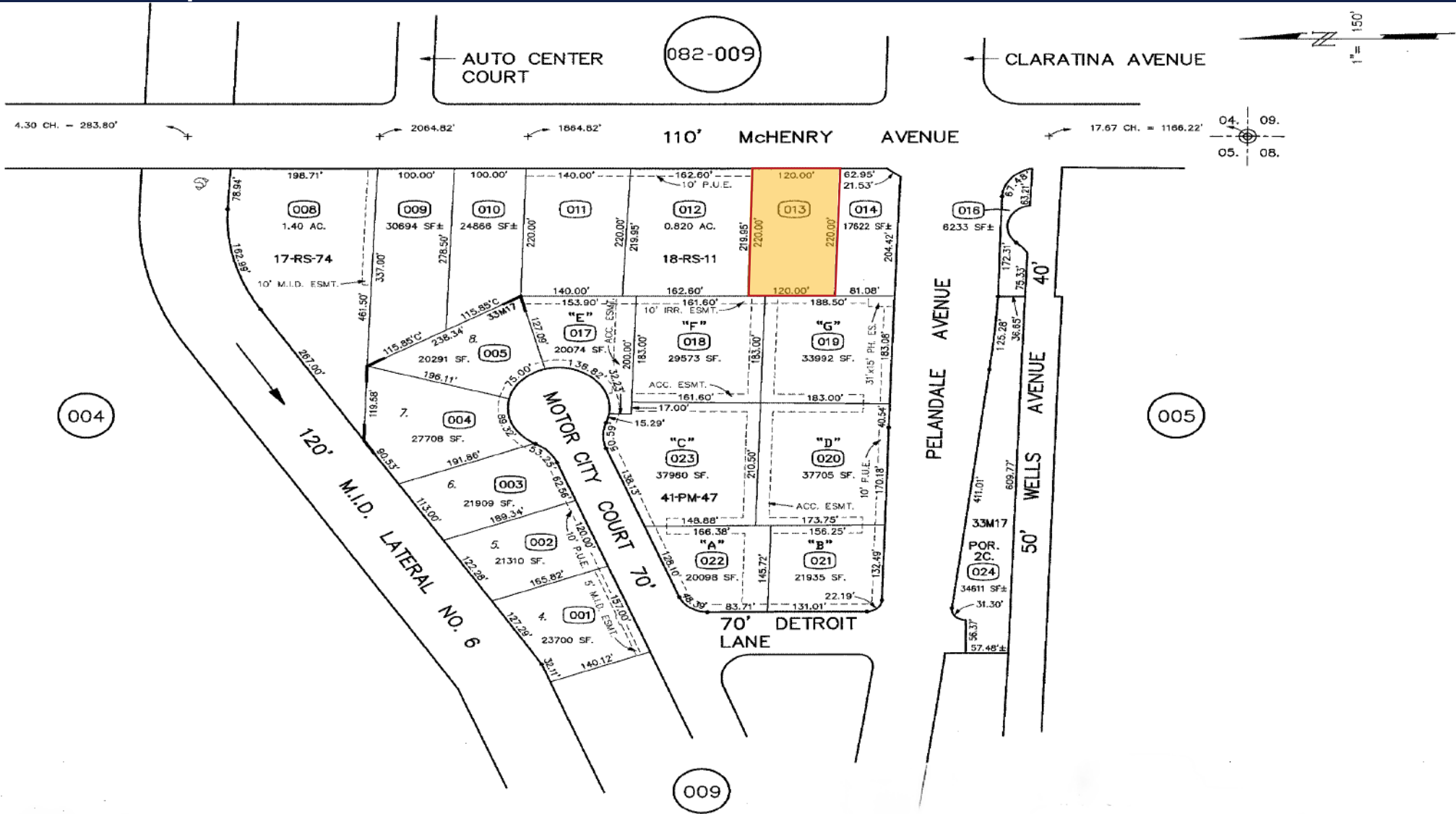
**RANDY HIGH JR., CCIM**  
CALBRE Lic. No. 01238404  
(209) 491-3413  
RANDYHIGHJR@GMAIL.COM

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

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

# PRIME 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 REAL ESTATE**  
SINCE 1957

**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