

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



Sizes Available: 1,450 SF - 9,645 SF

3 Suites Available

Lease Rate: \$2.25/SF Full Service

TABLE OF CONTENTS

| | |
|------------------------------------|----|
| Executive Summary/Property Details | 1 |
| Master Floorplan - Second Floor | 2 |
| Suite Overview - Suite 200 | 3 |
| Suite Overview - Suite 212 | 4 |
| Suite Overview - Suite 220 | 5 |
| Photos | 6 |
| Photos | 7 |
| Photos | 8 |
| Demographics | 9 |
| Local Aerial View | 10 |

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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

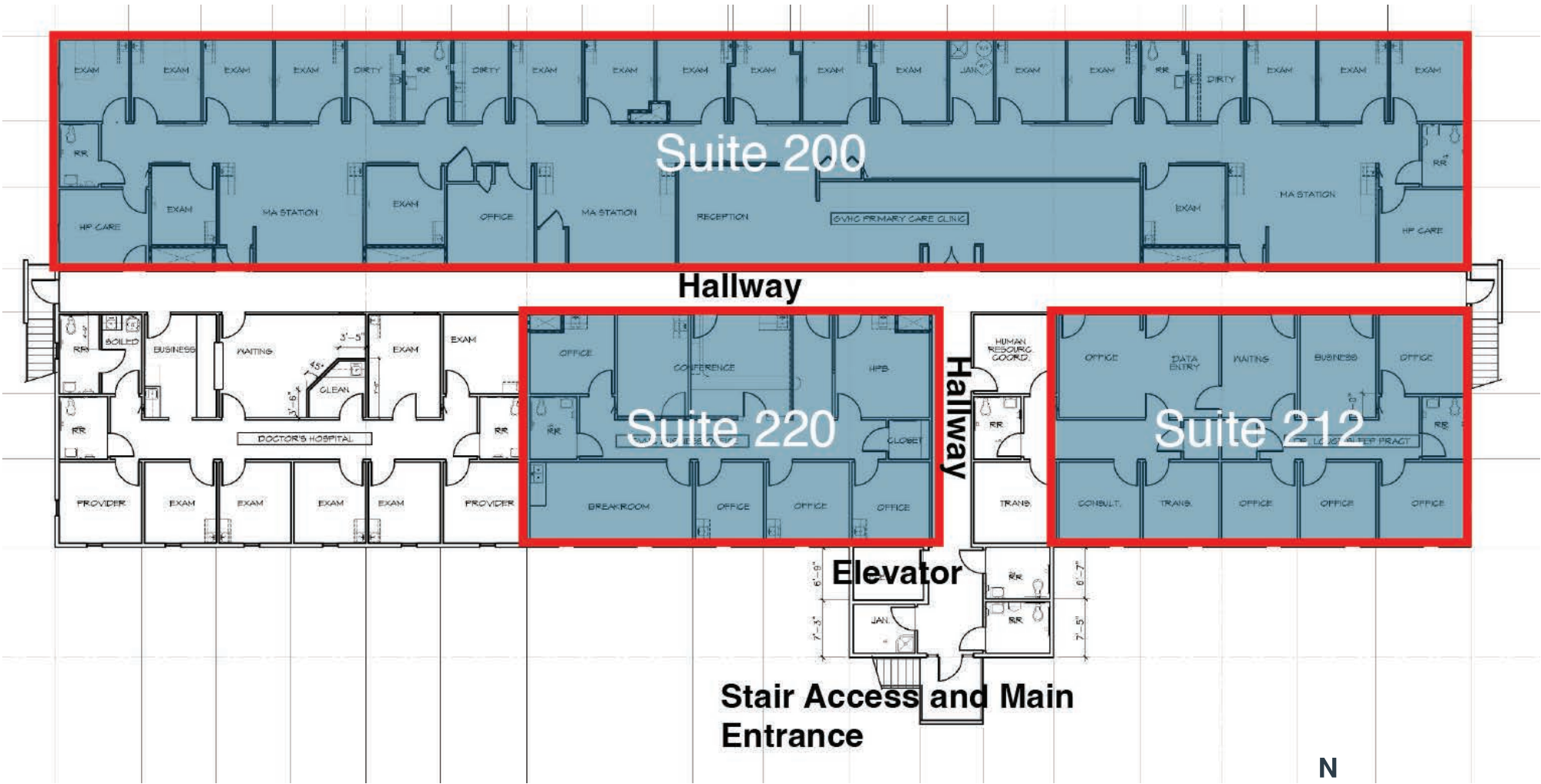
| | |
|------------------------------|----------------------------------|
| BUILDING SIZE | 24,000 SF |
| SUITE SIZES AVAILABLE | 1,450 SF - 9,645 SF |
| ZONING | MU-P Mixed Use Pedestrian |
| CONSTRUCTION TYPE | Wood Frame |
| YEAR BUILT | 1980 |

HIGHLIGHTS

- 3 Suites Available
 - Suite 200: 6,100 SF
 - Suite 212: 2,095 SF
 - Suite 220: 1,450 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



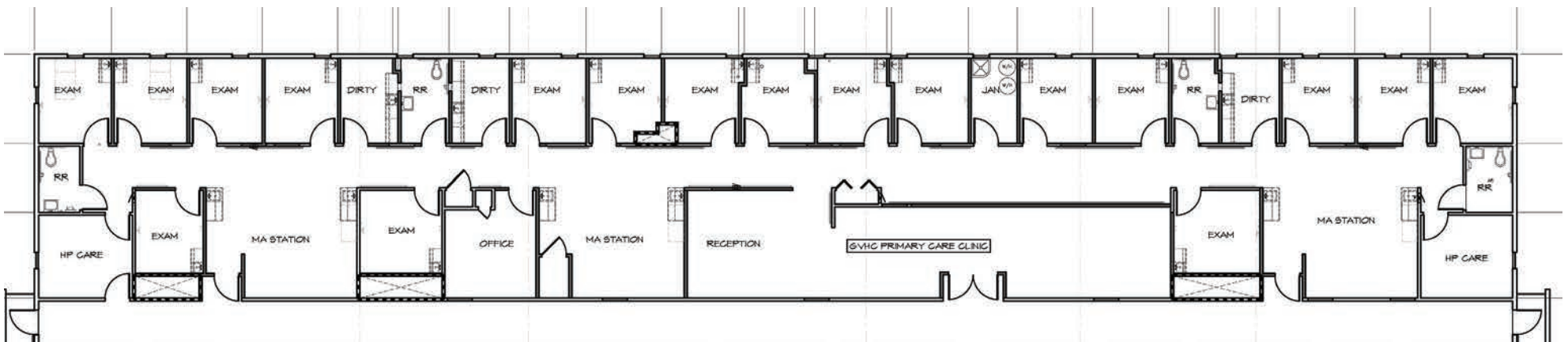


SUITE OVERVIEW

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



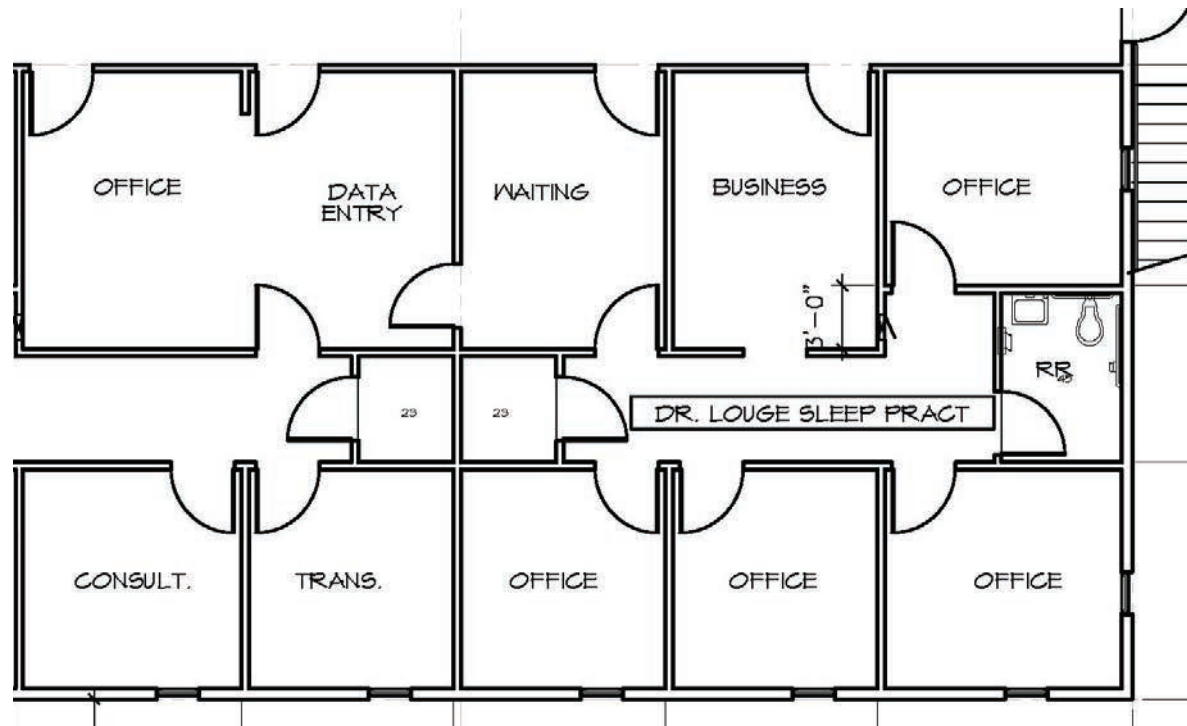


SUITE OVERVIEW

Suite 212

HIGHLIGHTS

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



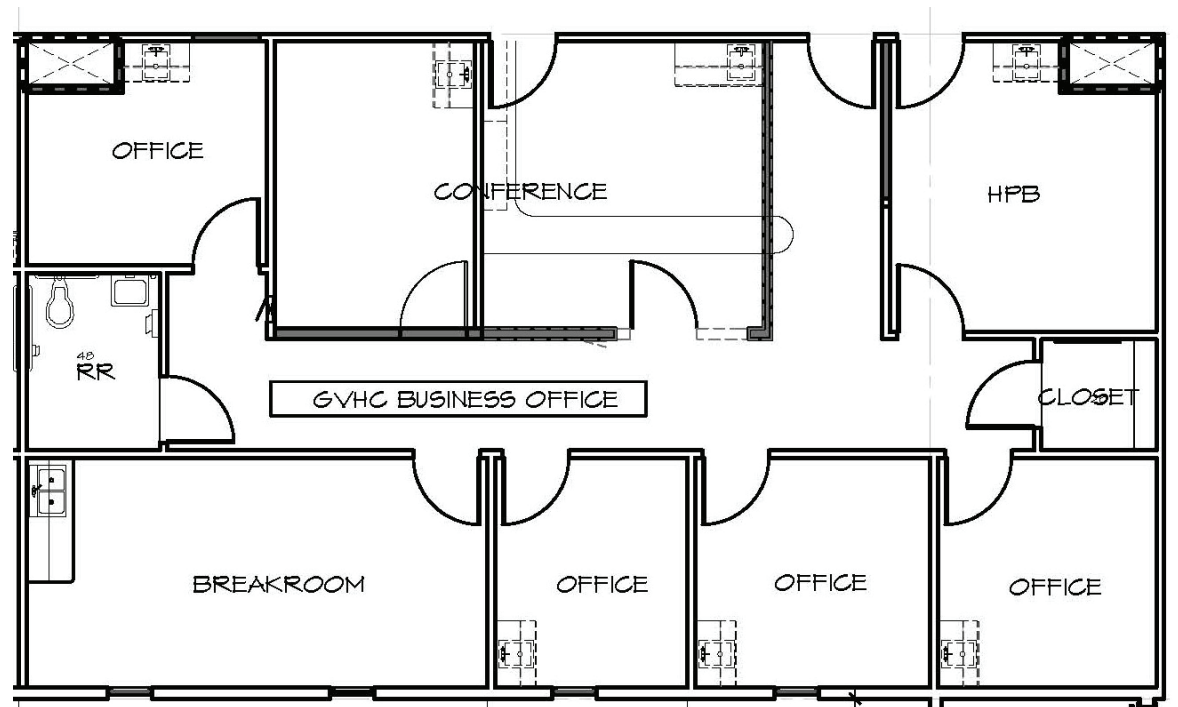


SUITE OVERVIEW

Suite 220

HIGHLIGHTS

- Size: 1,450 SF
- Former GVHC business office
- 4 offices plumbed for medical
- Conference room/receptions area
- Breakroom
- 1 restroom
- Janitorial closet





Suite 200 Reception Area



Suite 200 Reception Area



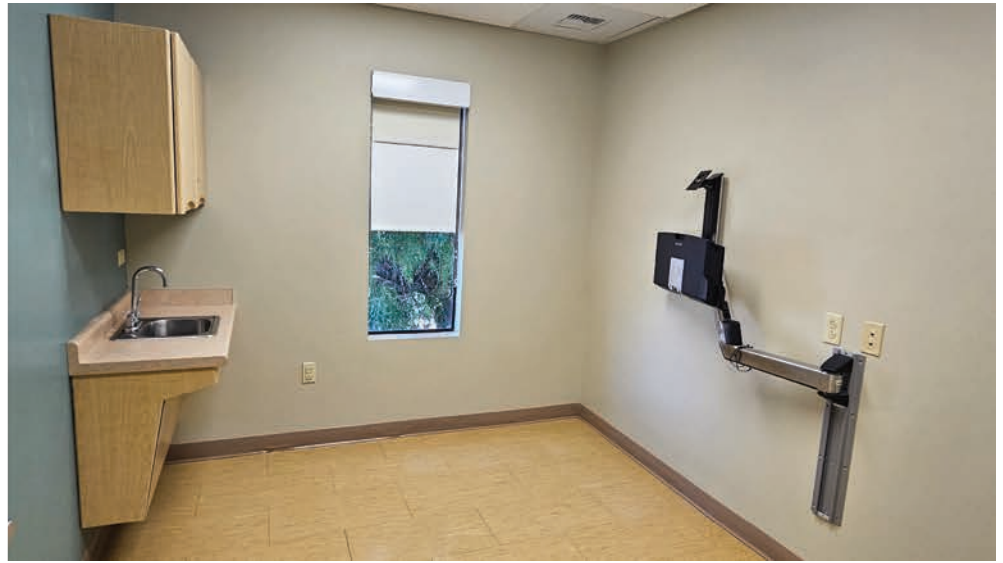
Suite 220 Conference Room



Suite 200 Hallway



Suite 200 MA Station



Suite 200 Exam Room
Includes Wall Mounted Monitor Stand



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 |
| McHenry Ave | Judith Ln | 2022 | 29,802 | .17 |
| 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

