

2013 EVERGREEN AVENUE MODESTO, CA

FOR SALE
19,847± SF RETAIL SPACE
SALE PRICE: \$2,400,000



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743



Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2013 EVERGREEN AVENUE

MODESTO, CA RETAIL SPACE FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DETAILS

2013 Evergreen Avenue
Modesto, CA

19,847± SF

1.89± Acres

APN #: 060-36-15

Year Built: 1982

1 Loading Dock

1 Grade Level Door

40 Parking Spaces

Close to 99 Freeway

Stanislaus County

Zoning: C-1

Traffic Counts: 35,000

Sprinklered

Gas

New TPO Roof in 2021

Sale Price: \$2,400,000

David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AHERN
REAL ESTATE GROUP

Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2013 EVERGREEN AVENUE

MODESTO, CA RETAIL SPACE FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AHERN
REAL ESTATE GROUP

Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

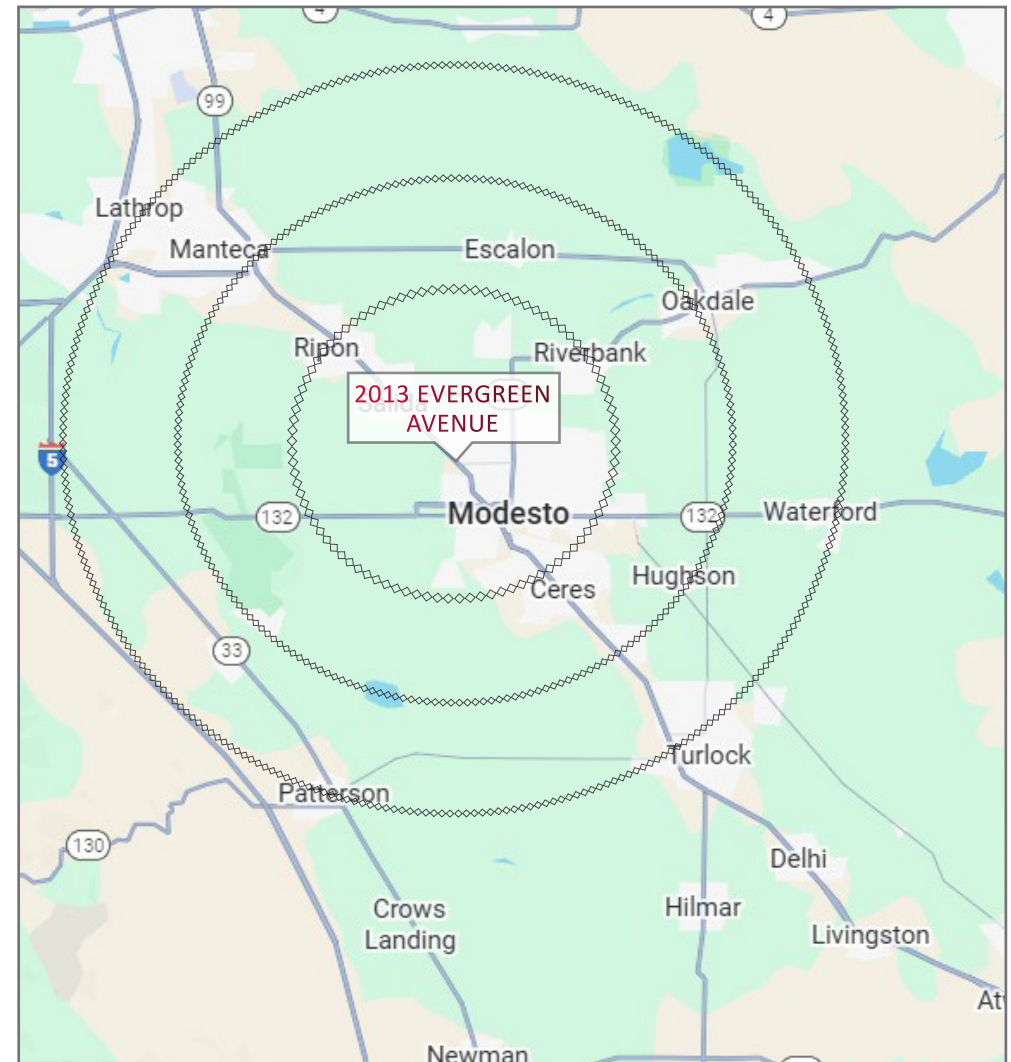
2013 EVERGREEN AVENUE

MODESTO, CA RETAIL SPACE FOR SALE

DEMOGRAPHICS SNAPSHOT

	2 MILES	5 MILES	10 MILES
2024 Total Population	60,440	234,522	393,249
2029 Population	60,620	234,830	394,666
Pop Growth 2024-2029	+0.1%	+0%	+0.1%
Average Age	37	35.9	35.7
2024 Total Households	21,004	77,524	126,071
HH Growth 2024-2029	+0.1%	+0%	+0.1%
Median Household Inc	\$73,256	\$71,329	\$74,708
Avg Household Size	2.80	2.90	3.00
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$379,226	\$383,029	\$407,495
Median Year Built	1972	1976	1979

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AHERN
REAL ESTATE GROUP

Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2013 EVERGREEN AVENUE

MODESTO, CA RETAIL SPACE FOR SALE

NEARBY AMENITIES

FOOD & BEVERAGE

1. Panda Express
2. Popeyes
3. IHOP
4. Starbucks
5. Denny's
6. Jack in the Box
7. Outback Steakhouse
8. In & Out Burger
9. Olive Garden
10. Black Bear Diner
11. Ono Hawaiian BBQ
12. WinCo Foods
13. McDonald's
14. Akitaca Crab
15. Four Seasons Buffet
16. El Pollo Loco
17. Subway
18. Wendy's
19. Starbucks

GAS STATIONS

1. Arco
2. Chevron
3. Marathon Modesto Gas

MISCELLANEOUS

1. Petco
2. Food Max
3. Office Depot
4. Public Storage
5. Modesto Hotel
6. Phillips Plaza
7. Central Valley Plaza
8. Grocery Outlet
9. DD's Discounts
10. Automotive Companies
11. Home Depot
12. O'Riley

FITNESS

1. Planet Fitness
2. In-Shape Fitness



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357