

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

TABLE OF CONTENTS

Executive Summary/Property Details	1
Suite Overview - Suite E (2nd Floor)	2
Demographics	3
Local Aerial View	4
Demographics	5

EXCLUSIVELY LISTED BY:

DAVID QUINONEZ

DRE# 01853323

209.614.5653 / davidq@pmz.com

JOSH BOWER

DRE# 01905264

209.988.8428 / jbower@pmz.com

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

1120 Scenic Drive / Modesto, CA 95350
PMZCommercial.com





EXECUTIVE SUMMARY

1552 Coffee Rd, Suite 200
Modesto CA 95355



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

290,026

94,806

\$92,386

Population

Households

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

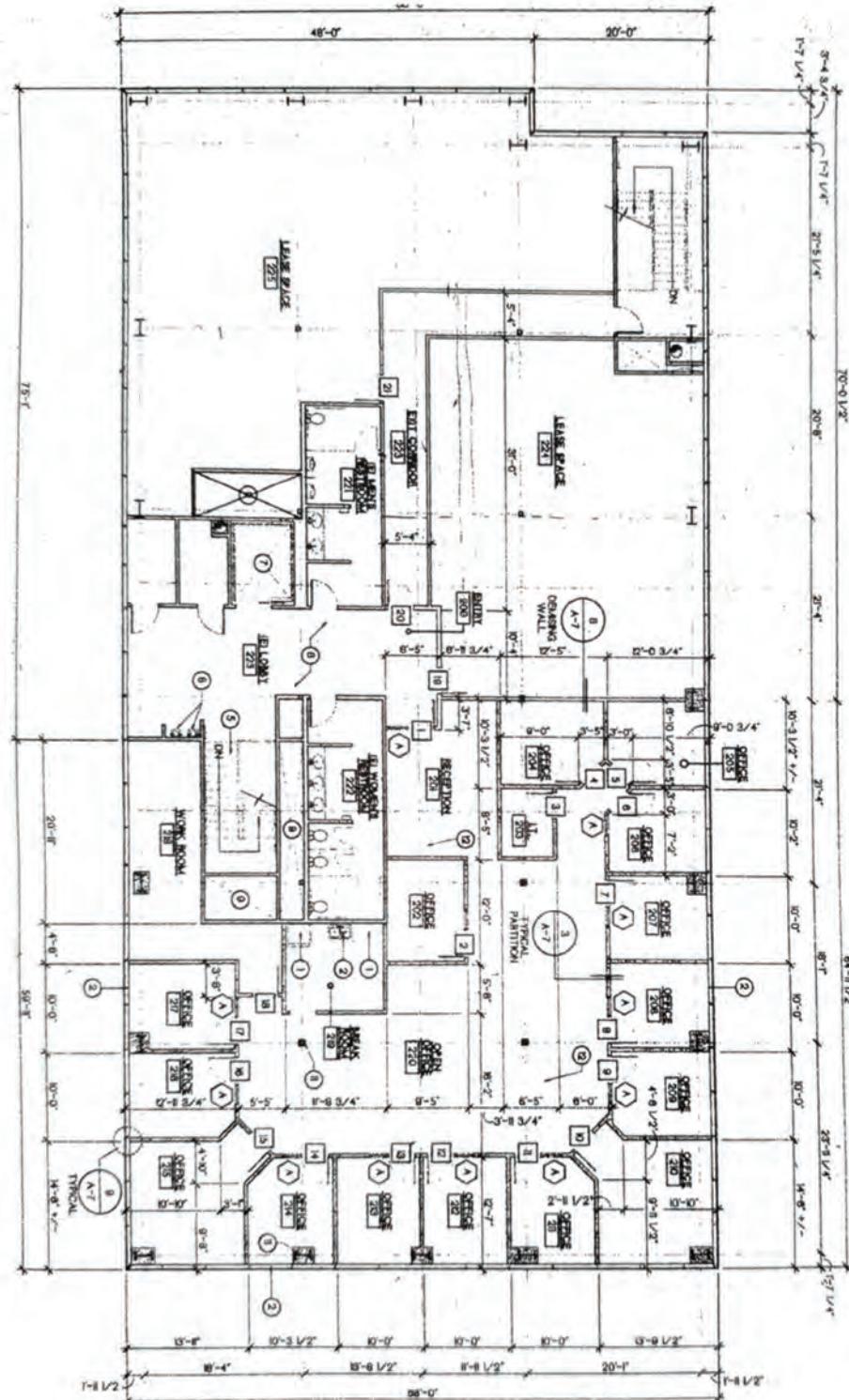
- Admin/reception
- Waiting area
- 13 Private offices, 1 with sink
- 6 cubes
- Counter station
- Class A Common Area
- Elevator Access
- Landlord to provide new flooring and paint

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



DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

EXCLUSIVELY LISTED BY:

DAVID QUINONEZ

DRE# 01853323

209.614.5653 / davidq@pmz.com

JOSH BOWER

DRE# 01905264

209.988.8428 / jbower@pmz.com



1120 Scenic Drive / Modesto, CA 95350

PMZCommercial.com

