

FOR SALE

601-611 H Street • Modesto • CA • 95354



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

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Danny Price
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Desiree Holland
Administrative & Marketing Assistant
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Property Overview

Address: 601-611 H Street • Modesto • CA • 95354

Pricing: \$1,395,000.00

Building Size: ± 8,830 SF

Lot Size: ± 10,090 SF / ± 0.23 AC

County: Stanislaus County

Property Type: Commercial

Parcel Numbers: 104-017-014 & 005

Procuring Broker Fee: 2%

Highlights:

601–611 H Street in Modesto, CA offers a unique commercial opportunity in the heart of downtown. This multi-tenant property features a mix of commercial spaces, ideal for a variety of business uses. Located on a high-visibility corner with strong traffic exposure, the site benefits from close proximity to government buildings, courthouses, and other downtown amenities. The property includes ample street parking and easy access to major thoroughfares, making it convenient for both customers and employees. With its prime location and flexible layout, 601–611 H Street presents an excellent opportunity for investors or owner-users seeking a strategic position in Modesto's active commercial core.

601 H Street: Appliance Part Store

- Small Showroom
- Large Store Room
- Two (2) Restrooms
- Kitchen/Breakroom

603 H Street: Cafe

- Large Cafe Area
- Office
- Restroom
- Store Room



605-611 H Street: Bar & Night Life Venue

- Two (2) Large Open Areas
- DJ Stage
- Bar Area
- Four (4) Restrooms
- Store Room

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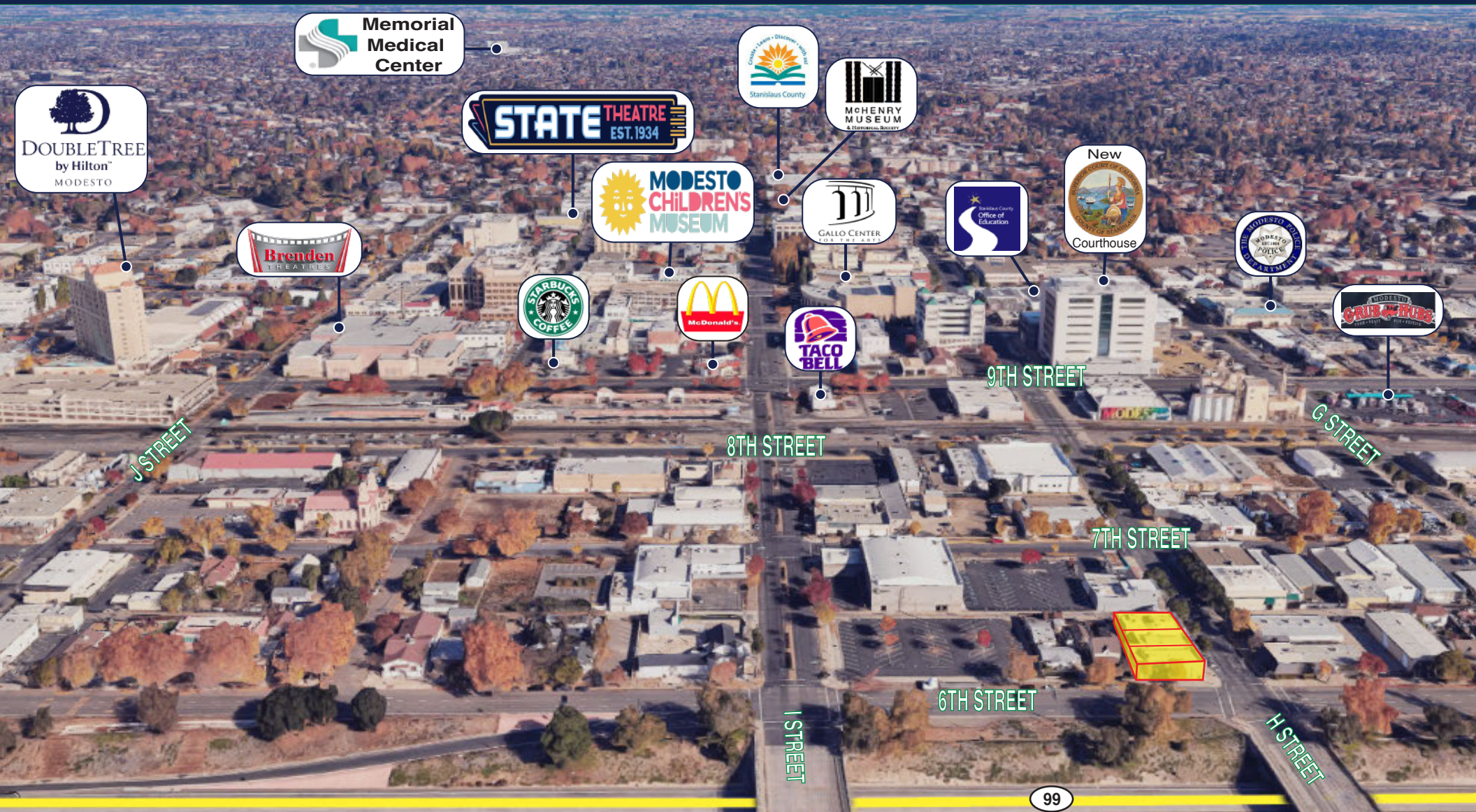
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Location Map



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Parcel Map

THIS MAP FOR
ASSESSMENT PURPOSES ONLY
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POR. NE 1/4 SEC. 32 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 33 (13M33)

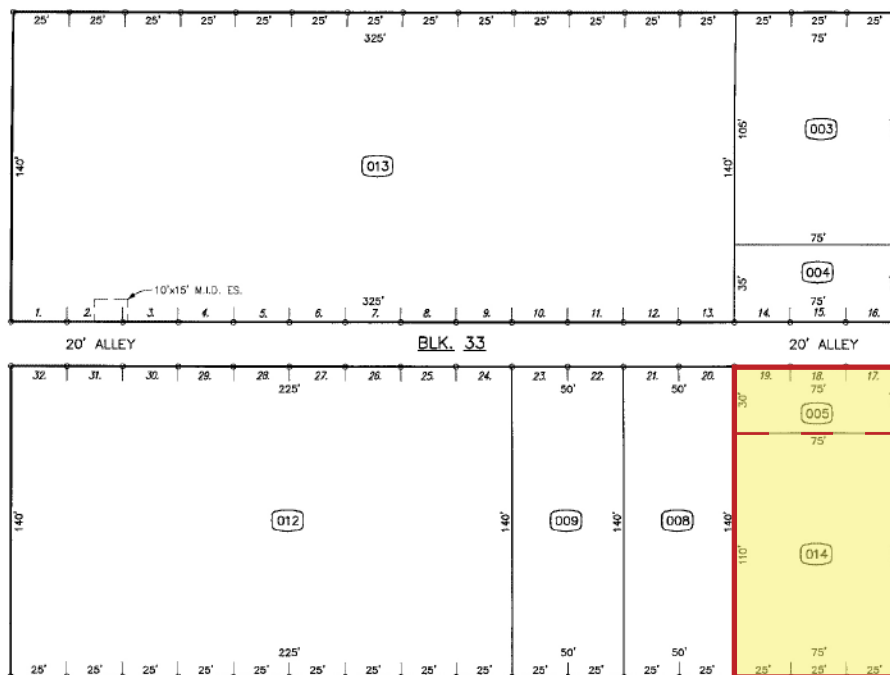
002 173 104 - 017

005

80' 7TH STREET

016

100' STREET



80' H STREET

103-013

80' 6TH STREET

FROM 102-33
DRAWN 4-14-69
REVISED 9-8-92 KJ, 11-24-98, 7-23-07 (V)DH

Stanislaus
County
Assessor 70,98

OVERPASS

FREEWAY

OVERPASS

104 - 017

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Photo Gallery

601 H Street



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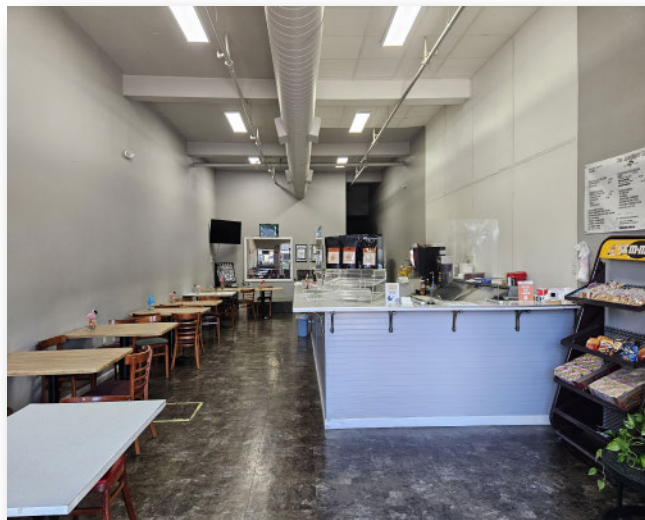
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603 H Street



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Drone Photo Gallery



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