

Prime Location Retail/Office Suite For Lease

1219 N Carpenter Road, Suite 11, Modesto CA 95351



Size: 1,630 SF

Lease Rate: \$1.00/SF Gross

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EXCLUSIVELY LISTED BY:

DAVID QUINONEZ

DRE# 01853323

209.614.5653 / davidq@pmz.com

JOSH BOWER

DRE# 01905264

209.988.8428 / jbower@pmz.com

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

1120 Scenic Drive / Modesto, CA 95350

PMZCommercial.com





EXECUTIVE SUMMARY

1219 N Carpenter Road, Suite 11
Modesto CA 95351



2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

300,585

Population

97,524

Households

\$80,880

Average
Household
Income



PROPERTY DETAILS

APN	081-050-010
SUITE SIZE	1,630 SF
ZONING	C3 - Highway Commercial
YEAR BUILT	2007

HIGHLIGHTS

- Former Tattoo Shop (possible hair Salon)
- Admin/reception and waiting area
- 2 Offices, one with sink
- Break Room
- Bullpen with sink
- Storage Room
- Restroom
- Prime retail building with great exposure and traffic counts (27,295ADT)

Great location along a major commercial corridor. Located in close proximity to CA State Highway99. Located in the heart of the Central Valley, one hour from the BayArea

Within 0.5 miles of Home Depot and Modesto Junior College and surrounded by industrial and residential neighborhoods



PHOTOS





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,404	104,577	233,231
Growth 2023 - 2028	1.26%	0.94%	0.89%
Growth 2010 - 2023	10.30%	8.17%	7.78%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,515	35,305	77,086
Growth 2023 - 2028	1.25%	0.90%	0.85%
Growth 2010 - 2023	9.92%	7.79%	7.52%
Average HH Income	\$86,373	\$76,260	\$78,855

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
N Carpenter Rd	Carpenter Ln	2022	25,205	.05
N Carpenter Rd	Carpenter Ln	2021	27,295	.05
Woodland Ave	E Canal Dr	2022	3,860	.11
Woodland Ave	Watts Ave	2022	9,622	.13
Woodland Ave	McWilliams Way	2018	9,561	.13
Woodland Ave	Bennett Rd	2022	4,395	.19
Woodland Ave	N Emerald Ave	2022	9,170	.25
W Hawkeye Ave	Lone Palm Ave	2022	3,005	.37
N Emerald Ave	Yellowstone Ave	2022	5,980	.41
Kansas Ave	Reno Ave	2022	11,764	.43



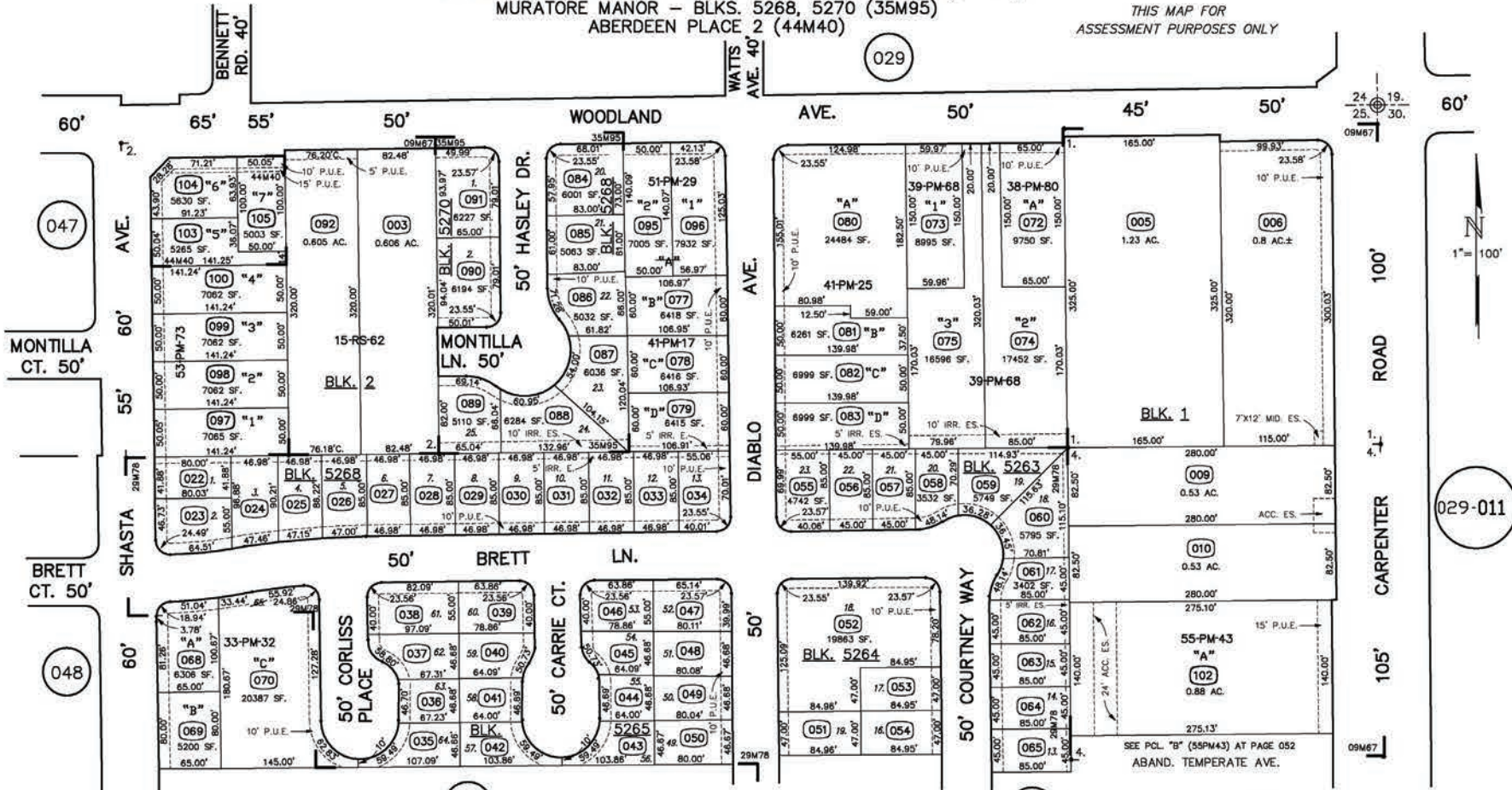
PARCEL MAP

POR. NE. 1/4 SECTION 25 T.3S. R.8E. M.D.B.& M.
 POR. PLEASANT HOMES - BLK. 1 LOTS 1 & 4, BLK. 2 LOT 2 (09M67)
 POR. SHASTA MEADOWS - BLKS. 5263, 5264, 5265, 5268 (29M78)
 MURATORE MANOR - BLKS. 5268, 5270 (35M95)
 ABERDEEN PLACE 2 (44M40)

002 084
002 180

081 - 050

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 007-032
 DRAWN: 01-27-75
 REVISED: 03-09-92 NC., 07-09-01 MB., 01-28-02 MB.,
 05-04-05 MF., 04-14-06 DH., 09-05-07 (V) MB., 12-05-16 MB.

Stanislaus
County
Assessor
58,81,92,93,02,06,
08,17

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AERIAL VIEW





AERIAL VIEW

