

FOR LEASE / SHOP & PAD SPACES

Shops at Lincoln School

1801 H Street | Modesto, CA



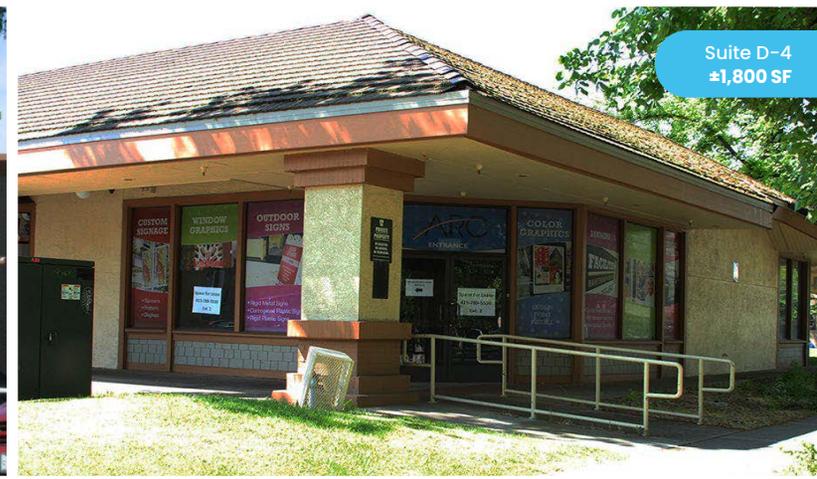
Suite A-2
±1,023 SF



Suite B-1
±2,100 SF



Suite B-7
±1,200 SF



Suite D-4
±1,800 SF

Nicole Key Executive Director | (209) 290-0857 | nkey@theeiconiccompany.com | DRE Lic #01907567

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Property Summary

SPACES AVAILABLE

- Suite A-2: ±1,023 SF
- Suite B-1: ±2,100 SF
- Suite B-7: ±1,200 SF
- Suite D-4: ±1,800 SF

ASKING RENT

Upon Request

ZONING

Urban General Downtown (UGD)

TRAFFIC COUNTS

- 17th Street | ±10,557 ADT
- H Street | ±30,000 ADT
- Downey Ave | ±12,668 ADT

NEIGHBORING TENANTS

Smart and Final, Starbucks, Jack in the Box, Denny's
Round Table Pizza, Sourdough & Co, Bank of America, & More

COMMENTS

- Grocery anchored shopping center (only grocery store located in South Modesto at the 5 Corners)
- Dense residential neighborhoods surround the site with excellent demographics
- Close proximity to Modesto Junior College & Thomas Downey High School
- Easily accessible via State Route 99
- Center is subject to high traffic volumes for added exposure
- Suite is ideal for retail, medical, financial, or other service-related businesses

Source: 2025 Esri.

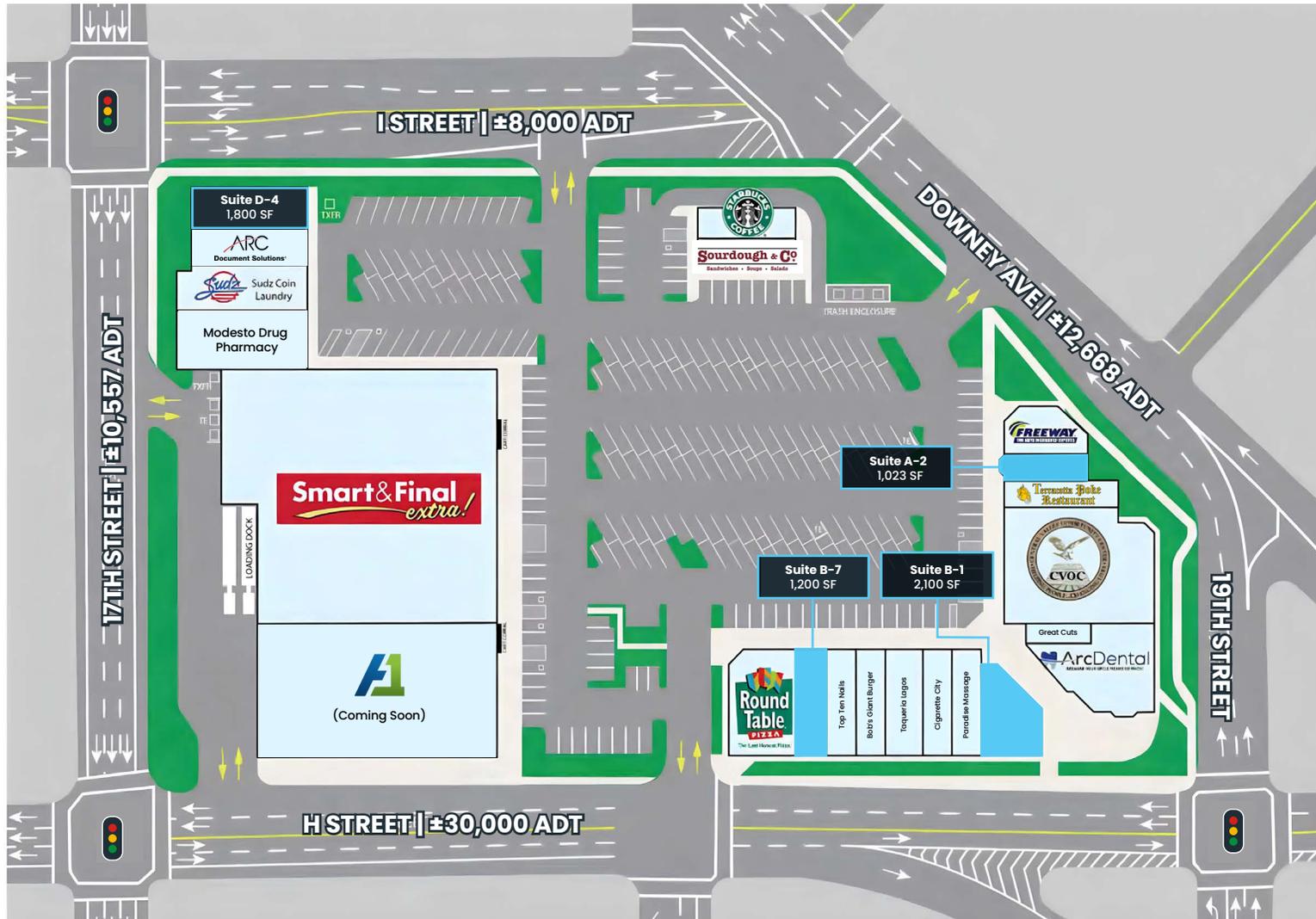
NEIGHBORHOOD DEMOGRAPHICS		1 Mi	3 Mi	5 Mi
	POPULATION	12,335	147,052	297,125
	AVERAGE HOUSEHOLD INCOME	\$96,404	\$91,616	\$101,338
	DAYTIME POPULATION	41,972	168,807	300,978



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Site Plan



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Aerial



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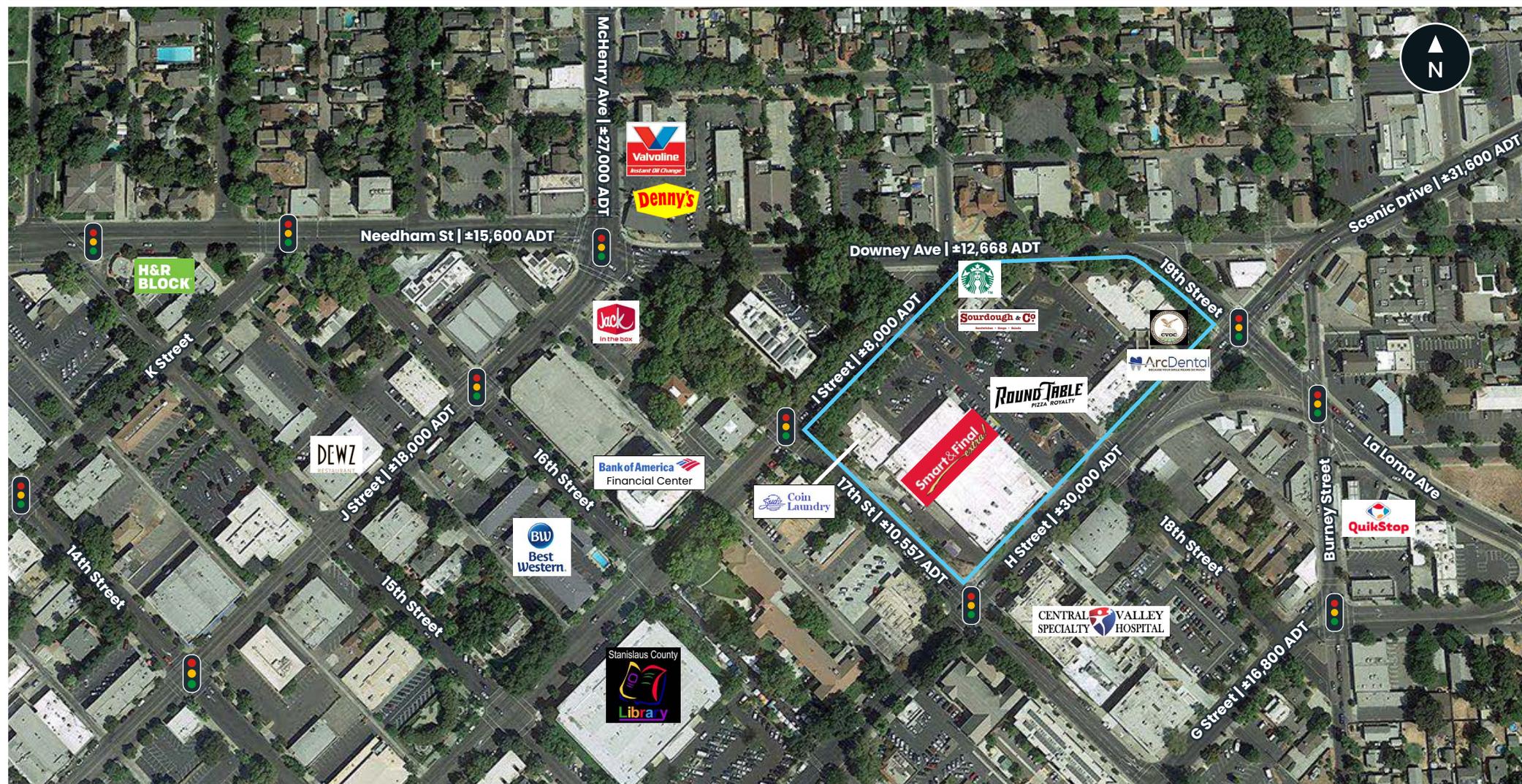
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Close-Up Market Aerial



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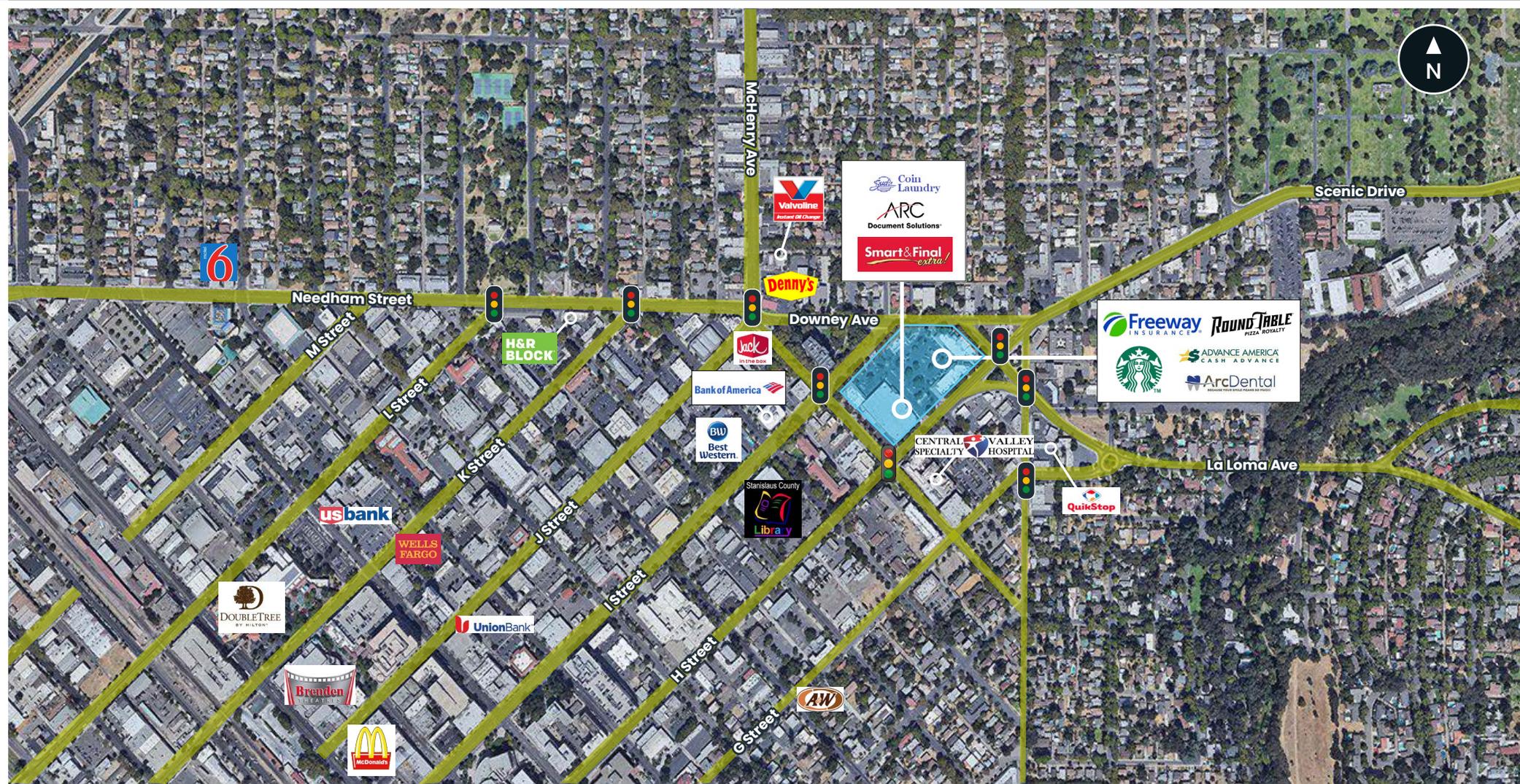
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Market Aerial



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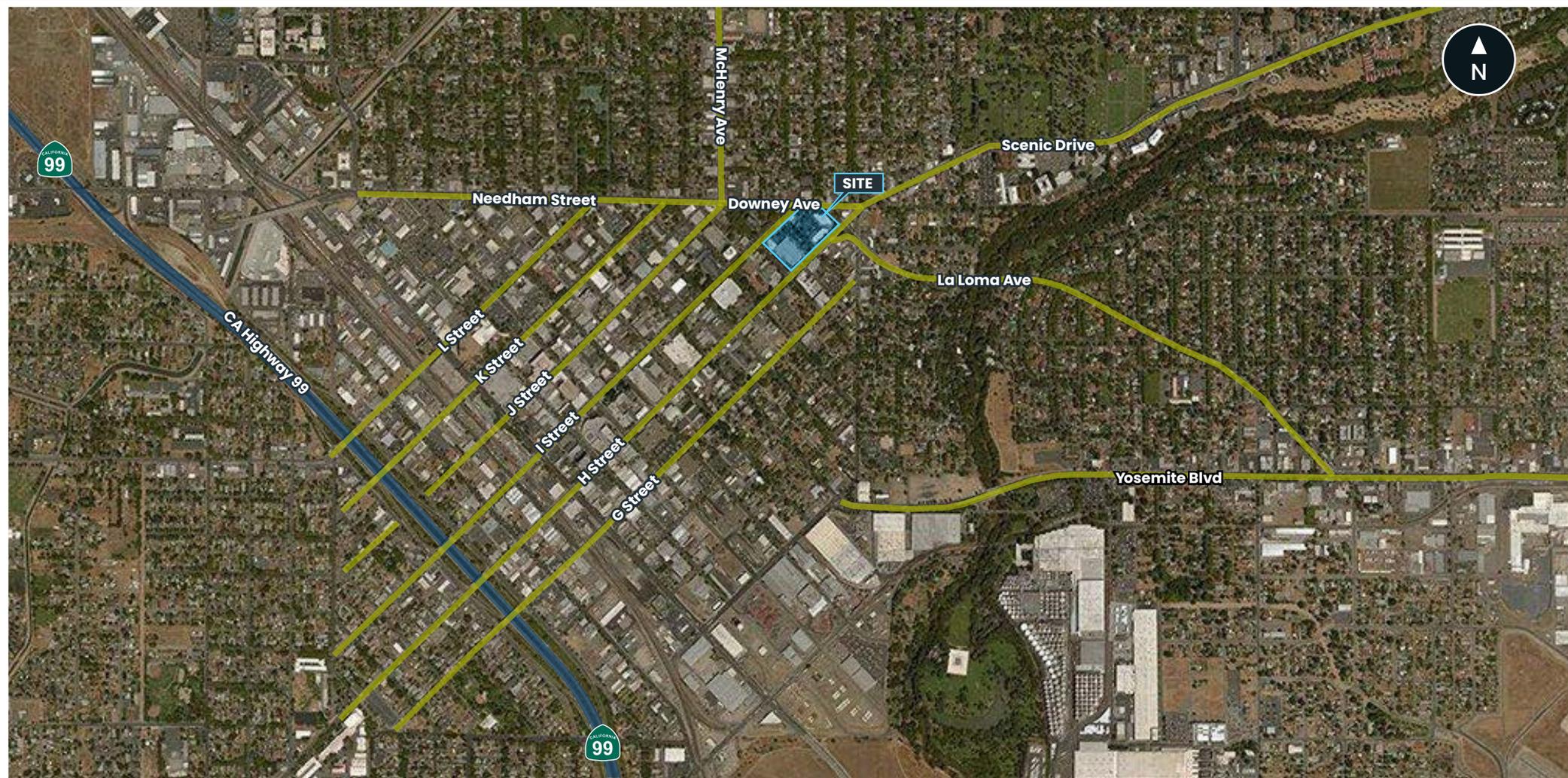
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Regional Aerial



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