

# NNN LEASED INVESTMENT FREE STANDING RESTAURANT AND BAR ON MODESTO'S MAIN COMMERCIAL CORRIDOR

1300 McHenry Avenue, Modesto CA 95350



Price: \$4,000,000 (\$368.90/SF)

SALE/LEASEBACK

Total Size: 10,843 SF | 0.45 AC

NOI: \$240,000 | CAP RATE 6.00%



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## EXECUTIVE SUMMARY

1300 McHenry Ave.  
Modesto, CA. 95350



## 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

283,117

Population

92,565

Households

\$92,424

Average  
Household  
Income



## PROPERTY DETAILS

|                   |                        |
|-------------------|------------------------|
| APN               | 031-011-056            |
| BUILDING SIZE     | 10,843 SF              |
| PARCEL SIZE       | 0.4558 AC (19,855 SF)  |
| ZONING            | C-2 General Commercial |
| CONSTRUCTION TYPE | Wood Frame             |
| YEAR BUILT        | 1968/Renovated 2009    |

## HIGHLIGHTS

- Sale/Leaseback
- Currently operating as Mariscos La Ceiba (Mexican seafood restaurant and live music)
- 28 Parking spaces on site plus adjacent reciprocal parking and access with new Starbucks and Days Inn by Wyndam Hotel.
- Hard to find restaurant on McHenry Ave which is Modesto's busiest retail corridor.
- National retailers in the trade area include: Starbucks, Pep Boys, Chevron, Days Inn by Wyndham hotel, Wendy's, Sonic, Denny's, Ramada by Wyndham hotel, Dutch Brothers Coffee, Walgreen's, Sprouts, CVS, Rite Aid, Togo's, Ike's Sandwiches, Panera, Chipotle, Habit Burger, Jersey Mikes, Safeway, Jack in the Box, McDonald's, US Bank and others.
- Recent tenant improvements and bar updated in 2024.



## PHOTOS





## DEMOGRAPHICS

| POPULATION         | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| TOTAL POPULATION   | 18,094 | 157,375 | 283,117 |
| Growth 2024 - 2029 | .36%   | 0.17%   | 0.19%   |
| Growth 2020 - 2024 | 1.93%  | 0.92%   | 1.01%   |

| HOUSEHOLDS & INCOME | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| TOTAL POPULATION    | 6,956    | 54,905   | 92,565   |
| Growth 2024 - 2029  | 0.36%    | 0.13%    | 0.18%    |
| Growth 2020 - 2024  | 2.02%    | 0.79%    | 1.01%    |
| Average HH Income   | \$96,185 | \$88,441 | \$92,424 |

| STREET           | CROSS STREET   | COUNT YEAR | ADT    | DISTANCE |
|------------------|----------------|------------|--------|----------|
| E Orangeburg Ave | Collier Ave    | 2022       | 18,846 | .12      |
| E Orangeburg Ave | Collier Ave    | 2025       | 18,872 | .12      |
| W Orangeburg Ave | Alma Ave       | 2022       | 18,738 | .12      |
| W Orangeburg Ave | Alma Ave       | 2025       | 18,811 | .12      |
| E Roseburg Ave   | Collier Ave    | 2022       | 3,843  | .15      |
| E Roseburg Ave   | Collier Ave    | 2025       | 3,882  | .15      |
| McHenry Ave      | W Coolidge Ave | 2025       | 33,122 | .29      |
| E Coolidge Ave   | Nelson Ave     | 2025       | 1,888  | .31      |
| E Coolidge Ave   | Nelson Ave     | 2024       | 1,904  | .31      |
| W Roseburg Ave   | Brady Ave      | 2022       | 5,850  | .35      |





# PARCEL MAP

PORTION NW 1/4 SECTION 21 T.3S. R.9E. M.D.B. & M.

MENSINGER COL. - LOTS 13-16 (04M25)

MENSINGER TR. NO. 4 - BLKS. 1130 & 1134 (14M68)

COLLIER PARK (36M17)

TRA  
002-001  
002-056

031 - 011

THIS MAP FOR ASSESSMENT  
PURPOSES ONLY

012

DAWN DR.

60' COLLIER AVENUE

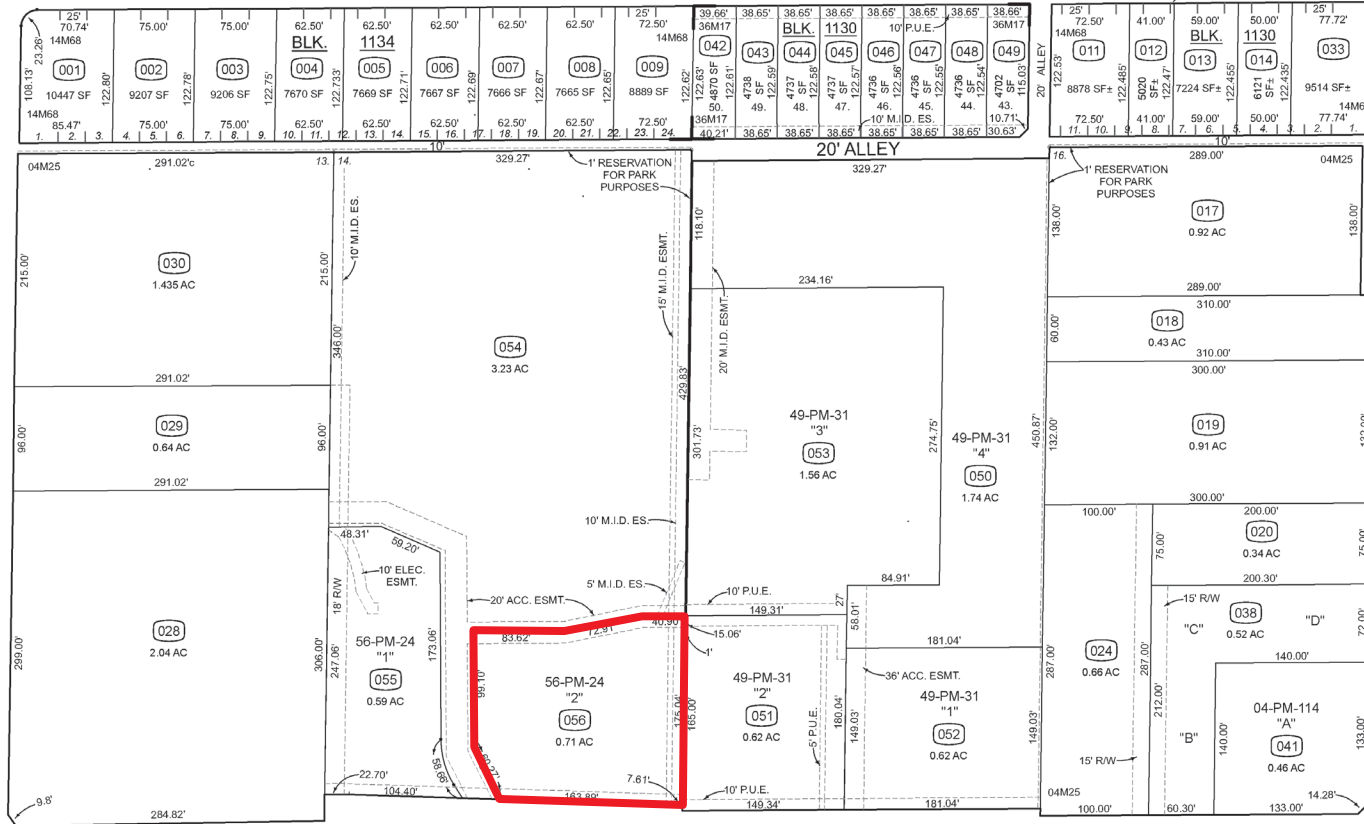
003

80' E. ORANGEBURG AVENUE

112-001

50' 70' E. ROSEBURG AVENUE

031 - 011







# RETAIL MAP





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