

Professional Office for Lease

2020 Standiford Avenue, Bldg. F-3, Modesto CA 95350

Suite F-3



**STRUCK
INSURANCE
SERVICES**

**CENTRAL STAR
BEHAVIORAL HEALTH
ERIN SPEAR**

RAND
COMMERCIAL PROPERTIES

THE SPACE

Location	2020 Standiford Avenue, Bldg. F-3, Modesto, CA, 95350
COUNTY	Stanislaus
APN	054-021-033
Square Feet	1560
Annual Rent PSF	\$1.65
Lease Type	Modified Gross

HIGHLIGHTS

- 1,560 square feet
- Asking: \$1.65/psf MG
- Office includes, a reception area, 3 private offices, a conference room and a kitchen/break room
- Excellent location off of Standiford Avenue
- Ample parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
26,614	88,559	197,337



AVERAGE HOUSEHOLD INCOME

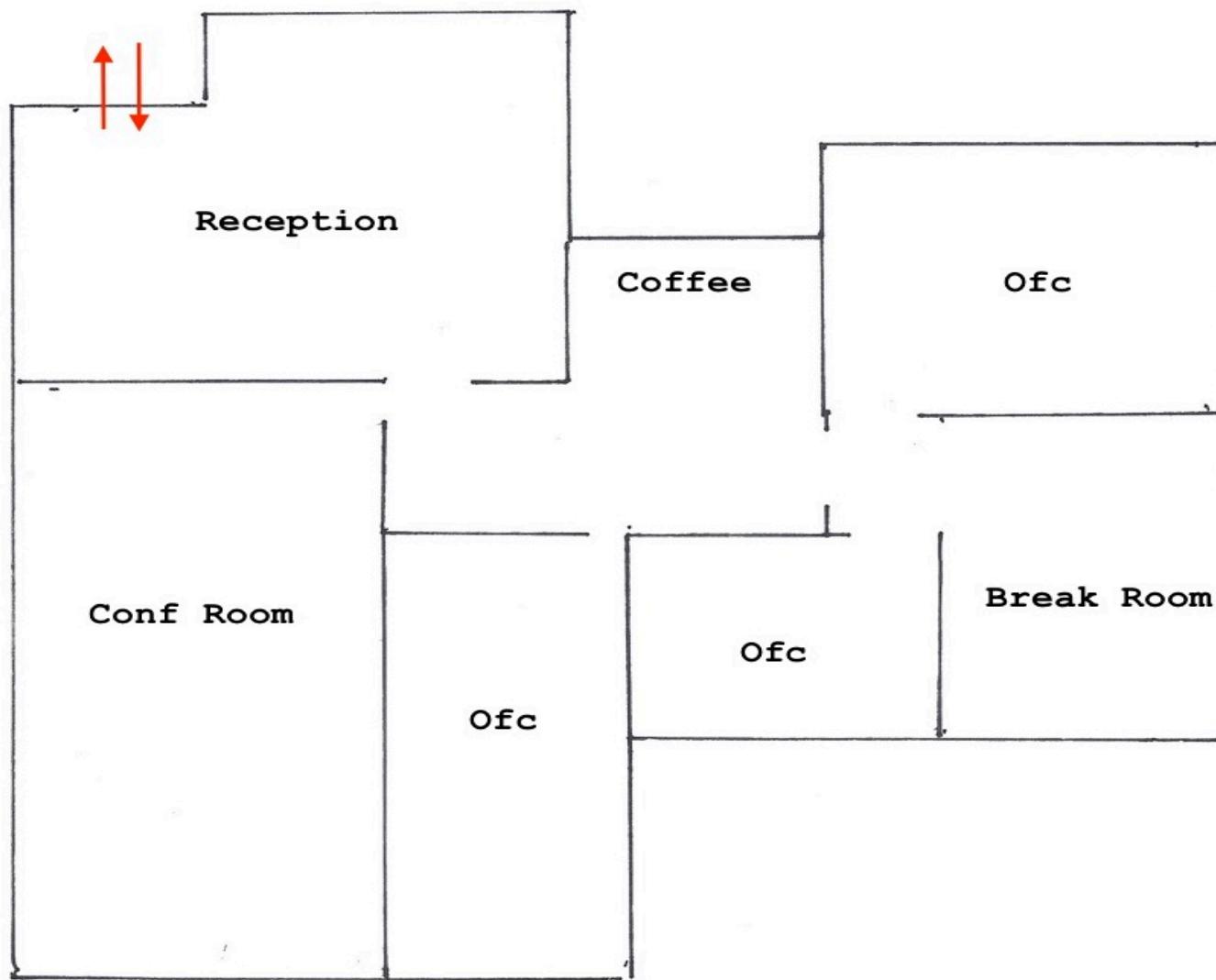
1.00 MILE	3.00 MILE	5.00 MILE
\$84,283	\$81,622	\$79,559



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,214	31,859	67,942

Suite F-3
+/- 1,560 SF





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,479	81,487	176,020
2010 Population	25,331	84,508	186,939
2019 Population	26,614	88,559	197,337
2024 Population	27,334	90,866	203,089
2019 African American	1,193	3,719	8,067
2019 American Indian	277	1,060	2,485
2019 Asian	2,900	6,661	13,563
2019 Hispanic	9,975	31,571	79,312
2019 White	15,504	56,406	123,115
2019 Other Race	4,314	13,348	34,835
2019 Multiracial	2,014	6,353	13,436
2019-2024: Population: Growth Rate	2.70 %	2.60 %	2.90 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	738	3,008	6,560
\$15,000-\$24,999	722	3,101	6,116
\$25,000-\$34,999	903	2,763	6,131
\$35,000-\$49,999	1,395	4,055	9,325
\$50,000-\$74,999	1,611	5,637	11,952
\$75,000-\$99,999	1,101	4,353	9,432
\$100,000-\$149,999	1,611	5,439	11,560
\$150,000-\$199,999	586	1,791	3,718
\$200,000 or greater	547	1,713	3,147
Median HH Income	\$60,825	\$60,956	\$59,868
Average HH Income	\$84,283	\$81,622	\$79,559

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,097	30,661	63,620
2010 Total Households	8,812	30,547	64,722
2019 Total Households	9,214	31,859	67,942
2024 Total Households	9,447	32,627	69,781
2019 Average Household Size	2.86	2.74	2.86
2000 Owner Occupied Housing	4,295	17,959	36,715
2000 Renter Occupied Housing	3,505	11,669	24,702
2019 Owner Occupied Housing	4,798	17,653	37,437
2019 Renter Occupied Housing	4,417	14,206	30,505
2019 Vacant Housing	571	1,975	4,338
2019 Total Housing	9,785	33,834	72,280
2024 Owner Occupied Housing	4,977	18,273	38,868
2024 Renter Occupied Housing	4,470	14,354	30,913
2024 Vacant Housing	583	1,998	4,407
2024 Total Housing	10,030	34,625	74,188
2019-2024: Households: Growth Rate	2.50 %	2.40 %	2.70 %

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