

COMMERCIAL LAND FOR SALE / LEASE / BUILD TO SUIT

3001 HEALTHCARE WAY | MODESTO, CA

LISTING DATA

AVAILABLE LAND: .67± ACRES

(BUILDING AREA ESTIMATED AT 4200± SF)

APN: 078-069-19

COMMENTS:

- Located in close proximity to Modesto's largest Kaiser Permanente, one of Modesto's largest employers with over 3200 employees.
- High profile land zoned Business Park - Specific Plan allowing for a variety of uses - ideal for medical.
- Surrounded by over 300 new apartment units either planned or under construction and two brand new Marriott Hotels.
- Considerable site work already in place!
- Directly adjacent to brand new Davita Clinics!
- Ideal for future medical office development in booming North Modesto.

ECONOMIC DATA:

Call for pricing

FOR MORE INFORMATION CONTACT:

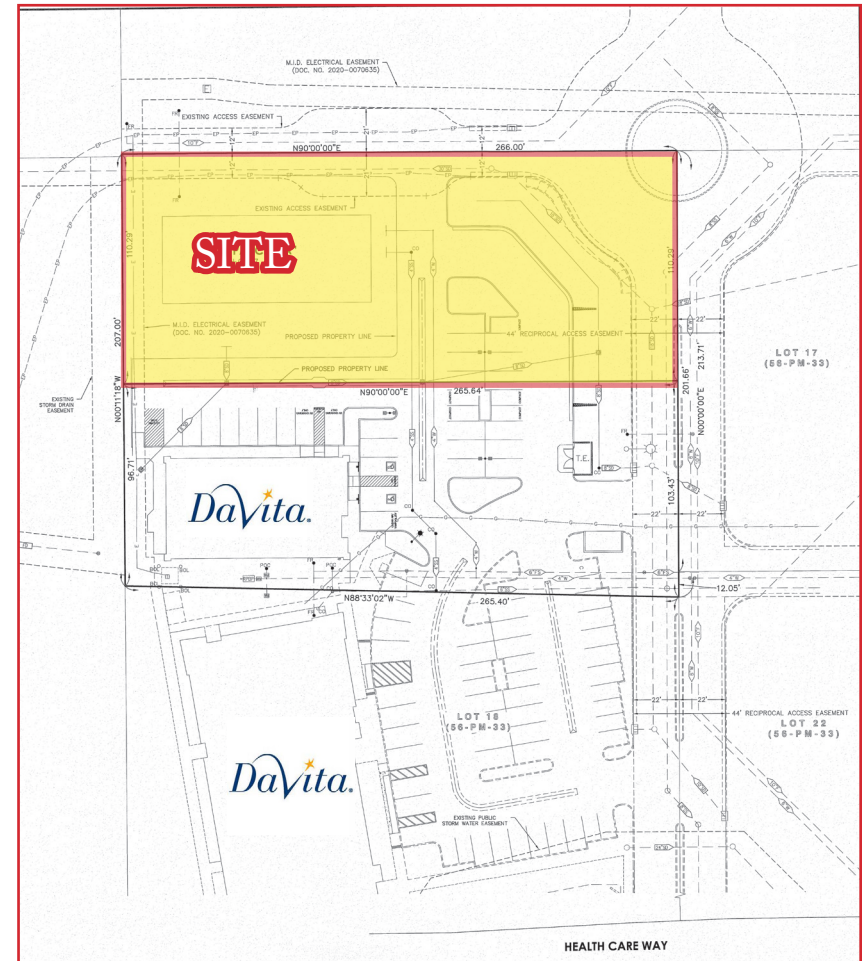
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1	DAVITA	7	CHEVRON
2	RETAIL SHOPS	8	INDEPENDENT LIVING/ SENIOR CARE FACILITY
3	RESIDENCE INN	9	76 / STARBUCKS
4	LEE SURGERY CENTER	10	RETAIL SHOPS
5	ALLURE APARTMENTS	11	ARCO AM/PM
6	MARRIOTT		

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DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION:	1,927	57,972	128,302
INCOME:	\$68,627	\$95,298	\$99,295

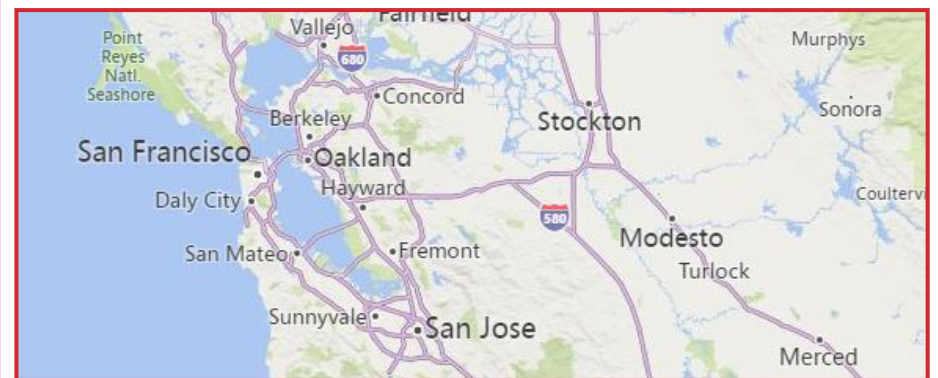
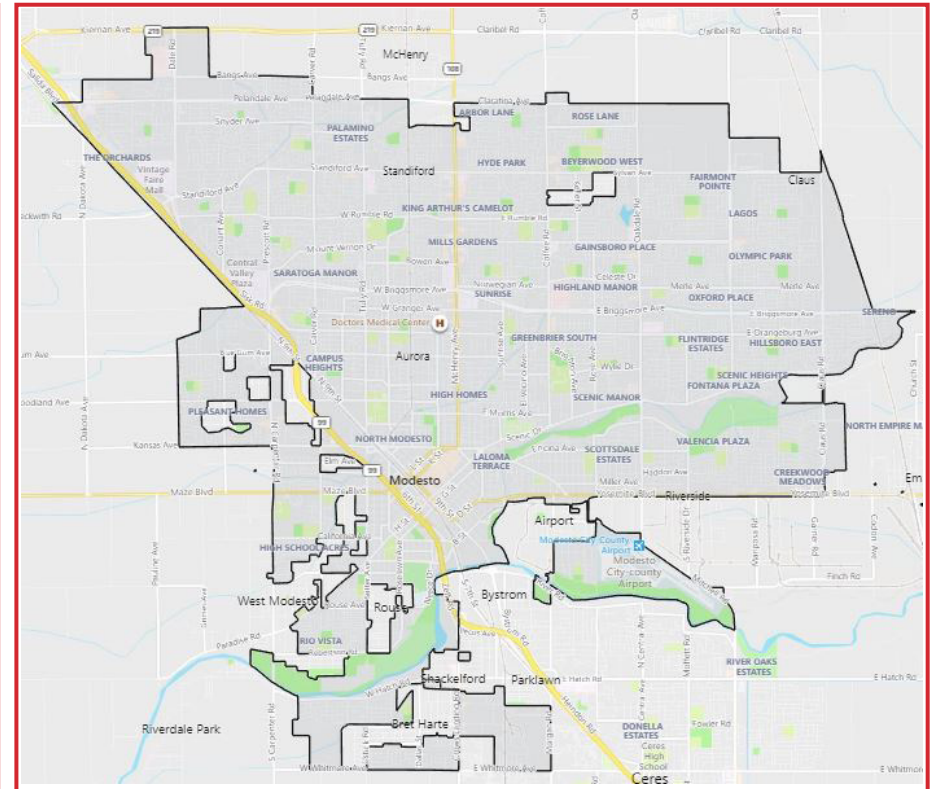
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