

COMPARATIVE MARKET ANALYSIS REPORT

Listings as of: Tuesday, July 28, 2026 12:05 PM

Page: 1/1

Presented By:



Monica Grogan

LIC: 01414723

 monicagrogan@sbcglobal.net

Monica Grogan, Broker

LIC: 01414723

 2020 Standiford Ave. Bld. G Modesto CA 95350

 209-604-9549

Commercial Lease

Active

Price Style: /mo

ADDRESS ML#	CITY ZIP	SQ FT	YEAR LOT SIZE	DATE	\$/SQ FT	DOM/CDOM	ORIG PRICE	LIST PRICE
509 Galaxy Way 226094610	Modesto 95356	19,450	1988 1.4300	07/27/26	\$0.1900	1/1	\$3,740	\$3,740
LISTING COUNT: 1	AVERAGES:	19,450			\$0	1/1	\$3,740	\$3,740
	HIGH PRICE: \$3,740		MEDIAN PRICE: \$3,740				LOW PRICE: \$3,740	

REPORT TOTALS

LISTING COUNT: 1	AVERAGES:	19,450			\$0	1/1	\$3,740	\$3,740
------------------	-----------	--------	--	--	-----	-----	---------	---------

COMPARATIVE MARKET ANALYSIS REPORT

Listings as of: Tuesday, July 28, 2026 12:05 PM

Commercial Lease

Active

Price Style: /mo

LISTING #	ADDRESS	CITY	SQ FEET	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM/CDOM	ORIG PRICE	LIST PRICE
226094610	509 Galaxy Way	Modesto	19,450	62,291	1988	07/27/26	\$0	1/1	\$3,740	\$3,740
LISTING COUNT: 1			AVERAGES:	19,450			\$0	1/1	\$3,740	\$3,740
			HIGH PRICE:	\$3,740	MEDIAN PRICE: \$3,740			LOW PRICE: \$3,740		

REPORT TOTALS

LISTING COUNT: 1	AVERAGES:	19,450					\$0	1/1	\$3,740	\$3,740
------------------	-----------	--------	--	--	--	--	-----	-----	---------	---------

PRESENTED BY:



Monica Grogan

Lic: 01414723

 monicagrogan@sbcglobal.net

Monica Grogan, Broker

Lic: 01414723

 2020 Standiford Ave. Bld. G Modesto CA 95350

 209-604-9549

All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence, digitally altered photographs or images, and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided "AS IS" and without any warranty, express or implied, and should be independently reviewed and verified for accuracy.

Copyright © 2026, MetroList Services, Inc. Copyright © 2026, Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

COMPARATIVE MARKET ANALYSIS REPORT

Commercial Lease

Active
Price Style: /mo

ADDRESS	CITY	SQ FT	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM CDOM	ORIG PRICE	LIST PRICE
509 Galaxy Way	Modesto	19,450	62,291	1988	07/27/26	\$0	1/1	\$3,740	\$3,740
LISTING COUNT: 1		AVERAGES:	19,450			\$0	1/1	\$3,740	\$3,740
HIGH PRICE: \$3,740			MEDIAN PRICE: \$3,740			LOW PRICE: \$3,740			

REPORT TOTALS

LISTING COUNT: 1		AVERAGES:	19,450			\$0	1/1	\$3,740	\$3,740
------------------	--	-----------	--------	--	--	-----	-----	---------	---------

PRESENTED BY:



Monica Grogan

LIC: 01414723

 monicagrogan@sbcglobal.net

Monica Grogan, Broker

LIC: 01414723

 2020 Standiford Ave. Bld. G Modesto CA 95350

 209-604-9549

Client Full Commercial Lease (All Photos)

509 Galaxy Way, Modesto, CA 95356-9668

Presented By: **Monica Grogan**
LIC: 01414723

 monicagrogan@sbcglobal.net

Monica Grogan, Broker
LIC: 01414723
 2020 Standiford Ave. Bld. G Modesto CA 95350
 209-604-9549

Rent: \$3740.00 /mo **Status:** N Active 07/27/26 **Area:** 20101 **DOM/CDOM:** 1/1
Date Available: 09/15/26 **SqFt:** 19,450 / Assessor Auto-Fill **Year Built:** 1988 **Lot Acres:** 1.4300



Pending Date:
Lease Price:
Lease Date:
CP % LP:

 [View All \(30\)](#)

 [Map](#)

Public Remarks

Public Remarks: Rare opportunity to lease a versatile 3,400-square-foot industrial property in a prime location near McHenry Avenue and Bangs Avenue. Ideal for contractors, service businesses, light manufacturing, warehousing, or distribution operations, this well-designed facility offers a functional combination of office and warehouse space. The property features a welcoming reception area, a private manager's office, a conference room, multiple contractor office spaces, a restroom, and a breakroom to support day-to-day business operations. The warehouse includes a convenient rear roll-up door with access for commercial truck loading, unloading, and parking. A second-floor mezzanine provides additional storage space, maximizing the property's functionality and efficiency. This well-maintained property offers an excellent opportunity for businesses seeking a flexible industrial space in a highly desirable and accessible location.

Directions

Directions to Property: Kiernan to Stratos to Galaxy or take McHenry to Galaxy
Cross Street: Stratos

General Information

Also BusOp See ML#:
Property Subtype: Industrial
County: Stanislaus
APN: 046-010-044-000
Building Name:
Zoning: COU P-1
Current Use: Light Industrial, Mixed Use, Office
Lot SqFt (Approx) / Source: 62291 / Assessor Auto-Fill
Lot Size Dimensions:
Year Built/Source: 1988 Assessor Auto-Fill

Signs:
Foundation: Slab
Percent Office: 17%
Construction Materials: Metal, Steel
County Use Code:
Furnished:

Parking Available: Yes
Parking Features: Open, Commercial Vehicle Allowed, Public, Street, Uncovered, Garage, Visitor, Lighted

Total Parking Spaces:

Lease Information

Date Available: 09/15/26
Existing Lease Type: Gross
Types of Lease(s):
Lease Info:
Lease Term: 2 Years
Lease Includes: Building Only

Security Deposit:
Lease Deposit: \$3,740
Major Tenant Phone:
Anchors Co Tenants:
Maximum Lease (Yrs):
Minimum Lease (Yrs):

Disclosures / Restrictions

Disclosures / Documents:
Certified Firewise Community:
Firewise Community Name:

Owner Pays: Common Area Maintenance
Tenant Pays: Sewer, Electricity, Gas, Trash Collection, Water, Individual Meters
Operating Expense Includes: Utilities
Smoking:

Property Information

Location: Professional Complex, Business Park, Public Transportation Nearby, Freeway Nearby, Hospital Nearby, Industrial Area, Warehouse, Mall

Energy Efficient:
Green Building Verification
Type:
Rating:

Client Full Commercial Lease (All Photos)
509 Galaxy Way, Modesto, CA 95356-9668

Presented By: **Monica Grogan**
LIC: 01414723
✉ monicagrogan@sbcglobal.net



Monica Grogan, Broker
LIC: 01414723
📍 2020 Standiford Ave. Bld. G Modesto CA 95350
📞 209-604-9549

Property Information

Building Features: 1 Restroom Per Unit, 12 to 18 Ft Ceilings, Conference Room, Extra Storage, Front Sign, Kitchen Facilities, Landscaping, Major Tenant, Manager's Office, Multiple Tenant Building, Reception Area, Sprinkler System Lawn

Business Type: Auto Service

Structure: Mixed Use, Office, Industrial, Warehouse

Levels:

Stories:		Total Units:	1
# of Buildings:	1	Floor #:	
Max SqFt Available:			
# of Floors:	2	# of Offices:	3
# of Elevators:		# of Restrooms:	1
# of Tenants:		# of Truck Doors:	

Dock Doors:

Loading: Drive-In, Alley, Off Street, Truck Door

Load Factor:

Parking Clearance Height:

Parking Ratio:

Daily Traffic / Source:

Flooring: Tile, Carpet, Concrete, Luxury Vinyl Plank

Cooling: Central

Heating: Central

Year Renovated:

Body:

Year:

Walls: Sheetrock

Window Features:

Property Condition: Exterior-Good, Interior-Good

Accessibility Features:

Construction Materials: Metal, Steel

Roof: Flat

Security Features: Fire Extinguisher

Utilities: Separate Gas Meter

Electric: Separate Electric Meter

Water Source: Other

Sewer: Public Sewer

Irrigation Source: Other

Topography:

Lot Features: Low Maintenance

Road Frontage:

Frontage Type:

Yard Size:

Not Available for Property Type

Search Criteria

Additional Photos

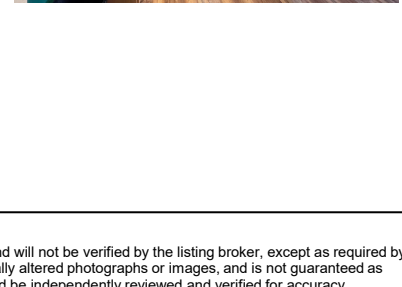
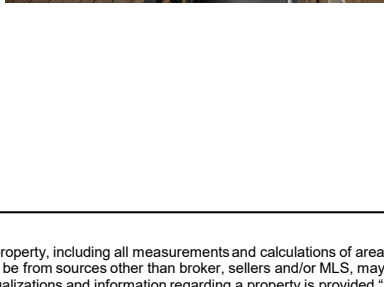
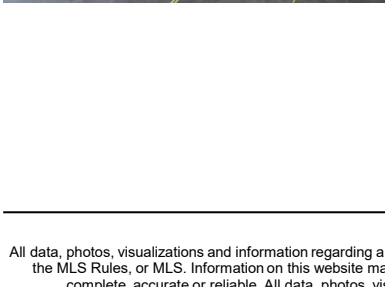
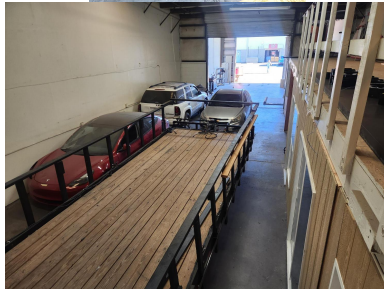
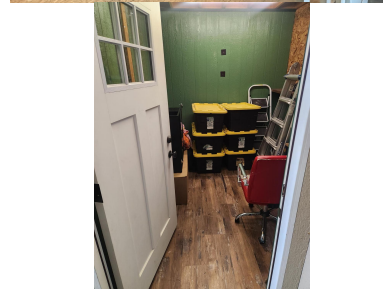
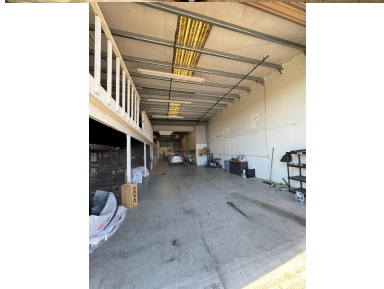


Client Full Commercial Lease (All Photos)

509 Galaxy Way, Modesto, CA 95356-9668

Presented By: Monica Grogan**LIC: 01414723****✉ monicagrogan@sbcglobal.net****Monica Grogan, Broker****LIC: 01414723****📍 2020 Standiford Ave. Bld. G Modesto CA 95350****📞 209-604-9549**

Additional Photos



Client Full Commercial Lease (All Photos)
509 Galaxy Way, Modesto, CA 95356-9668

Presented By: **Monica Grogan**
LIC: 01414723
✉ monicagrogan@sbcglobal.net



Monica Grogan, Broker
LIC: 01414723
📍 2020 Standiford Ave. Bld. G Modesto CA 95350
☎ 209-604-9549

Additional Photos

