

**Medical/Professional Office in Premier Office Complex
Located on Prominent Corner With Over 60,000 ADT
1552 Coffee Rd, Modesto CA 95355**



Lease Rate: \$1.60/SF NNN

Size: 4,070 SF

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EXECUTIVE SUMMARY

1552 Coffee Rd, Suite 200
Modesto CA 95355



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

290,026

Population

94,806

Households

\$92,386

Average
Household
Income



PROPERTY DETAILS

BUILDING SIZE	17,500 SF
SUITE SIZE	4,070 Rentable SF
ZONING	P-O Professional Office
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	2005

HIGHLIGHTS

- Admin/reception
- Waiting area
- 13 Private offices, 1 with sink
- 6 cubes
- Counter station
- Very prominent Class A building, with 64,338 ADT
- The floorplan is ideal for a medium/large office user
- In immediate vicinity of Memorial Hospital, Sutter Health Main Clinic, and Doctor's Medical Center
- Class A common area with elevator access
- Landlord to provide new flooring and paint

SUITE OVERVIEW

Suite 200

HIGHLIGHTS

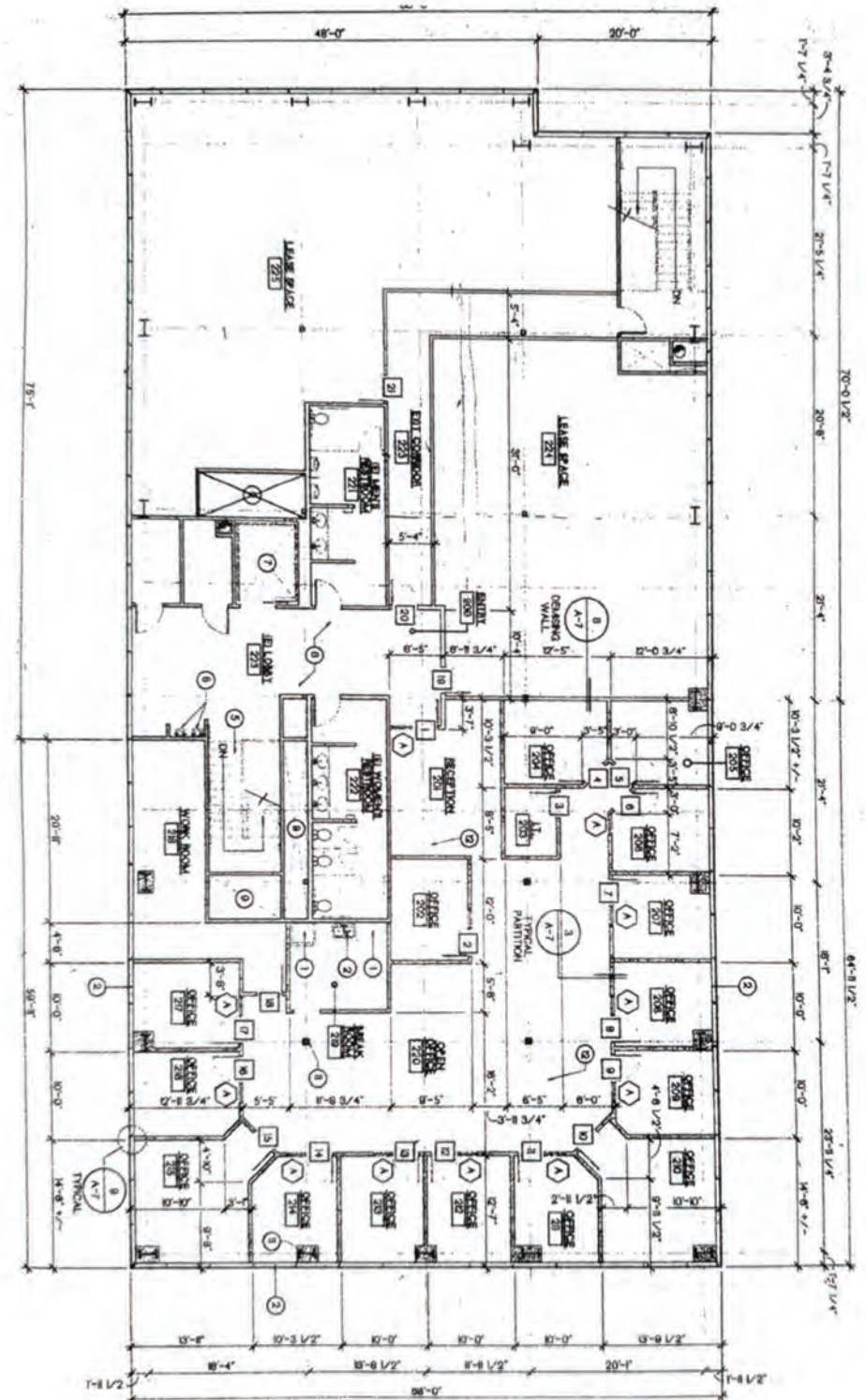
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LEASE RATE

\$2/SF NNN

AVAILABILITY

Available Now





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	21,973	151,666	290,026
Growth 2024 - 2029	0.29%	0.23%	0.14%
Growth 2020 - 2024	1.57%	1.22%	0.75%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,017	53,735	94,806
Growth 2024 - 2029	0.27%	0.19%	0.13%
Growth 2020 - 2024	1.65%	1.07%	0.76%
2024 Average HH Income	\$81,127	\$94,005	\$92,386

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Coffee Road	David Court	2024	27,406	.16
Coffee Road	David Court	2025	27,260	.16
Coffee Road	E Coolidge Avenue	2023	23,075	.16
Coffee Road	E Coolidge Avenue	2025	23,184	.16
E Briggsmore Ave	Coffee Road	2022	35,327	.17
E Briggsmore Ave	Coffee Road	2025	35,181	.17
E Briggsmore Ave	Brannon Avenue	2024	41,130	.20
E Briggsmore Ave	Brannon Avenue	2025	41,154	.20
E Briggsmore Ave	Palomar Way	2024	11,568	.24
E Briggsmore Ave	Palomar Way	2025	11,593	.24



LOCAL AERIAL VIEW



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