

## 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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## 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





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