

FOR SALE

FORMER RITE AID - ±17,317 SQUARE FEET

1707 MCHENRY AVE | MODESTO, CA



Jake Maiorino
CoSol Commercial Real Estate
Office: 209.521.1591
Cell: 805.610.9810
License #01453218





2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net

CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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Overview:

- ± 17,317 SF freestanding retail building
- High-traffic location along McHenry Avenue
- Signalized intersection with strong visibility and access
- Ample on-site parking
- Ideal for retail, grocery, medical, or specialty use
- Daily Traffic Count (AADT): ± 37,060

Offering Price	\$4,400,000
Building SqFt	17,317 SqFt
Year Built	2009
Lot Size (acres)	1.29
Parcel ID	119-005-022
Zoning Type	Commercial
County	Stanislaus

3 MILES



POPULATION
149,314



HOUSEHOLDS
52,911



AVG. HOUSEHOLD INCOME
\$92,302

5 MILES



POPULATION
275,173



HOUSEHOLDS
91,406



AVG. HOUSEHOLD INCOME
\$93,365

PROPERTY OVERVIEW



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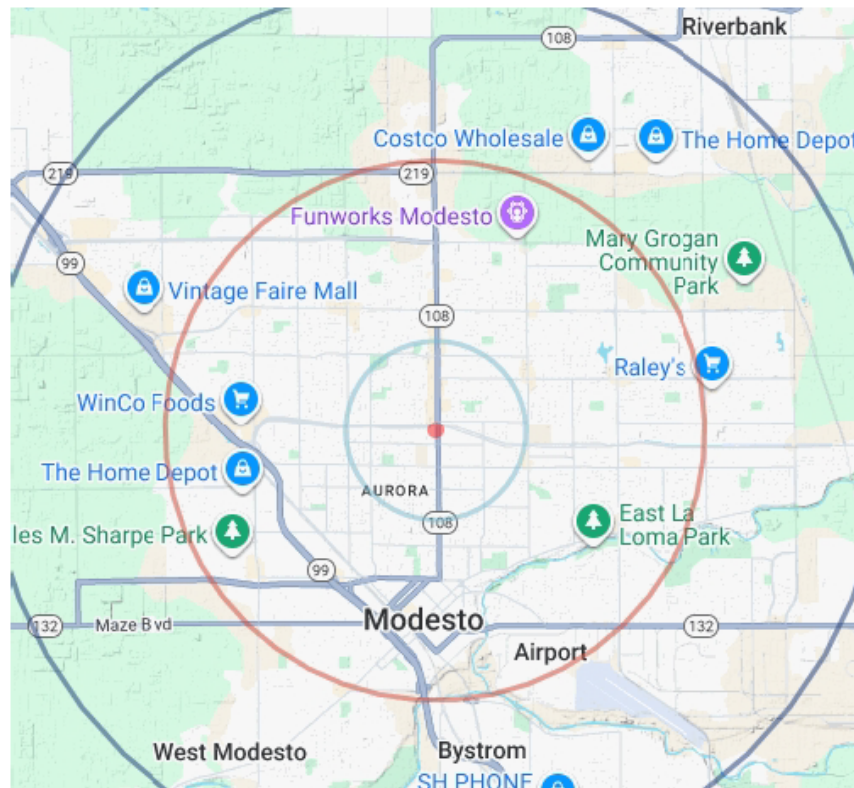
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,992	137,399	239,450
2010 Population	16,352	140,683	258,755
2025 Population	17,884	150,132	276,276
2030 Population	17,725	149,654	275,309
2025-2030 Growth Rate	-0.18 %	-0.06 %	-0.07 %
2025 Daytime Population	18,023	174,658	279,287

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	451	4,620	7,456
\$15000-24999	296	2,396	4,081
\$25000-34999	415	2,628	4,604
\$35000-49999	690	5,512	9,406
\$50000-74999	1,050	9,001	15,428
\$75000-99999	1,169	8,014	13,276
\$100000-149999	1,339	10,904	18,949
\$150000-199999	634	5,666	9,912
\$200000 or greater	680	4,785	8,472
Median HH Income	\$ 82,955	\$ 81,564	\$ 82,440
Average HH Income	\$ 105,583	\$ 103,093	\$ 104,420



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,716	49,599	79,763
2010 Total Households	6,493	50,704	85,586
2025 Total Households	6,724	53,524	91,583
2030 Total Households	6,684	53,553	91,720
2025 Average Household Size	2.59	2.76	2.98
2025 Owner Occupied Housing	3,968	29,592	52,630
2030 Owner Occupied Housing	3,978	29,836	53,151
2025 Renter Occupied Housing	2,756	23,932	38,953
2030 Renter Occupied Housing	2,706	23,718	38,569
2025 Vacant Housing	286	1,906	3,008
2025 Total Housing	7,010	55,430	94,591

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