

**Class A Medical Office in Immediate Proximity
to Local Hospitals Includes OSHPD 3 Certified Office**
1540 Florida Avenue | Modesto, CA 95350



Sizes Available: 2,095 SF - 9,645 SF

2 Suites Available

Lease Rate: \$2.25/SF Utilities Included

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Entrance

NO PARKING FIRE LANE



EXECUTIVE SUMMARY

1540 Florida Avenue
Modesto, CA 95350



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average
Household
Income



PROPERTY DETAILS

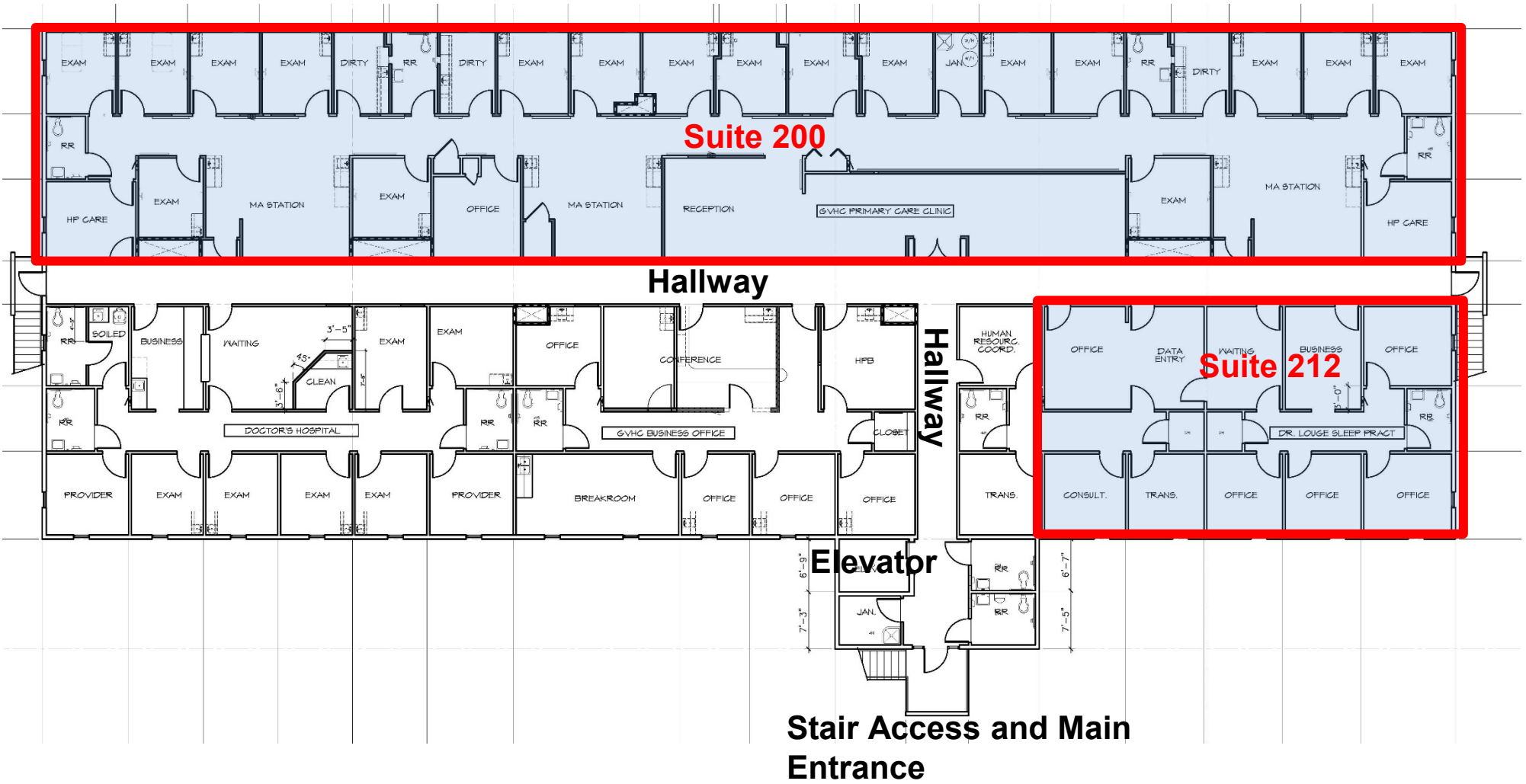
BUILDING SIZE	24,000 SF
SUITE SIZES AVAILABLE	1,450 SF - 9,645 SF
ZONING	MU-P Mixed Use Pedestrian
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1980

HIGHLIGHTS

- 2 Suites Available
 - Suite 200: 6,100 SF (OSHPD 3 certified)
 - Suite 212: 2,095 SF
- Suite 200 is Class A OSHPD 3 certified medical office
- Located in prominent medical building across the street from Doctors Medical Center, one of three hospitals in Modesto
- Offices and common area are in move-in condition
- Centrally located in Modesto, off of highly trafficked thoroughfare
- Pristine office space in excellent condition
- Ample parking
- Complete with elevator access



MASTER FLOORPLAN - SECOND FLOOR



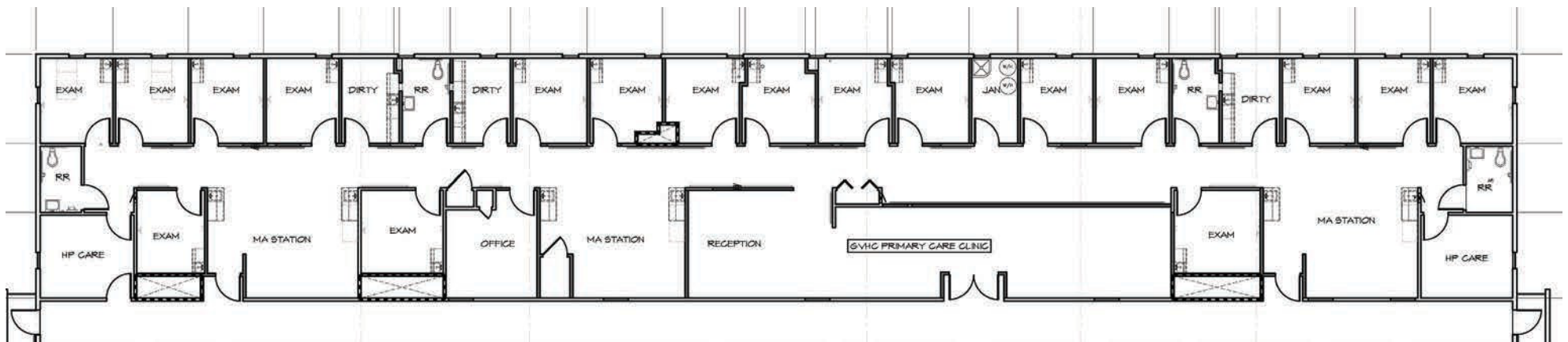


SUITE OVERVIEW

Suite 200

HIGHLIGHTS

- Size: 6,100 SF
- Former Golden Valley Health Center
- Certified OSHPD 3 clinic
- Newly renovated and in beautiful condition
- Sprinklered
- Admin/reception area
- 18 exam rooms
- 3 MA stations
- 3 offices
- 3 lab rooms
- 4 restrooms
- Janitorial closet
- Server room



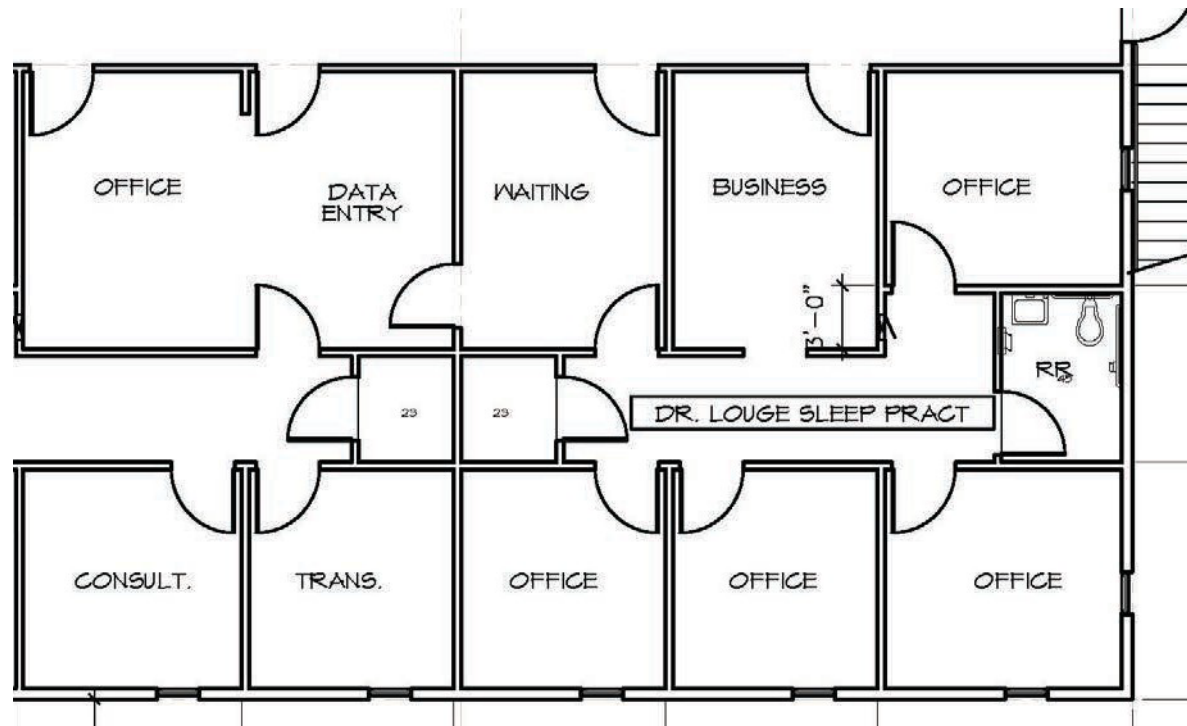


SUITE OVERVIEW

Suite 212

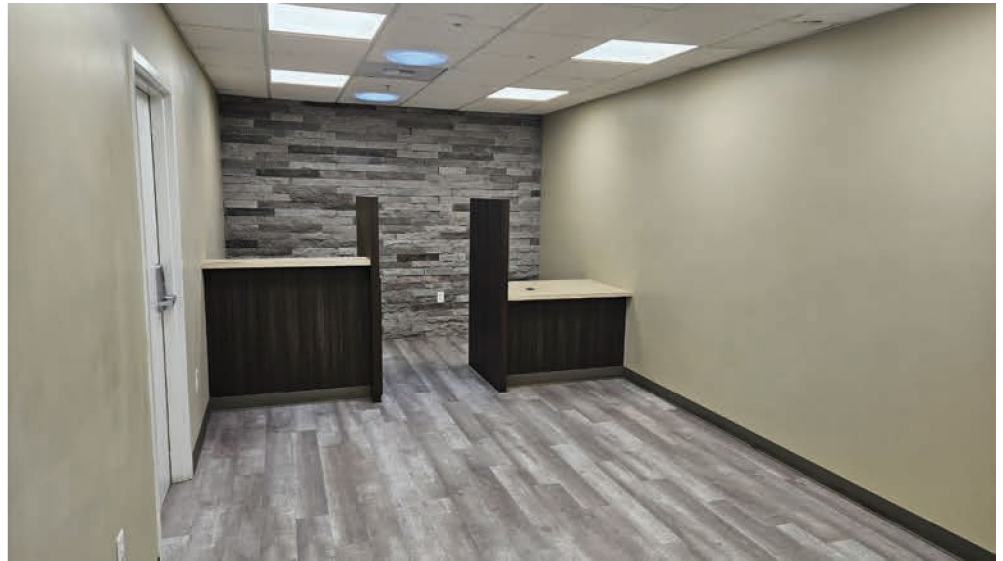
HIGHLIGHTS

- Suite: 212
- Size: 2,095 SF
- Former sleep practice
- Admin/reception area
- 7 offices
- 1 exam room
- 2 restrooms
- Janitorial closet





Suite 200 Reception Area



Suite 200 Reception Area



Suite 220 Conference Room



Suite 200 Hallway



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,651	152,935	281,940
Growth 2023 - 2028	0.89%	0.90%	1.01%
Growth 2010 - 2023	7.79%	7.89%	8.56%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,943	55,304	93,810
Growth 2023 - 2028	0.84%	0.84%	0.96%
Growth 2010 - 2023	7.48%	7.42%	8.23%
2023 Average HH Income	\$83,923	\$81,853	\$83,053

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Granger Ave	Timothy Ave	2022	6,794	.04
McHenry Ave	W Coolidge Ave	2022	32,726	.11
McHenry Ave	Judith Ln	2018	31,567	.17
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E Granger Ave	McHenry Village Way	2022	5,232	.19
W Briggsmore Avenue	Aloha Way	2022	36,405	.24
W Orangeburg Ave	Alma Ave	2022	18,738	.25
McHenry Ave		2020	37,490	.27
108		2022	36,863	.28
E Briggsmore Avenue	McHenry Ave	2022	39,322	.29



LOCAL AERIAL VIEW

