

Great Investor or Owner/User Opportunity

Stand Alone Office Building in the Heart of Downtown Modesto

1325-1327 K St and 1103-1105 14th St, Modesto CA 95354



Sale Price: \$499,000 (\$135.97/SF)

Size: 3,670 SF | Lot Size: 4,800 SF

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Exclusively Listed By:

David Quinonez
DRE# 01853323
[209.614.5653 / davidq@pmz.com](mailto:davidq@pmz.com)

Josh Bower
DRE# 01905264
[209.988.8428 / jbower@pmz.com](mailto:jbower@pmz.com)

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

1325-1327 K St, 1103 - 1105 14th St
Modesto CA 95354



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	1325-1327 K St, 1103-1105 14th St Modesto CA 95354
NUMBER OF OFFICE SUITES	4
BUILDING SIZE	3,670 SF
LOT SIZE	4,800 SF
ZONING	UGD Urban General Downtown
YEAR BUILT	1963

HIGHLIGHTS

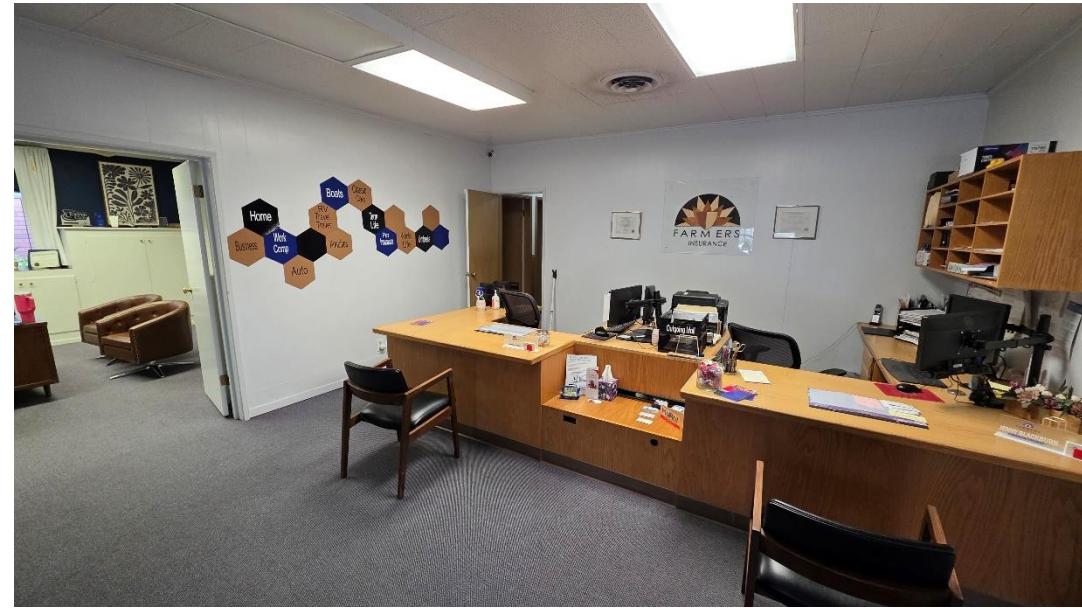
- Building includes 4 office suites
- Three suites are currently occupied
- One 1,167 SF office suite is vacant
- Each suite is separately metered
- Great corner location in Downtown office corridor
- Great tenant mix
- Ideal for an investor or owner/user

SUITE OVERVIEW

1327 K St, Modesto CA 95354

HIGHLIGHTS

- Currently occupied by an insurance office
- Size: 1,400 SF
- 4 Offices
- Breakroom/kitchen
- 2 restrooms (also shared with 1103 14th St)
- Comes with building signage
- Ideal office layout



SUITE OVERVIEW

1103 14th St, Modesto CA 95354
1325 K St, Modesto CA 95354

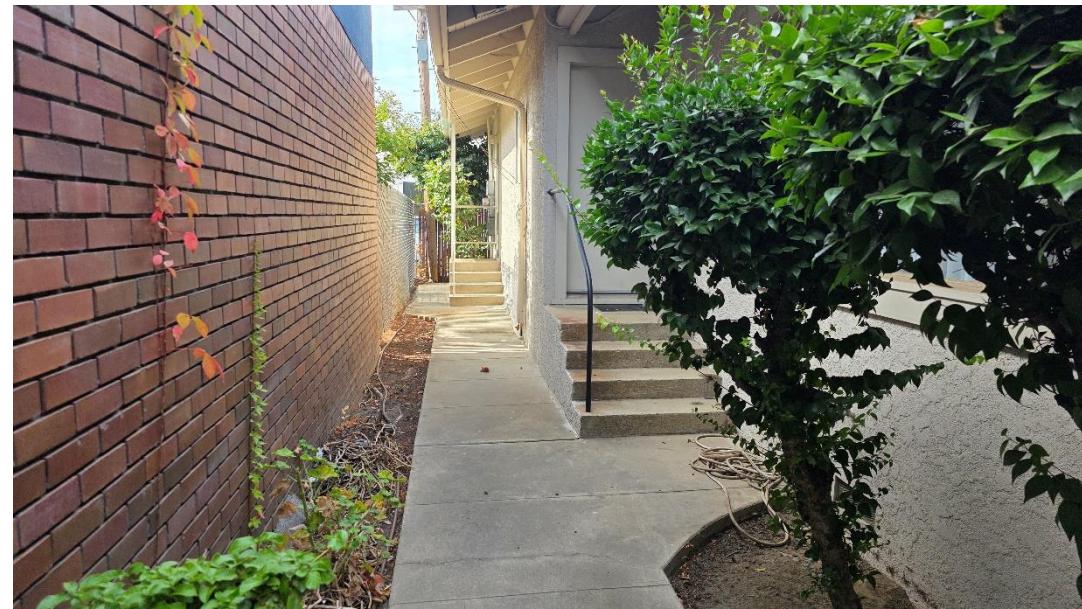
HIGHLIGHTS

1103 14th St

- Currently occupied by a therapist
- Size: 400 SF
- 2 offices
- Shared restroom and entrance with 1325 K St

1325 K St

- Currently occupied by a therapist
- Single office
- Restroom
- Has its own gated entrance
- Demand for executive offices in Downtown is high, so you'll always retain tenants



SUITE OVERVIEW

1105 14th St, Modesto CA 95354

HIGHLIGHTS

- Currently vacant
- Size: 1,167 SF
- Admin/reception area
- Bullpen
- Breakroom
- 2 Restrooms
- Has its own entrance





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	15,864	102,274	197,822	
Growth 2024 - 2029	0.09%	-0.04%	-0.11%	
Growth 2020 - 2024	0.49%	-0.21%	-0.53%	
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	4,391	28,005	60,445	
Growth 2024 - 2029	0.11%	-0.05%	-0.12%	
Growth 2020 - 2024	0.53%	-0.21%	-0.56%	
2024 Average HH Income	\$74,228	\$73,750	\$81,109	
STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Herndon Rd	Evans Rd	2025	4,184	.20
Herndon Rd	Evans Rd	2024	4,244	.21
State Hwy 99	E Hatch Rd	2021	107,566	.23
State Hwy 99	E Hatch Rd	2025	106,560	.23
Herndon Rd	Evans Rd	2024	3,564	.24
Herndon Rd	Evans Rd	2025	3,533	.24
State Hwy 99		2025	101,709	.25
Morgan Rd	Whitmore Ave	2024	8,560	.36
Morgan Rd	Whitmore Ave	2025	8,465	.36
Whitmore Ave	Warwick Ln	2025	15,330	.45

LOCAL AERIAL VIEW



DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

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