

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

# Medical Office For Lease 1610 W Yosemite Ave, Manteca, CA



To discuss your property or any commercial real estate needs please contact

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | rhigh@pmz.com

**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | dprice@pmz.com

**DUKE LEFFLER, SIOR, CCIM**  
CalBRE Lic. No. 00711882  
209.491.3414 | duke@pmz.com

# PROPERTY INFORMATION

<b>Address</b>	<b>1610 W Yosemite Ave, Modesto, CA</b>	<b>County</b>	<b>Stanislaus County</b>
<b>Rent Price</b>	<b>\$1.85 Modified Gross</b>	<b>Property Type</b>	<b>Office/Medical</b>
<b>Square Footage</b>	<b>±2,640 SF</b>	<b>Year Built</b>	<b>2007</b>
<b>Lot Size</b>	<b>±5.07 AC</b>	<b>APN</b>	<b>222-380-06, 222-380-07, 222-380-05, 222-380-31</b>
<b>Tenancy</b>	<b>Multi</b>		
<b>Parking</b>	<b>32 Spaces / 3.6 Ratio</b>	<b>Procurring Broker Fee</b>	<b>2.5%</b>

*The information contained herein is deemed reliable, but is not guaranteed.*

To discuss your property or any commercial real estate needs please contact:

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | rhigh@pmz.com

**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | dprice@pmz.com

**DUKE LEFFLER, SIOR, CCIM**  
CalBRE Lic. No. 00711882  
209.491.3414 | duke@pmz.com

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

# LOCATION MAP



*The information contained herein is deemed reliable, but is not guaranteed.*

To discuss your property or any commercial real estate needs please contact:

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | [rhigh@pmz.com](mailto:rhigh@pmz.com)

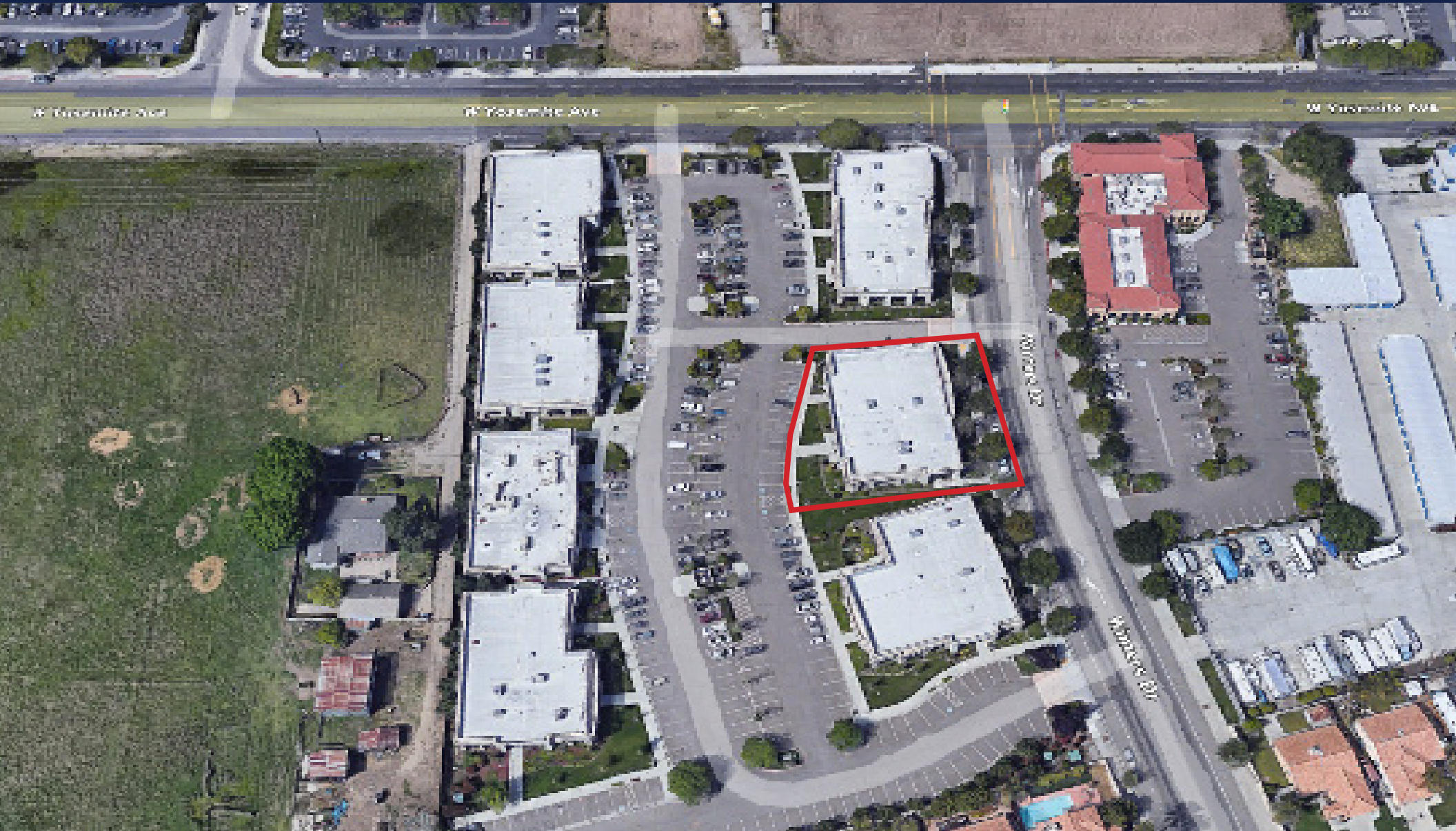
**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | [dprice@pmz.com](mailto:dprice@pmz.com)

**DUKE LEFFLER, SIOR, CCIM**  
CalBRE Lic. No. 00711882  
209.491.3414 | [duke@pmz.com](mailto:duke@pmz.com)

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE

# AERIAL VIEW



*The information contained herein is deemed reliable, but is not guaranteed.*

To discuss your property or any commercial real estate needs please contact:

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | [rhigh@pmz.com](mailto:rhigh@pmz.com)

**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | [dprice@pmz.com](mailto:dprice@pmz.com)

**DUKE LEFFLER, SIOR, CCIM**  
CalBRE Lic. No. 00711882  
209.491.3414 | [duke@pmz.com](mailto:duke@pmz.com)

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE

# BUSINESS MAP



*The information contained herein is deemed reliable, but is not guaranteed.*

To discuss your property or any commercial real estate needs please contact:

**RANDY HIGH JR., CCIM**  
 CalBRE Lic. No. 01238404  
 209.491.3413 | rhigh@pmz.com

**DANNY PRICE**  
 CalBRE Lic. No. 01895497  
 209.491.3415 | dprice@pmz.com

**DUKE LEFFLER, SIOR, CCIM**  
 CalBRE Lic. No. 00711882  
 209.491.3414 | duke@pmz.com

# EXTERIOR PHOTOS



*The information contained herein is deemed reliable, but is not guaranteed.*

To discuss your property or any commercial real estate needs please contact:

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | [rhigh@pmz.com](mailto:rhigh@pmz.com)

**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | [dprice@pmz.com](mailto:dprice@pmz.com)

**DUKE LEFFLER, SIOR, CCIM**  
CalBRE Lic. No. 00711882  
209.491.3414 | [duke@pmz.com](mailto:duke@pmz.com)

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE