

Retail Property For Lease

700 McHenry Avenue, Modesto, CA



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

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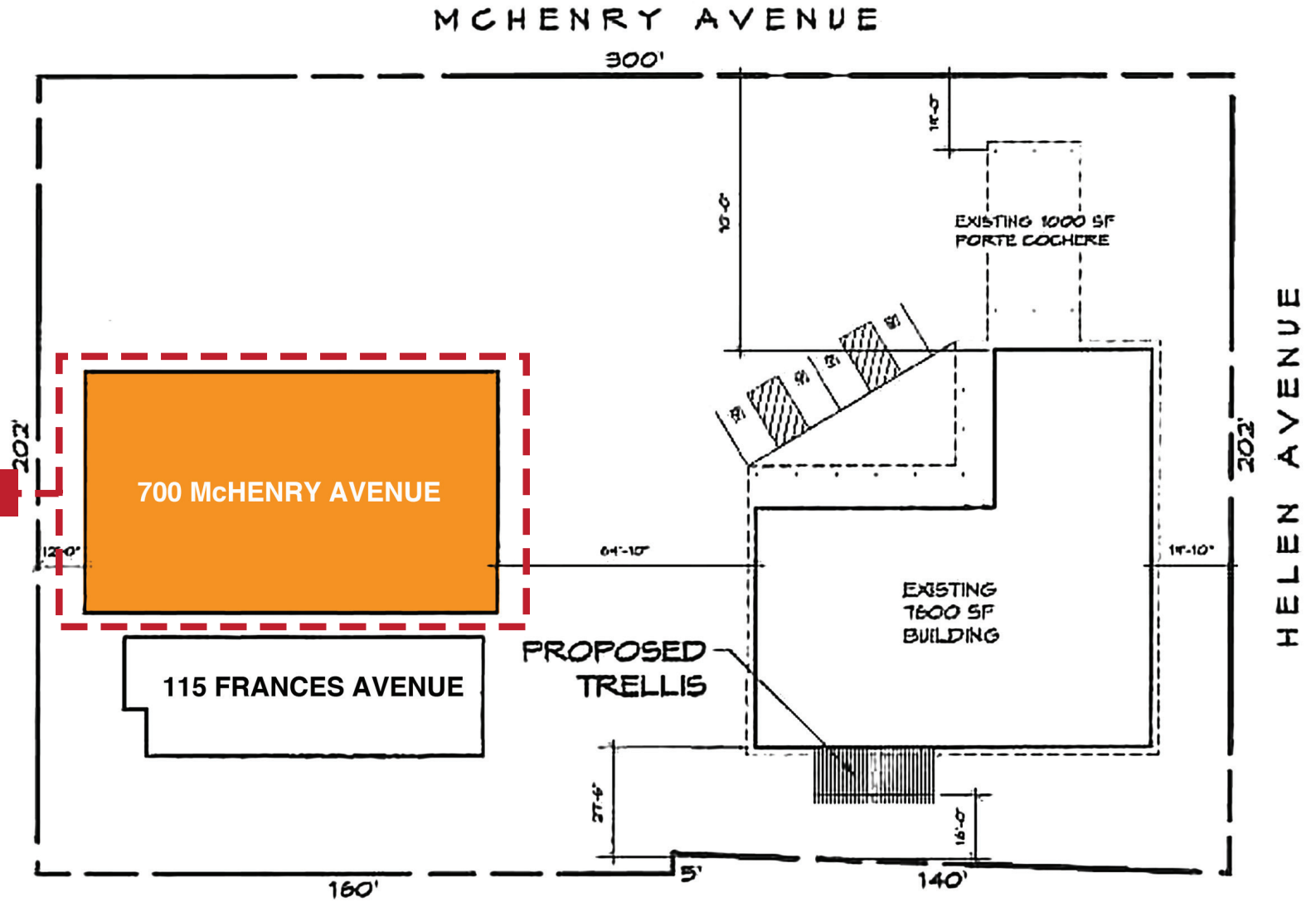
Property Information

APN Number	112-003-020-000	Address	700 McHenry Avenue, Modesto, CA 95350
County	Stanislaus	Lot Name	McHenry Retail Strip
Tot. Space Available	2,520 sf	Property Type	Retail
Rental Rate	\$12 /sf/year	Property Sub-Type	Strip Center
Min. Divisible	1,260 SF	Traffic Count	40,000
Max. Contiguous	6,300 sf		
Gross Leasable Area	6,300 sf		

Property Description

700 McHenry Avenue consists of a +/- 6,300 sf free standing strip retail/commercial building. All suites have ideal visibility and signage along McHenry Avenue. The property has additional access from Frances Ave and Helen Ave. Suite A & E were recently vacated and are available for lease. Each suite is approx. 1260 sf and all suites have restrooms. Suites B&C&D are leased on a short term basis. Opportunity exists for larger tenants by combining suites subject to existing tenants rights.

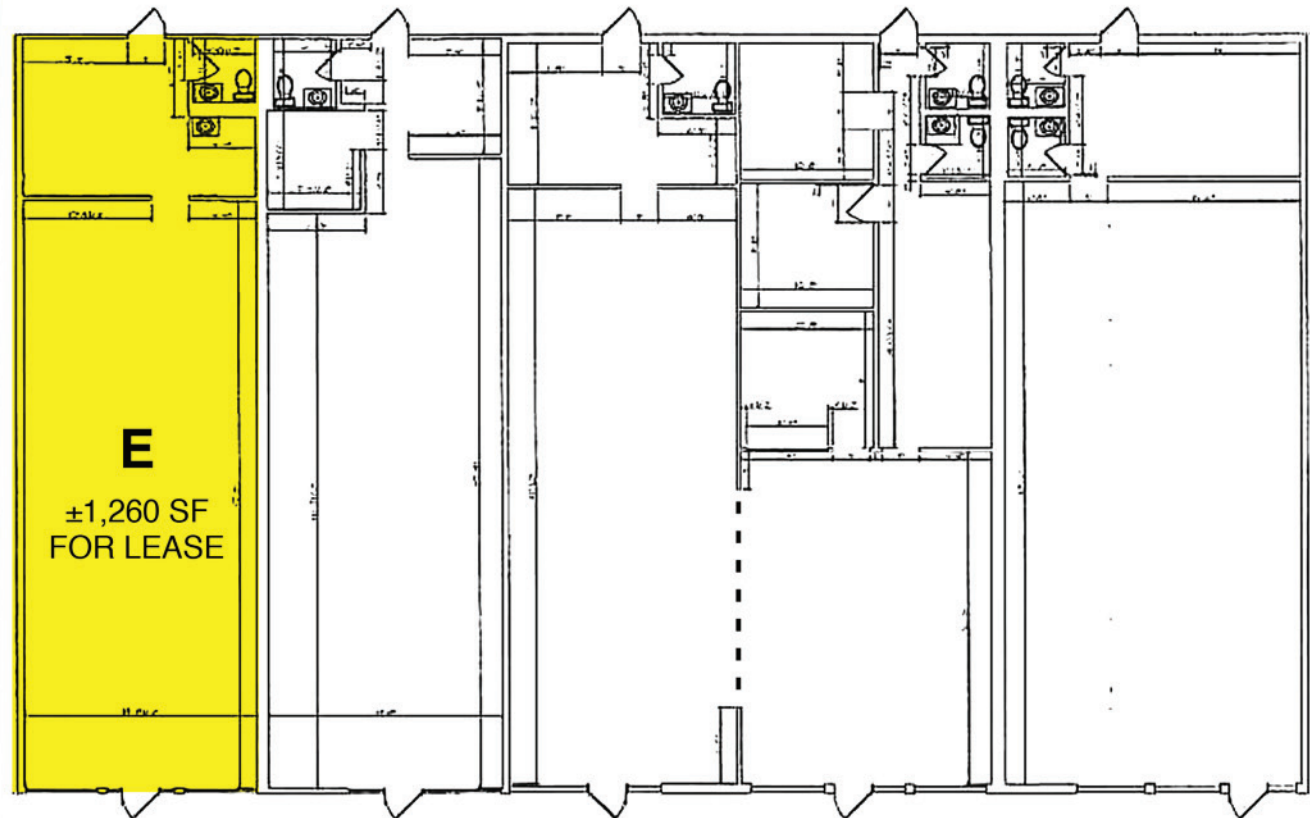
Ideally located on McHenry Avenue. Approx 40,000 cars per day. Good, direct, storefront parking.



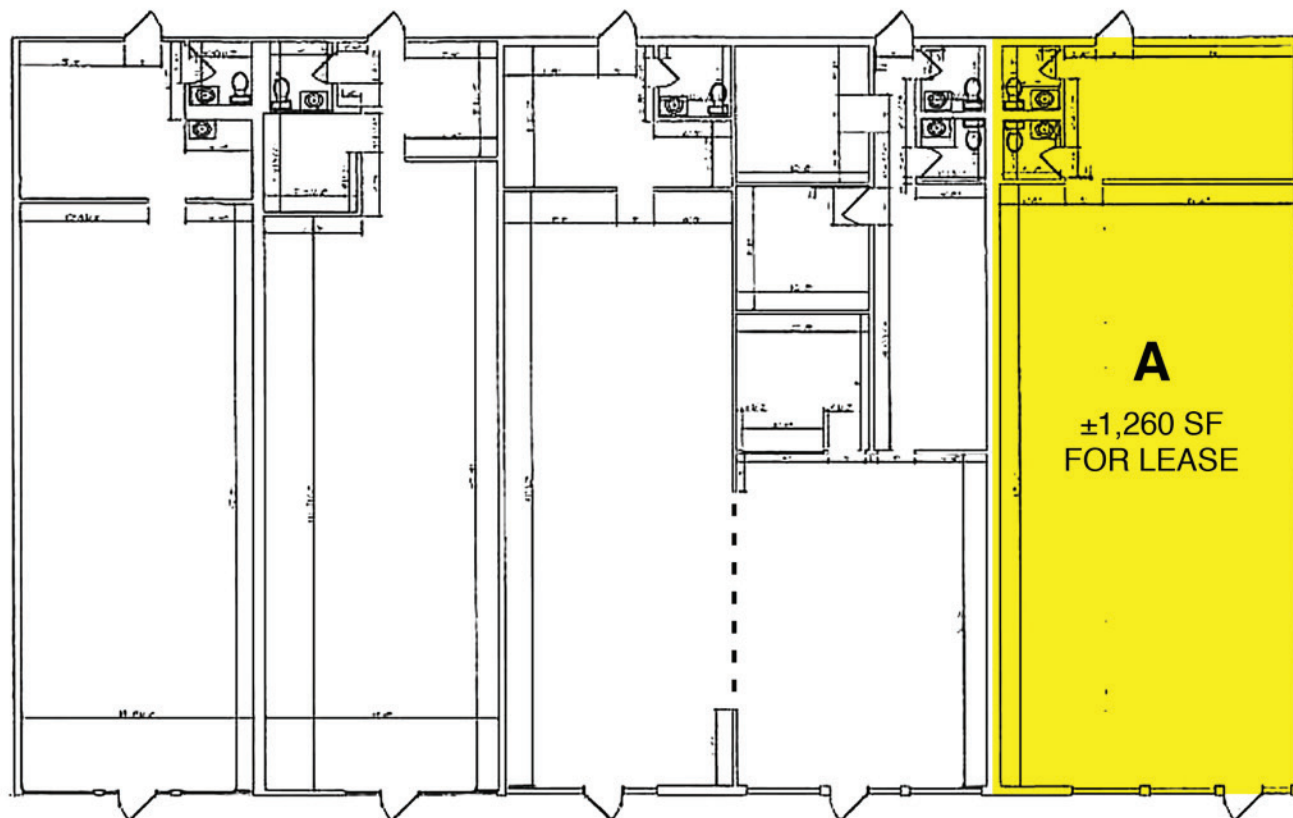
See Floor Plan



Floor Plan with Exterior Elevation



Floor Plan with Exterior Elevation



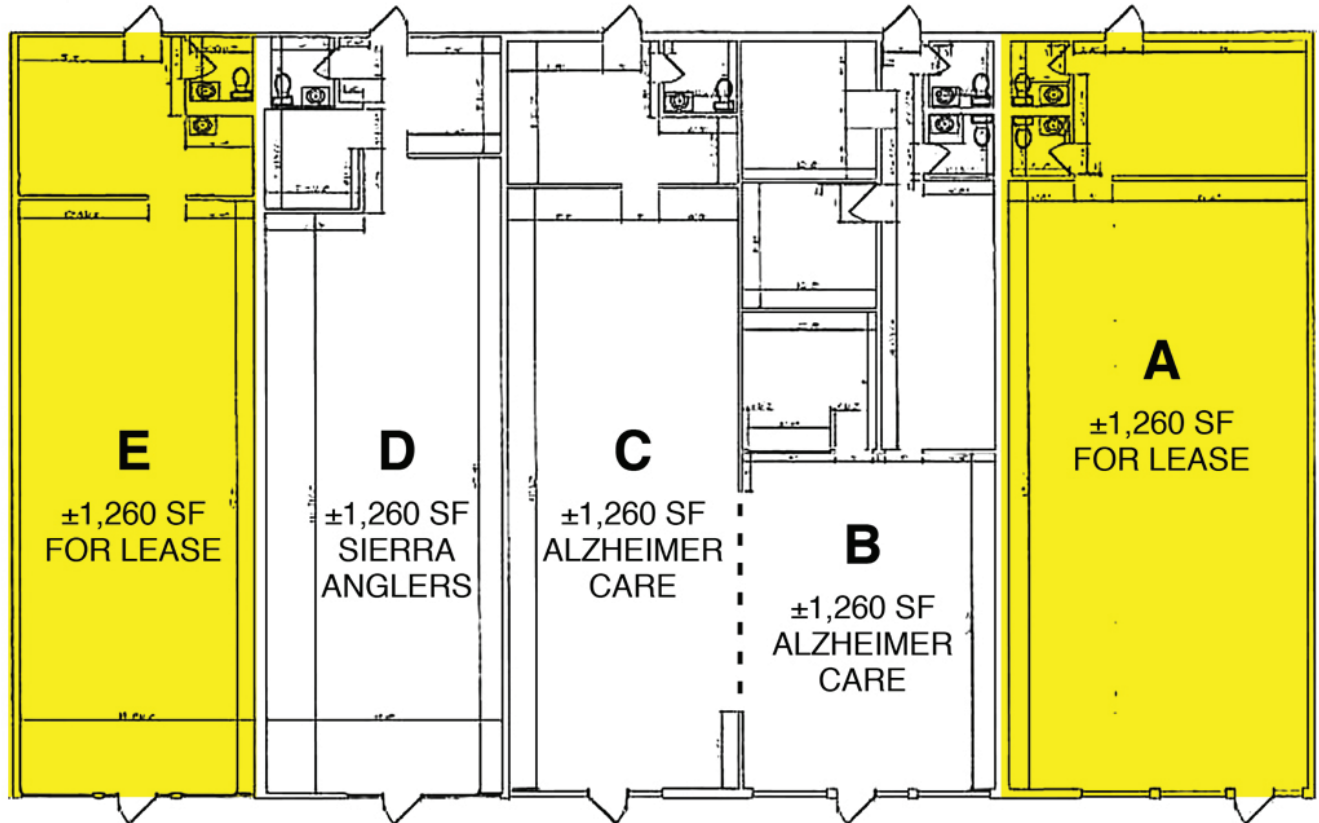
Floor Plan

Suite A

Space Available	1,260 sf
Rental Rate	\$1/sf/month
Space Type	Flex Space
Max. Contiguous	6,300 sf
Lease Type	NNN
Date Available	Sept. 2013

Suite E

Space Available	1,260 sf
Rental Rate	\$1/sf/month
Space Type	Strip Center
Max. Contiguous	6,300 sf
Lease Type	NNN
Date Available	Sept. 2013



McHenry Retail Strip For Lease

700 McHenry Avenue, Modesto, CA 95350

Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	7,856	73,571	132,790
2012 Female Population	7,972	76,447	137,224
% 2012 Male Population	49.63%	49.04%	49.18%
% 2012 Female Population	50.37%	50.96%	50.82%
2012 Total Population: Adult	12,394	109,940	194,213
2012 Total Daytime Population	28,997	177,486	284,561
2012 Total Employees	19,620	82,436	115,594
2012 Total Population: Median Age	37	34	33
2012 Total Population: Adult Median Age	46	46	45
2012 Total population: Under 5 years	1,151	11,473	21,012
2012 Total population: 5 to 9 years	889	10,979	20,564
2012 Total population: 10 to 14 years	867	10,673	20,838
2012 Total population: 15 to 19 years	970	11,634	22,082
2012 Total population: 20 to 24 years	1,135	11,216	19,971
2012 Total population: 25 to 29 years	1,387	11,297	19,825
2012 Total population: 30 to 34 years	1,081	9,609	17,598
2012 Total population: 35 to 39 years	1,030	8,969	16,932
2012 Total population: 40 to 44 years	1,013	9,125	17,381
2012 Total population: 45 to 49 years	1,166	10,128	18,415
2012 Total population: 50 to 54 years	1,143	10,098	17,875
2012 Total population: 55 to 59 years	1,088	8,958	15,410

McHenry Retail Strip For Lease

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total population: 60 to 64 years	865	7,619	12,807
2012 Total population: 65 to 69 years	560	5,415	8,901
2012 Total population: 70 to 74 years	424	3,997	6,651
2012 Total population: 75 to 79 years	362	3,284	5,288
2012 Total population: 80 to 84 years	330	2,820	4,320
2012 Total population: 85 years and over	367	2,724	4,144
% 2012 Total population: Under 5 years	7.27%	7.65%	7.78%
% 2012 Total population: 5 to 9 years	5.62%	7.32%	7.62%
% 2012 Total population: 10 to 14 years	5.48%	7.11%	7.72%
% 2012 Total population: 15 to 19 years	6.13%	7.76%	8.18%
% 2012 Total population: 20 to 24 years	7.17%	7.48%	7.40%
% 2012 Total population: 25 to 29 years	8.76%	7.53%	7.34%
% 2012 Total population: 30 to 34 years	6.83%	6.41%	6.52%
% 2012 Total population: 35 to 39 years	6.51%	5.98%	6.27%
% 2012 Total population: 40 to 44 years	6.40%	6.08%	6.44%
% 2012 Total population: 45 to 49 years	7.37%	6.75%	6.82%
% 2012 Total population: 50 to 54 years	7.22%	6.73%	6.62%
% 2012 Total population: 55 to 59 years	6.87%	5.97%	5.71%
% 2012 Total population: 60 to 64 years	5.46%	5.08%	4.74%
% 2012 Total population: 65 to 69 years	3.54%	3.61%	3.30%
% 2012 Total population: 70 to 74 years	2.68%	2.66%	2.46%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 75 to 79 years	2.29%	2.19%	1.96%
% 2012 Total population: 80 to 84 years	2.08%	1.88%	1.60%
% 2012 Total population: 85 years and over	2.32%	1.82%	1.53%
2012 White alone	12,035	97,407	170,381
2012 Black or African American alone	588	5,985	9,970
2012 American Indian and Alaska Native alone	232	2,033	3,446
2012 Asian alone	442	7,386	16,357
2012 Native Hawaiian and OPI alone	45	1,101	2,296
2012 Some Other Race alone	1,473	26,790	51,300
2012 Two or More Races alone	1,013	9,316	16,264
2012 Hispanic	3,822	59,038	112,774
2012 Not Hispanic	12,006	90,980	157,240
% 2012 White alone	76.04%	64.93%	63.10%
% 2012 Black or African American alone	3.71%	3.99%	3.69%
% 2012 American Indian and Alaska Native alone	1.47%	1.36%	1.28%
% 2012 Asian alone	2.79%	4.92%	6.06%
% 2012 Native Hawaiian and OPI alone	0.28%	0.73%	0.85%
% 2012 Some Other Race alone	9.31%	17.86%	19.00%
% 2012 Two or More Races alone	6.40%	6.21%	6.02%
% 2012 Hispanic	24.15%	39.35%	41.77%
% 2012 Not Hispanic	75.85%	60.65%	58.23%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: White alone	12,156	88,334	138,553
2000 Not Hispanic: Black or African American alone	468	5,381	8,426
2000 Not Hispanic: American Indian and Alaska Native alone	178	1,331	2,016
2000 Not Hispanic: Asian alone	355	7,592	13,220
2000 Not Hispanic: Native Hawaiian and OPI alone	34	662	1,047
2000 Not Hispanic: Some Other Race alone	28	368	613
2000 Not Hispanic: Two or More Races	453	5,499	8,697
% 2000 Not Hispanic: White alone	72.56%	57.44%	55.51%
% 2000 Not Hispanic: Black or African American alone	2.79%	3.50%	3.38%
% 2000 Not Hispanic: American Indian and Alaska Native alone	1.06%	0.87%	0.81%
% 2000 Not Hispanic: Asian alone	2.12%	4.94%	5.30%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.20%	0.43%	0.42%
% 2000 Not Hispanic: Some Other Race alone	0.17%	0.24%	0.25%
% 2000 Not Hispanic: Two or More Races	2.70%	3.58%	3.48%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total Population	15,828	150,018	270,014
2012 Households	6,394	51,377	87,570
Population Change 2010-2012	67	1,339	2,925
Household Change 2010-2012	-20	89	266
% Population Change 2010-2012	0.43%	0.90%	1.10%
% Household Change 2010-2012	-0.31%	0.17%	0.30%
Population Change 2000-2012	-925	-3,772	20,421
Household Change 2000-2012	-323	-1,384	5,016
% Population Change 2000 to 2012	-5.52%	-2.45%	8.18%
% Household Change 2000 to 2012	-4.81%	-2.62%	6.08%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	7,001	54,695	85,579
2000 Occupied Housing Units	6,717	52,761	82,554
2000 Owner Occupied Housing Units	3,327	29,488	49,123
2000 Renter Occupied Housing Units	3,390	23,273	33,431
2000 Vacant Housings Units	284	1,934	3,026
% 2000 Occupied Housing Units	95.94%	96.46%	96.47%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2000 Owner occupied housing units	49.53%	55.89%	59.50%
% 2000 Renter occupied housing units	50.47%	44.11%	40.50%
% 2000 Vacant housing units	4.06%	3.54%	3.54%

Income

	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$44,482	\$43,267	\$47,779
2012 Household Income: Average	\$64,919	\$59,715	\$65,663
2012 Per Capita Income	\$27,706	\$20,824	\$21,608
2012 Household income: Less than \$10,000	390	3,435	4,668
2012 Household income: \$10,000 to \$14,999	579	4,309	6,465
2012 Household income: \$15,000 to \$19,999	498	3,966	5,861
2012 Household income: \$20,000 to \$24,999	476	4,062	5,874
2012 Household income: \$25,000 to \$29,999	410	2,704	4,834
2012 Household income: \$30,000 to \$34,999	324	2,728	4,567
2012 Household income: \$35,000 to \$39,999	182	2,834	4,616
2012 Household income: \$40,000 to \$44,999	377	2,525	4,251
2012 Household income: \$45,000 to \$49,999	281	2,551	4,765
2012 Household income: \$50,000 to \$59,999	488	3,915	6,760
2012 Household income: \$60,000 to \$74,999	433	4,496	8,432
2012 Household income: \$75,000 to \$99,999	780	5,356	10,058
2012 Household income: \$100,000 to \$124,999	455	3,483	6,518
2012 Household income: \$125,000 to \$149,999	284	2,504	4,285
2012 Household income: \$150,000 to \$199,999	223	1,505	3,196

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2012 Household income: \$200,000 or more	214	1,004	2,420
% 2012 Household income: Less than \$10,000	6.10%	6.69%	5.33%
% 2012 Household income: \$10,000 to \$14,999	9.06%	8.39%	7.38%
% 2012 Household income: \$15,000 to \$19,999	7.79%	7.72%	6.69%
% 2012 Household income: \$20,000 to \$24,999	7.44%	7.91%	6.71%
% 2012 Household income: \$25,000 to \$29,999	6.41%	5.26%	5.52%
% 2012 Household income: \$30,000 to \$34,999	5.07%	5.31%	5.22%
% 2012 Household income: \$35,000 to \$39,999	2.85%	5.52%	5.27%
% 2012 Household income: \$40,000 to \$44,999	5.90%	4.91%	4.85%
% 2012 Household income: \$45,000 to \$49,999	4.39%	4.97%	5.44%
% 2012 Household income: \$50,000 to \$59,999	7.63%	7.62%	7.72%
% 2012 Household income: \$60,000 to \$74,999	6.77%	8.75%	9.63%
% 2012 Household income: \$75,000 to \$99,999	12.20%	10.42%	11.49%
% 2012 Household income: \$100,000 to \$124,999	7.12%	6.78%	7.44%
% 2012 Household income: \$125,000 to \$149,999	4.44%	4.87%	4.89%
% 2012 Household income: \$150,000 to \$199,999	3.49%	2.93%	3.65%
% 2012 Household income: \$200,000 or more	3.35%	1.95%	2.76%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$1,959,307	\$15,198,514	\$25,161,359
2012 Jewelry stores	\$1,122,928	\$7,286,149	\$12,394,692
2012 Mens clothing stores	\$2,123,178	\$13,276,004	\$23,041,108
2012 Shoe stores	\$1,869,439	\$15,930,692	\$26,028,149

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Womens clothing stores	\$3,361,894	\$24,821,936	\$42,562,248
2012 Automobile dealers	\$22,883,556	\$186,170,019	\$312,988,137
2012 Automotive parts and accessories stores	\$5,448,443	\$42,262,658	\$68,855,438
2012 Other motor vehicle dealers	\$717,885	\$8,526,045	\$16,047,042
2012 Tire dealers	\$2,491,818	\$19,728,382	\$32,471,736
2012 Hardware stores	\$44,767	\$326,535	\$511,303
2012 Home centers	\$438,962	\$3,528,468	\$6,111,447
2012 Nursery and garden centers	\$538,560	\$4,555,687	\$8,006,194
2012 Outdoor power equipment stores	\$778,573	\$5,307,770	\$8,504,515
2012 Paint andwallpaper stores	\$40,133	\$308,982	\$533,493
2012 Appliance, television, and other electronics stores	\$3,602,800	\$27,235,122	\$47,311,200
2012 Camera andphotographic supplies stores	\$316,295	\$3,276,723	\$5,710,134
2012 Computer andsoftware stores	\$8,330,295	\$66,930,156	\$115,730,105
2012 Beer, wine, and liquor stores	\$1,391,779	\$11,017,764	\$18,864,001
2012 Convenience stores	\$6,725,159	\$52,282,455	\$88,235,190
2012 Restaurant Expenditures	\$7,074,488	\$54,012,201	\$89,896,165
2012 Supermarkets and other grocery (except convenience) stores	\$23,392,333	\$190,567,923	\$327,280,239
2012 Furniture stores	\$2,752,491	\$19,827,976	\$33,082,750
2012 Home furnishings stores	\$6,268,094	\$48,220,617	\$83,333,491
2012 General merchandise stores	\$39,698,174	\$300,643,912	\$510,931,900
2012 Gasoline stations with convenience stores	\$20,345,165	\$162,694,415	\$276,681,246

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Other gasoline stations	\$14,347,371	\$116,066,124	\$198,021,836
2012 Department stores (excl leased depts)	\$32,072,198	\$241,946,623	\$411,099,326
2012 General merchandise stores	\$39,698,174	\$300,643,912	\$510,931,900
2012 Other health and personal care stores	\$2,151,893	\$17,081,839	\$29,301,050
2012 Pharmacies and drug stores	\$6,862,509	\$52,874,160	\$90,139,268
2012 Pet and pet supplies stores	\$1,951,967	\$14,814,822	\$25,762,161
2012 Book, periodical, and music stores	\$535,523	\$4,265,038	\$7,564,185
2012 Hobby, toy, and game stores	\$650,916	\$5,050,498	\$8,452,544
2012 Musical instrument and supplies stores	\$116,657	\$974,752	\$1,893,294
2012 Sewing, needlework, and piece goods stores	\$257,950	\$1,739,246	\$3,016,833
2012 Sporting goods stores	\$504,059	\$4,389,600	\$7,407,765