

FOR LEASE

928 15th Street • Modesto • CA • 95354-1115



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
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Danny Price
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Desiree Holland
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(209) 672-6792
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Property Overview

Address: 928 15th Street • Modesto • CA • 95354-1115

County: Stanislaus County

Lease Rate: \$1,950 Per Month Gross

Property Type: Commercial Office

Building Size: ± 930 SF Plus Large Patio

Parcel Numbers: 105-007-009

Lot Size: ± 1,742 SF / ± 0.04 AC

Procuring Broker Fee: 3%

Highlights:

A prime commercial opportunity in the heart of the Modesto's bustling downtown district. This well-located property offers excellent visibility, strong foot traffic, and convenient access to major thoroughfares, making it ideal for a wide range of business uses. Surrounded by established retailers, restaurants, and professional services. Its central location and flexible layout make it an attractive option for tenants seeking a high-exposure space in one of Modesto's most active commercial corridors.

Features:

- Excellent Location at 15th & J St.
- Hard to Find Single Tenant Building in Downtown Modesto
- Open Floor Plan with Kitchen
- Large Outdoor Patio
- Walking Distance to Restaurants, Shops and Government Offices.



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Location Map



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Parcel Map

POR. SE 1/4 SECTION 29 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 122

002 173 105 - 007

004

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

80' 16th. STREET

80' J STREET

100' I STREET

20' ALLEY

80' 15th. STREET

012

Stanislaus
County
Assessor 70,04

105 - 007

FROM: 104-023
DRAWN: 3-4-69
REVISED: 5-24-73, 7-25-03 MF, 05/04/04 cs

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Photo Gallery



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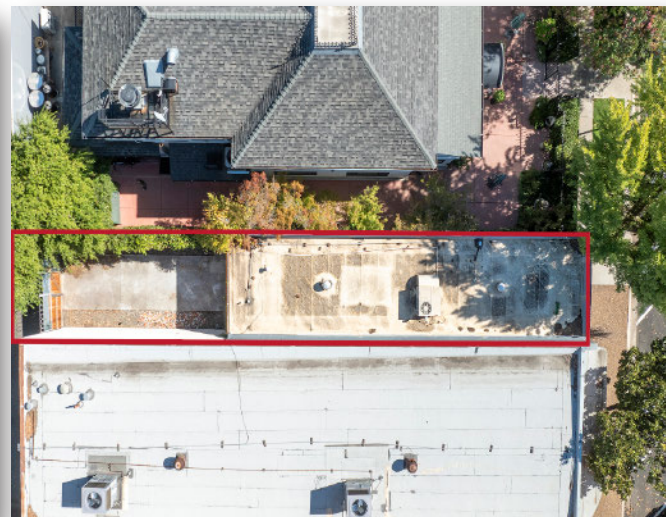
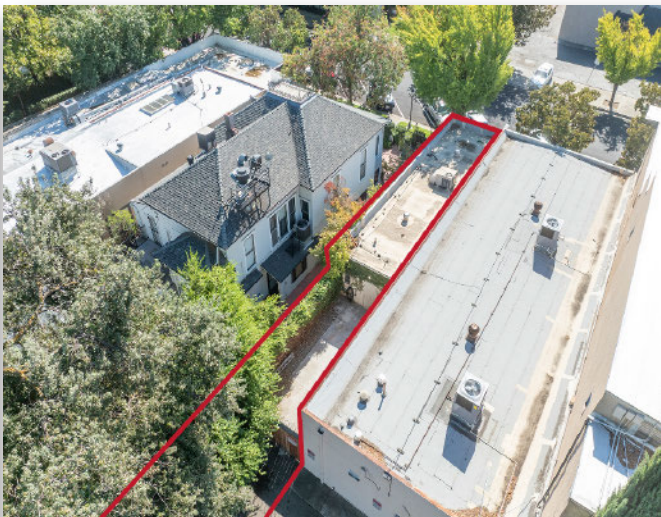
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Drone Photo Gallery



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