

**Dental Office in Turnkey Condition
Available for Sale or Lease**
1212 12th Street, Modesto, CA 95354



Sale Price: \$1,195,000

Lease Rate: \$1.75/SF NNN

Total Size: 4,472 SF | 0.31 AC Lot

TABLE OF CONTENTS

Executive Summary/Property Details	1
Photos	4
Aerial	6
Demographics	7
Parcel Map	8
Local Aerial View	9
Regional Aerial View	10

EXCLUSIVELY LISTED BY:

DAVID QUINONEZ

DRE# 01853323

209.614.5653 / davidq@pmz.com

JOSH BOWER

DRE# 01905264

209.988.8428 / jbower@pmz.com



1120 Scenic Drive / Modesto, CA 95350

PMZCommercial.com





EXECUTIVE SUMMARY

1212 12th Street
Modesto, CA 95354



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

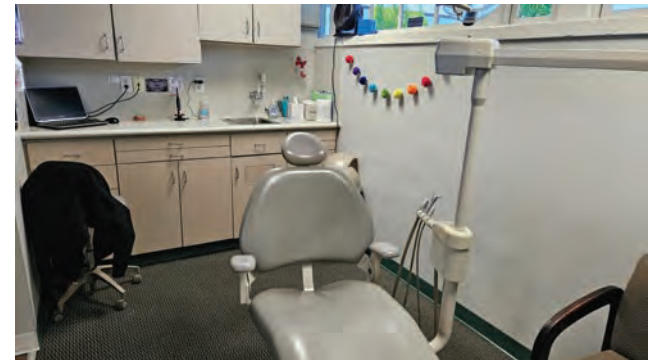
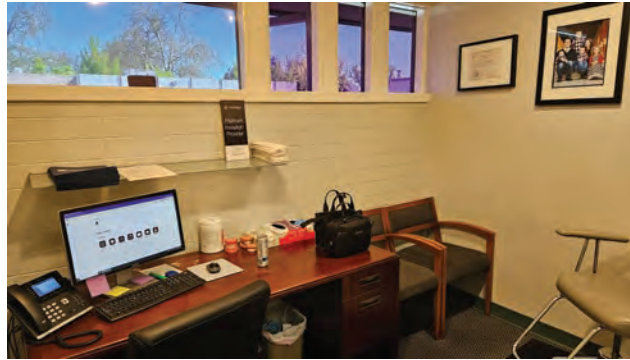
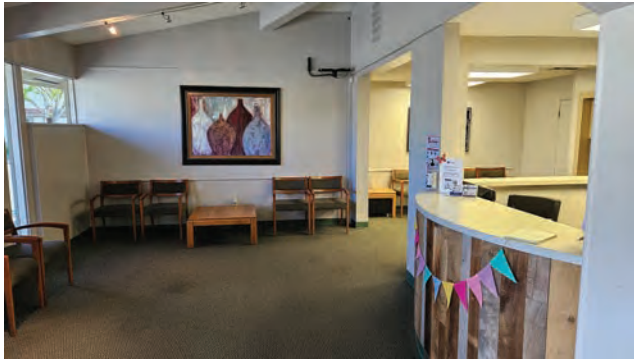
APN	105-020-003
BUILDING SIZE	4,472 approx. total SF
PARCEL SIZE	13,490 approx. total SF
ZONING	UGD Urban General Downtown (Equivalent to C-1) City of Modesto
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1967

HIGHLIGHTS

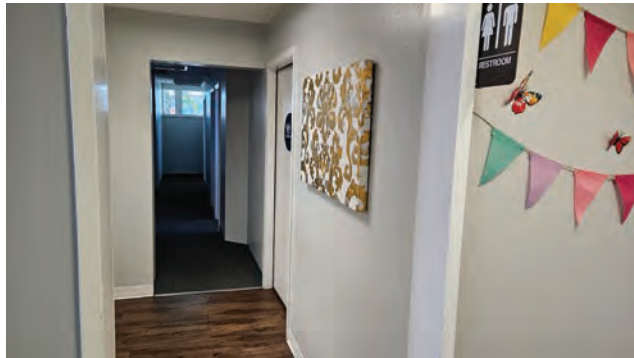
- Beautifully remodeled stand-alone dental office.
- There is a small dental lab in the rear of the building that could be sublet to a dental lab.
- Office is plumbed and turnkey for dental office and dental lab.
- Admin/Reception and Waiting Room
- 7 Exam Rooms and 4 Consult Rooms
- 1 Sterile Room
- 2 Lab Spaces
- 4 Restrooms
- Washer/Dryer Room
- Xray Room
- Kitchen
- Break Room
- Plenty of Storage
- 24 Parking Spaces
- Immediate access to residential neighborhoods, Downtown businesses and government offices, Central Modesto, and CA Highway 99.



PHOTOS



 **PHOTOS**





AERIAL



NEEDHAM STREET



SUBJECT PROPERTY

N STREET

11TH STREET

M STREET

12TH STREET

L STREET

13TH STREET

14TH STREET

K STREET

10TH STREET



J STREET



DEMOGRAPHICS

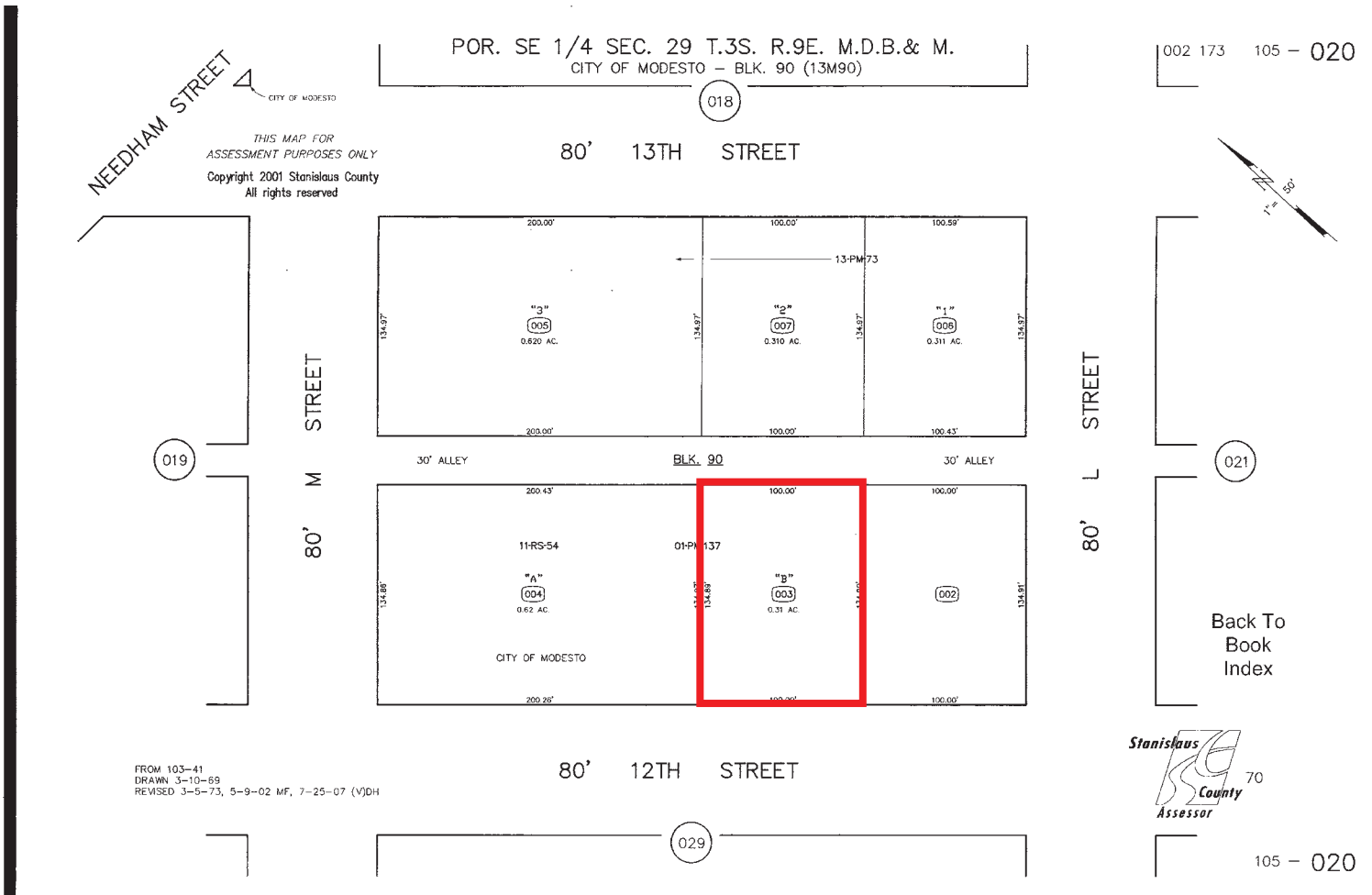
POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,579	145,016	296,029
Growth 2022 - 2027	2.35%	2.49%	2.39%
Growth 2010 - 2022	8.16%	9.04%	8.37%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,157	47,220	96,290
Growth 2022 - 2027	2.27%	2.42%	2.35%
Growth 2010 - 2022	7.48%	8.61%	8.07%
Average HH Income	\$66,706	\$67,478	\$77,801

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Tully Rd	del Monte Ave	2022	14,452	.02
W Roseburg Ave	Tully Rd	2018	5,162	.10
W Roseburg Ave	Tully Rd	2022	5,398	.10
W Roseburg Ave	Greenwood Dr	2022	3,879	.12

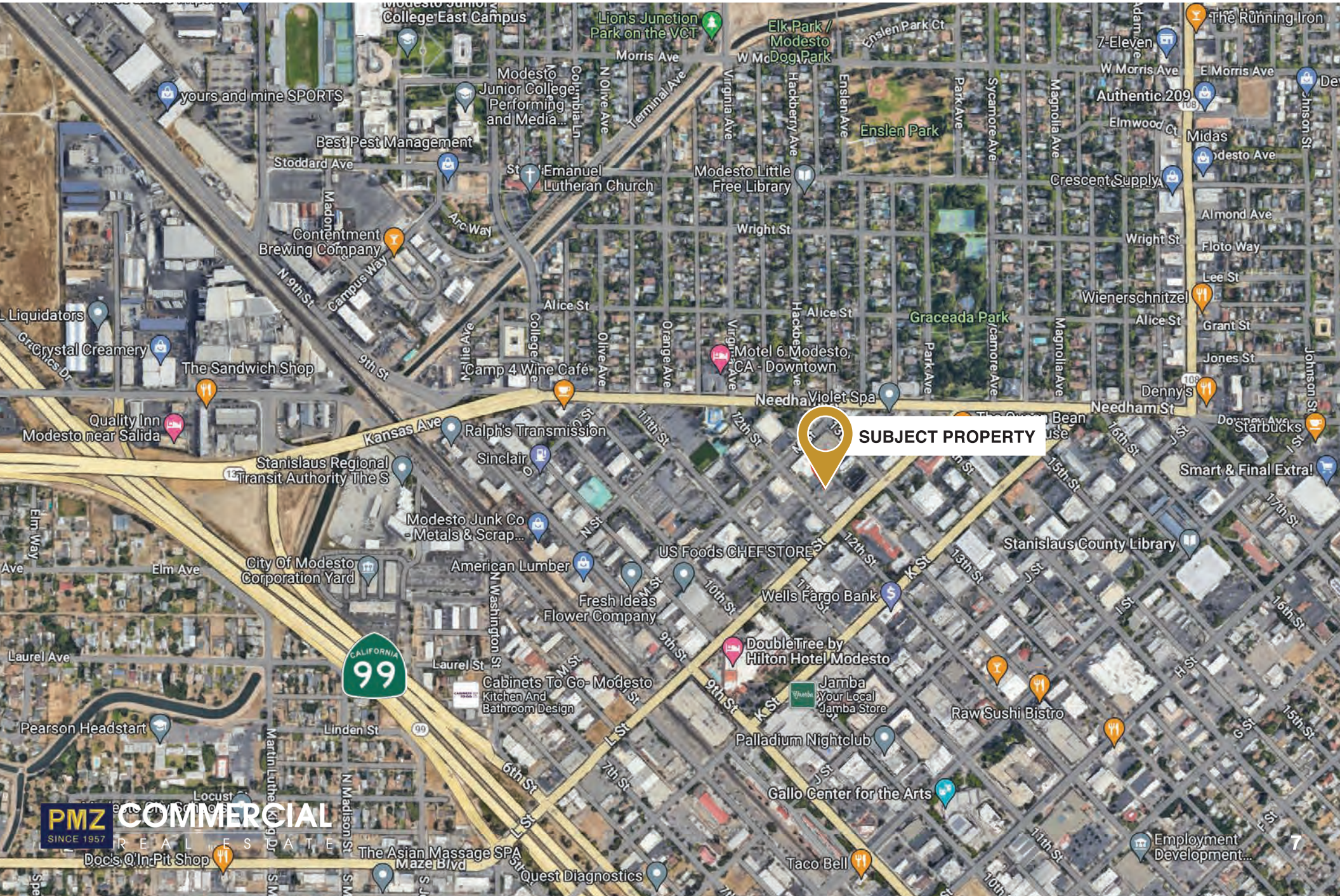


PARCEL MAP





LOCAL AERIAL VIEW



SUBJECT PROPERTY

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Docs @ In-Pit Shop

The Asian Massage SPA
Maze Blvd

Quest Diagnostics

Taco Bell

Employment Development...



REGIONAL AERIAL VIEW

