



FOR SALE

Single Tenant Bank Office Building

1524 McHenry Avenue
Modesto, CA 95350

\$3,500,000

Long-Term Tenant NNN Lease

- Tenant since 1993
- Rent \$2.72/sf NNN
- 3.0% Annual increases
- Lease Expiration 12/31/31

Investment Highlights

- 6,000 sf Bank Office Building — 26,995 sf parcel
- Construction completed 1993
- New roof in 2024
- High profile McHenry Ave./State Hwy 108
- Reciprocal parking with over 450+ spaces
- Adjacent tenants —
 - 126,000 sf Multi-tenant medical office
 - 10,000 sf Concentra Medical Office
 - Dutch Bros. Retail Coffee
 - One block from McHenry Village, a 300,000sf retail center



Paul Draper 209-297-5516
Mel Romo 209-297-5519



paul@centerracapital.com
mel@centerracapital.com

Mel Romo CA DRE #02239131
Centerra Capital CA DRE #018224304