



Sunrise Ave Medical Offices

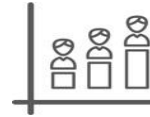
1600 Sunrise Ave
Modesto CA 95350

THE SPACE

Location	1600 Sunrise Ave Modesto, CA 95350
County	Stanislaus
APN	120-048-002-000

HIGHLIGHTS

- Central Modesto Location
- Easy Access and Visibility
- Ample Medical Parking
- Beautiful courtyard setting
- Recently Remodeled Medical Space



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,530	153,020	285,733



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,833	\$100,939	\$101,636



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,251	54,290	93,845

Suite	Tenant	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
14	VACANT	First	750	\$1.75	Gross	Common Restroom
16	VACANT	First	4850	\$1.75	Gross	2 Private Restrooms
17	VACANT	First	800	\$21	Gross	1 Private Restroom

PROPERTY FEATURES

CURRENT OCCUPANCY	40.00 %
TOTAL TENANTS	9
BUILDING SF	11,111
GLA (SF)	10,775
LAND SF	30,000
YEAR BUILT	1978
YEAR RENOVATED	Various
ZONING TYPE	P-O, Modesto
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	56/49
PARKING RATIO	5/1,000
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Office
SOUTH	Residential
EAST	Office
WEST	Residential

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Title and flat silicone membrane
LANDSCAPING	Mature



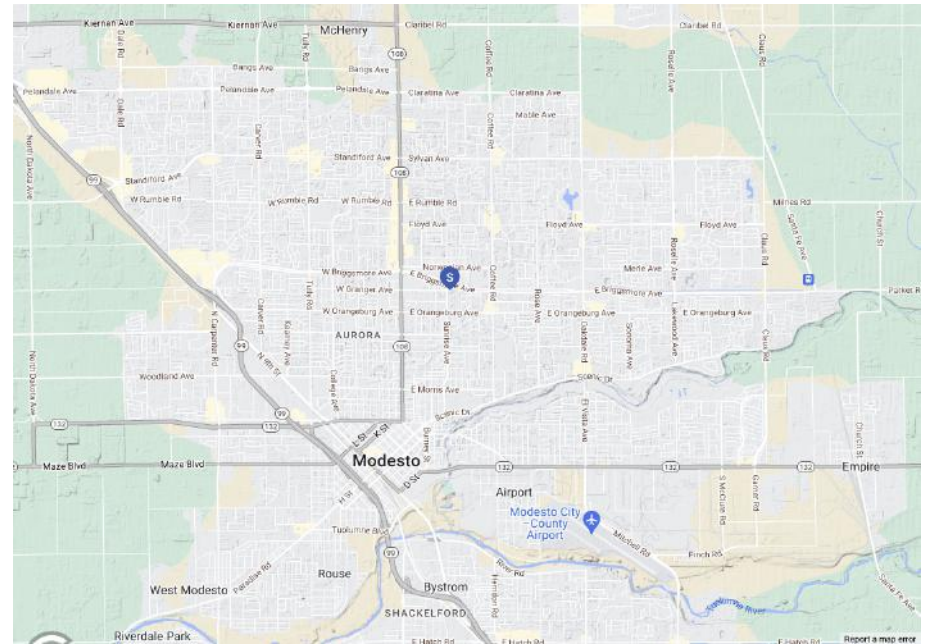
Modesto CA

- The Modesto, CA MSA benefits from its central location along transportation routes with convenient access to major metropolitan areas in California and Nevada and close proximity to two deep-water ports. The region has a well-positioned economic base, as well as its attractive location in the center of the agribusiness core on the west coast.

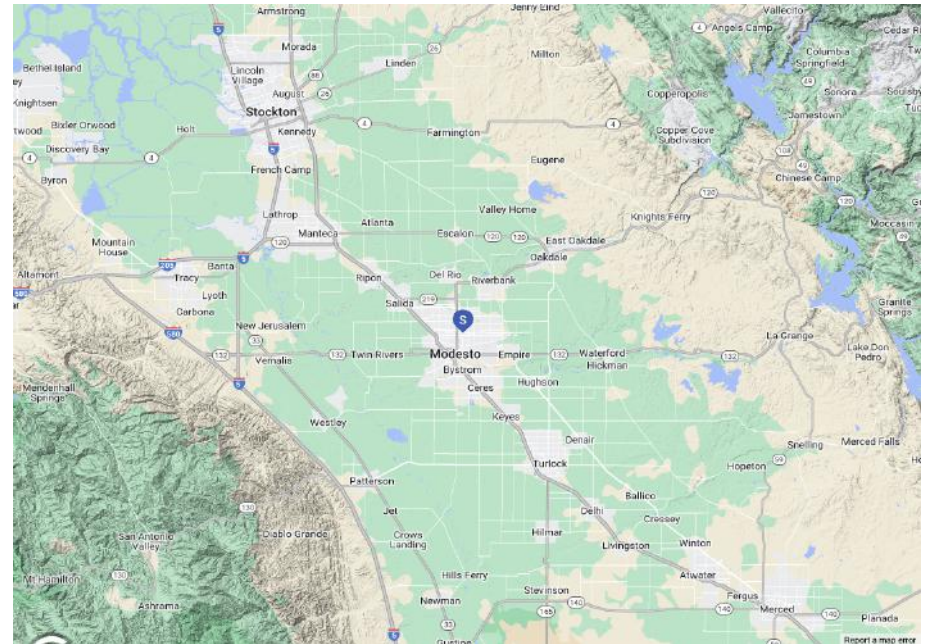
Stanislaus County

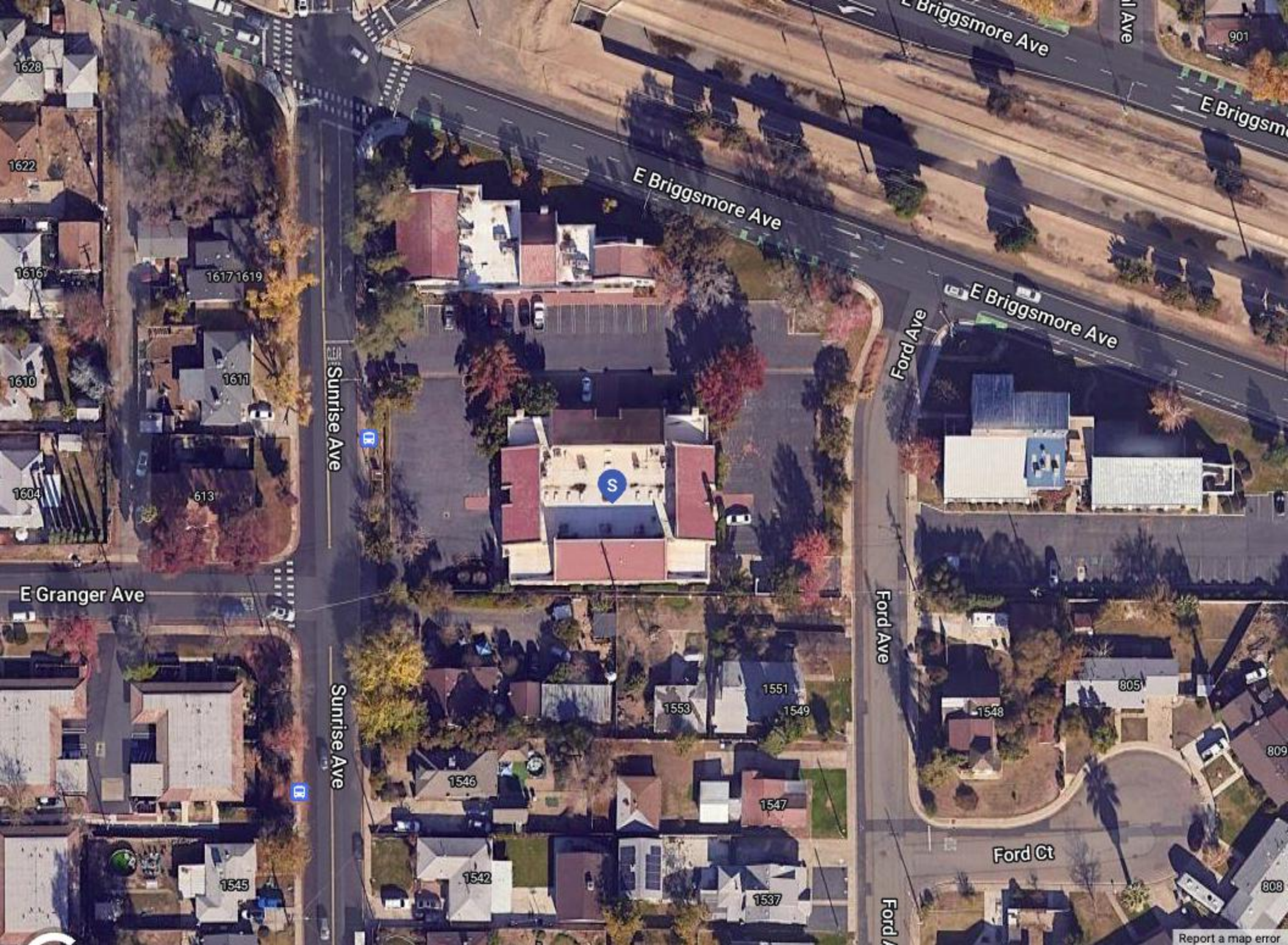
- The Modesto, CA MSA is located in the central valley of the state of California. Stanislaus County comprises the Modesto Metropolitan Statistical Area. Based on 2014 American Community Survey Statistics, the county had 531,997 residents. The Stanislaus County population is expected to reach 611,376 by 2025 according to state estimates.
- Two of California's major north-south transportation routes, Interstate 5 and Highway 99, intersect the area and the county has become one of the dominant logistics center locations on the west coast.
- Stanislaus County is situated 80 miles east of San Francisco, 300 miles north of Los Angeles, and 80 miles south of Sacramento. The region is noted for its agriculture and food processing. The county is situated in the agricultural heart of California's Central Valley.

Locator Map



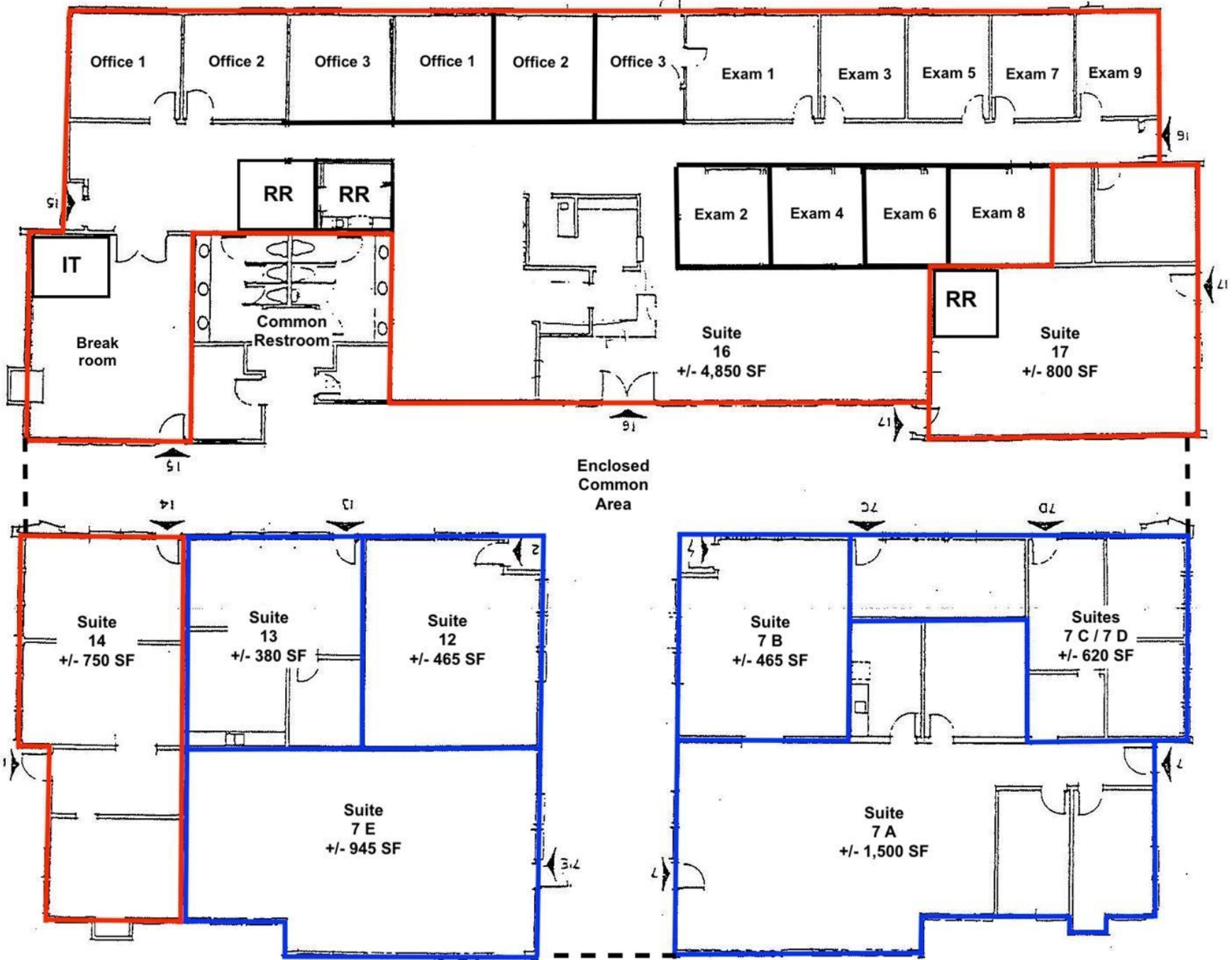
Regional Map





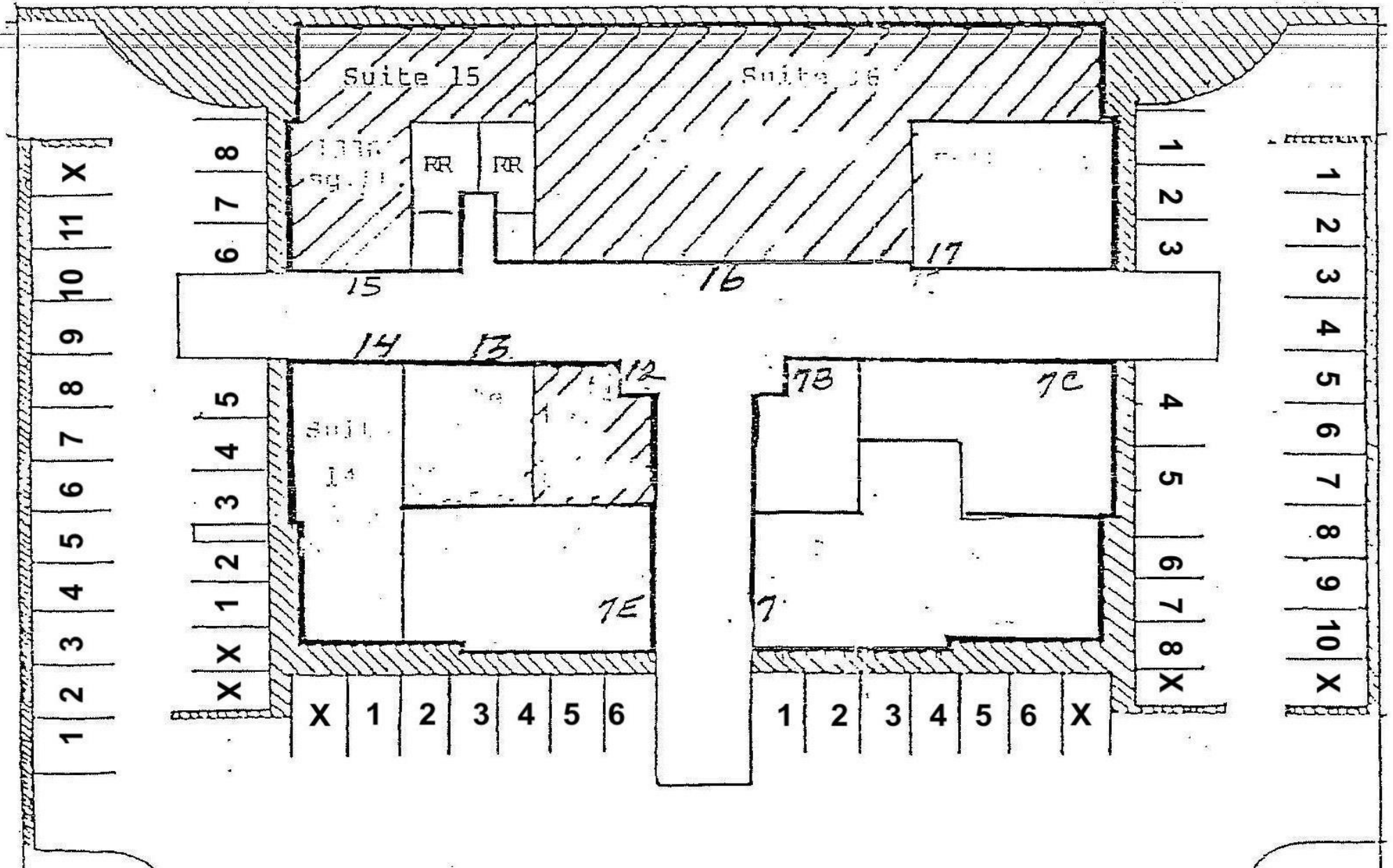
[Report a map error](#)

1600 Sunrise Ave



Parking Map

56 total / 49 operational



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,013	137,146	247,268
2010 Population	18,125	142,075	267,129
2024 Population	19,530	153,020	285,733
2029 Population	19,357	152,761	285,295
2024 African American	837	6,685	10,442
2024 American Indian	394	2,915	5,678
2024 Asian	1,124	12,333	22,643
2024 Hispanic	7,327	63,861	142,498
2024 Other Race	3,633	32,869	79,329
2024 White	10,209	72,370	119,605
2024 Multiracial	3,153	24,181	45,128
2024-2029: Population: Growth Rate	-0.90 %	-0.15 %	-0.15 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	596	5,357	8,818
\$15,000-\$24,999	557	3,431	5,775
\$25,000-\$34,999	588	3,366	5,863
\$35,000-\$49,999	839	5,535	9,528
\$50,000-\$74,999	1,197	9,118	15,582
\$75,000-\$99,999	994	6,730	11,860
\$100,000-\$149,999	1,556	10,840	18,941
\$150,000-\$199,999	524	4,883	8,786
\$200,000 or greater	402	5,031	8,691
Median HH Income	\$70,768	\$75,958	\$77,212
Average HH Income	\$88,833	\$100,939	\$101,636

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,490	51,147	85,100
2010 Total Households	6,938	51,062	87,967
2024 Total Households	7,251	54,290	93,845
2029 Total Households	7,205	54,362	94,120
2024 Average Household Size	2.61	2.78	3.01
2000 Owner Occupied Housing	3,871	28,287	49,109
2000 Renter Occupied Housing	3,438	21,192	32,979
2024 Owner Occupied Housing	3,668	30,257	54,202
2024 Renter Occupied Housing	3,583	24,033	39,643
2024 Vacant Housing	312	1,868	3,219
2024 Total Housing	7,563	56,158	97,064
2029 Owner Occupied Housing	3,714	30,866	55,180
2029 Renter Occupied Housing	3,491	23,497	38,941
2029 Vacant Housing	362	1,978	3,293
2029 Total Housing	7,567	56,340	97,413
2024-2029: Households: Growth Rate	-0.65 %	0.15 %	0.30 %

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,569	11,494	20,613
2024 Population Age 35-39	1,467	11,076	20,125
2024 Population Age 40-44	1,290	10,349	19,707
2024 Population Age 45-49	1,005	8,764	16,837
2024 Population Age 50-54	1,032	8,861	16,637
2024 Population Age 55-59	1,072	8,385	15,709
2024 Population Age 60-64	1,135	8,855	16,156
2024 Population Age 65-69	1,106	8,239	14,452
2024 Population Age 70-74	862	6,897	11,716
2024 Population Age 75-79	620	5,177	8,569
2024 Population Age 80-84	400	3,044	5,042
2024 Population Age 85+	526	3,104	5,107
2024 Population Age 18+	14,998	117,484	216,480
2024 Median Age	38	38	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,392	\$77,269	\$78,688
Average Household Income 25-34	\$87,848	\$96,898	\$97,954
Median Household Income 35-44	\$85,163	\$92,881	\$90,519
Average Household Income 35-44	\$100,766	\$117,367	\$115,105
Median Household Income 45-54	\$90,718	\$98,054	\$95,045
Average Household Income 45-54	\$104,182	\$120,500	\$118,109
Median Household Income 55-64	\$80,305	\$81,826	\$82,485
Average Household Income 55-64	\$96,591	\$107,783	\$108,003
Median Household Income 65-74	\$56,439	\$61,763	\$64,380
Average Household Income 65-74	\$78,293	\$88,398	\$90,837
Average Household Income 75+	\$62,151	\$70,377	\$72,045

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,270	10,055	19,128
2029 Population Age 35-39	1,490	11,450	20,331
2029 Population Age 40-44	1,388	10,679	19,344
2029 Population Age 45-49	1,233	9,832	18,579
2029 Population Age 50-54	923	8,304	15,845
2029 Population Age 55-59	990	8,101	15,102
2029 Population Age 60-64	992	7,742	14,392
2029 Population Age 65-69	1,020	8,092	14,625
2029 Population Age 70-74	1,006	7,508	12,984
2029 Population Age 75-79	714	5,929	9,996
2029 Population Age 80-84	489	3,990	6,609
2029 Population Age 85+	546	3,460	5,604
2029 Population Age 18+	14,964	118,773	220,060
2029 Median Age	39	39	38

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,199	\$88,598	\$90,324
Average Household Income 25-34	\$101,002	\$113,119	\$114,323
Median Household Income 35-44	\$95,774	\$103,867	\$102,767
Average Household Income 35-44	\$113,437	\$134,001	\$132,638
Median Household Income 45-54	\$101,799	\$106,421	\$105,480
Average Household Income 45-54	\$119,177	\$137,457	\$135,862
Median Household Income 55-64	\$90,449	\$94,702	\$96,782
Average Household Income 55-64	\$110,419	\$125,471	\$126,718
Median Household Income 65-74	\$66,268	\$73,475	\$78,225
Average Household Income 65-74	\$91,391	\$104,584	\$108,303
Average Household Income 75+	\$73,473	\$83,859	\$87,225

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