

**PRIME
LOCATION**

FOR LEASE

2005 EVERGREEN AVENUE • MODESTO

MOTIVATED LANDLORD!

**ASK ABOUT THE
RENT ABATEMENT!**



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PROPERTY SUMMARY

ADDRESS:	2005 Evergreen Avenue • Modesto	YEAR BUILT:	1990
LEASE RATE:	\$1.55 PSF	COUNTY:	Stanislaus County
VACANT SF:	± 826 - 3,387 SF	PROPERTY TYPE:	Commercial Office
LOT SIZE:	± 33,541 SF • ± 0.77 AC	PARCEL NUMBER:	060-036-017
PARKING:	60 Spaces / 3.29 Ratio	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

Built in 1990, 2005 Evergreen offers ±18,252 SF of reinforced concrete construction in a suburban Modesto location. The single-story, Class C office space boasts a 14' height and flexible layouts, ideal for multiple tenants. Situated in a very walkable area with some public transit options, the building provides ample surface parking with a ratio of 3.29 spaces per 1,000 square feet, totaling 60 spaces on the 0.77-acre lot. Located near the intersection of Briggsmore Avenue and Orangeburg Avenue, the property offers convenient access to Highway 99 as well as major thoroughfares. Currently, four (4) suites are available for lease, ranging from ± 826 to ± 3,387 SF, with a Lease Rate of \$1.55 PSF.

SUITE 100:

- ± 1,620 SF
- Spacious Open Area
- Two (2) Private Offices
- Restroom
- Two (2) Storage Closets

SUITE 400:

- ± 826 SF
- Two (2) Offices
- Large Training Room
- One (1) Restroom

SUITE 500:

- ± 1,796 SF
- Reception Area
- Three (3) Private Offices
- Six (6) Desk Spots
- Large Kitchen
- Two (2) Private Restrooms
- Janitorial Room

SUITE 600 - 800:

- ± 3,387 SF
- Reception Area
- Multiple Private Offices
- Large Conference Room
- Computer Lab
- Break-room
- Two (2) Private Restrooms

The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY

EXTERIOR



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY

SUITE 100



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY

SUITE 400



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

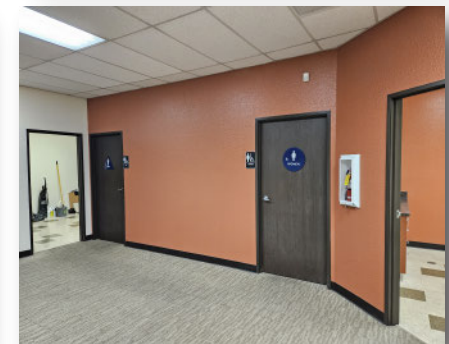
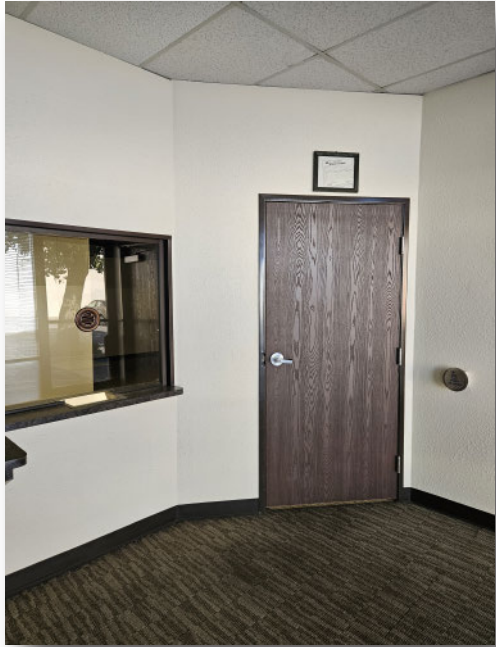
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY

SUITE 500



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

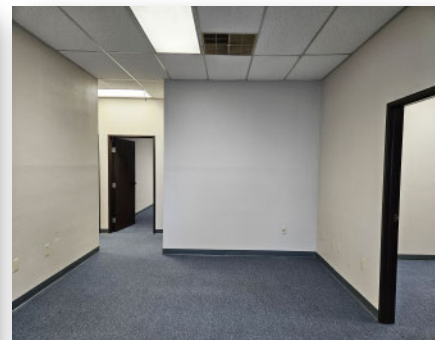
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY

SUITE 600 & 800



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

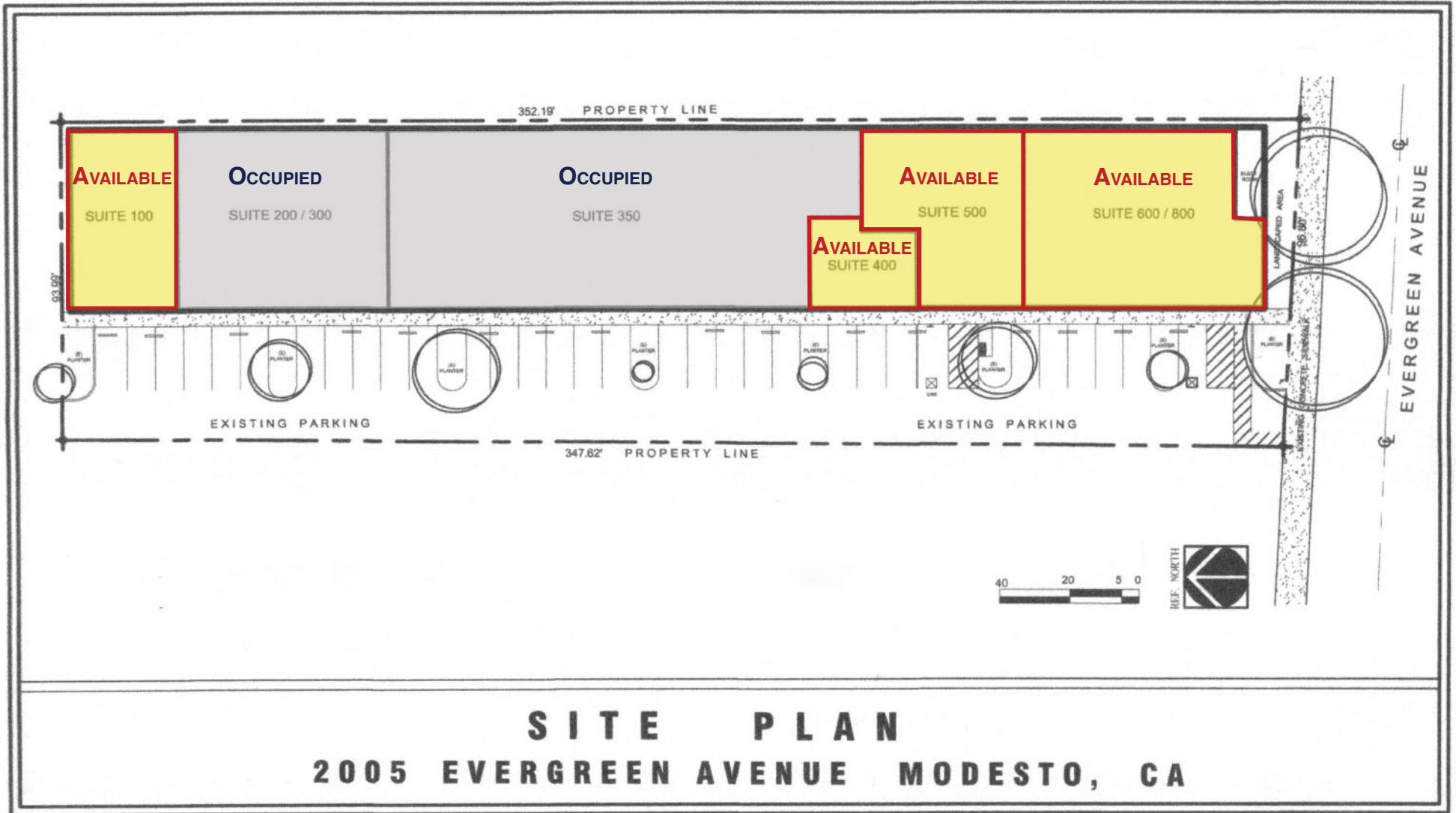
RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

SITE PLAN



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

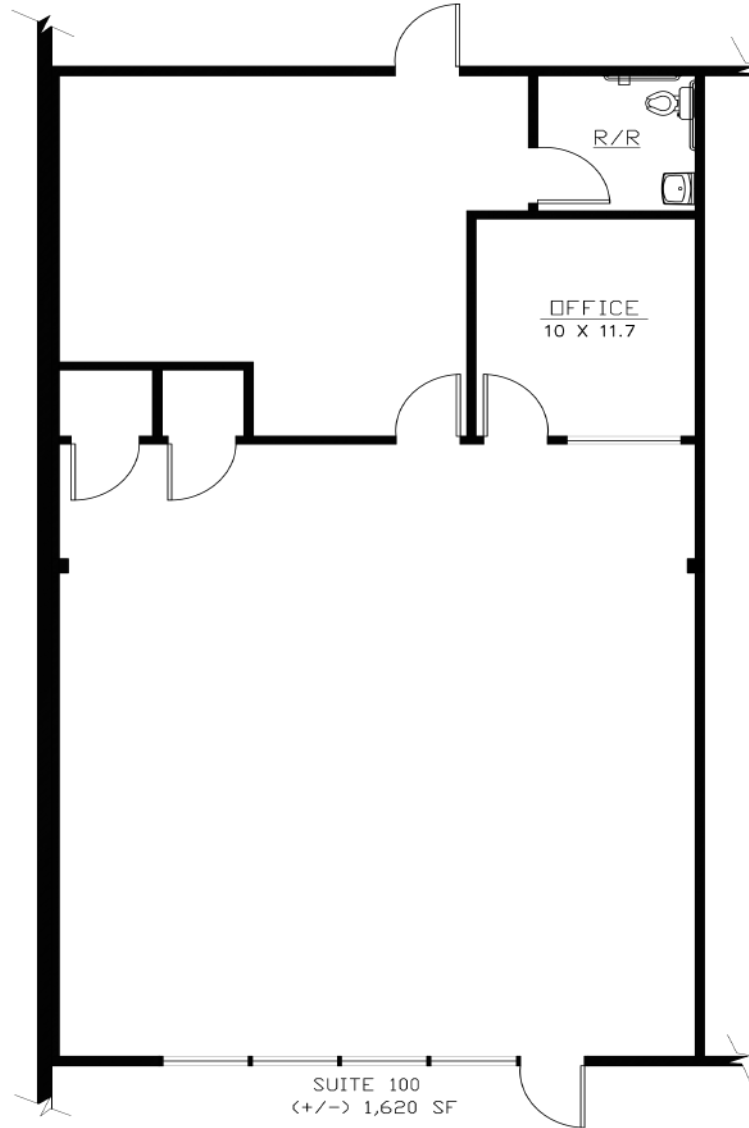
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

FLOOR PLAN

SUITE 100



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

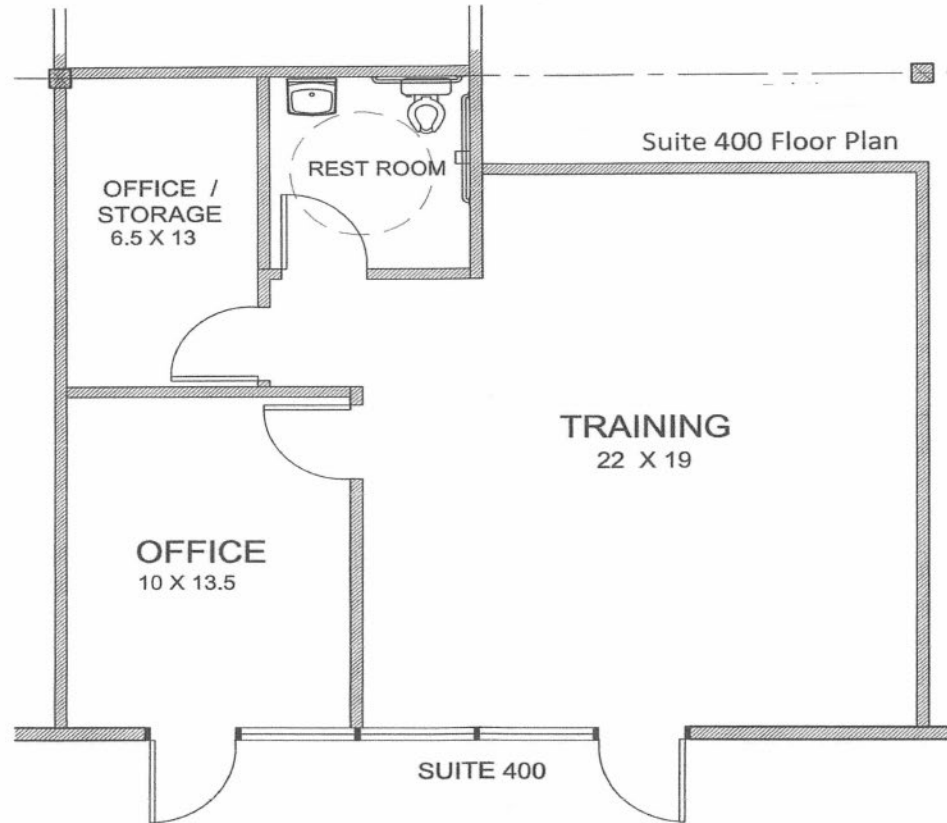
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

FLOOR PLAN

SUITE 400



**2005 EVERGREEN AVENUE
MODESTO, CA**

The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

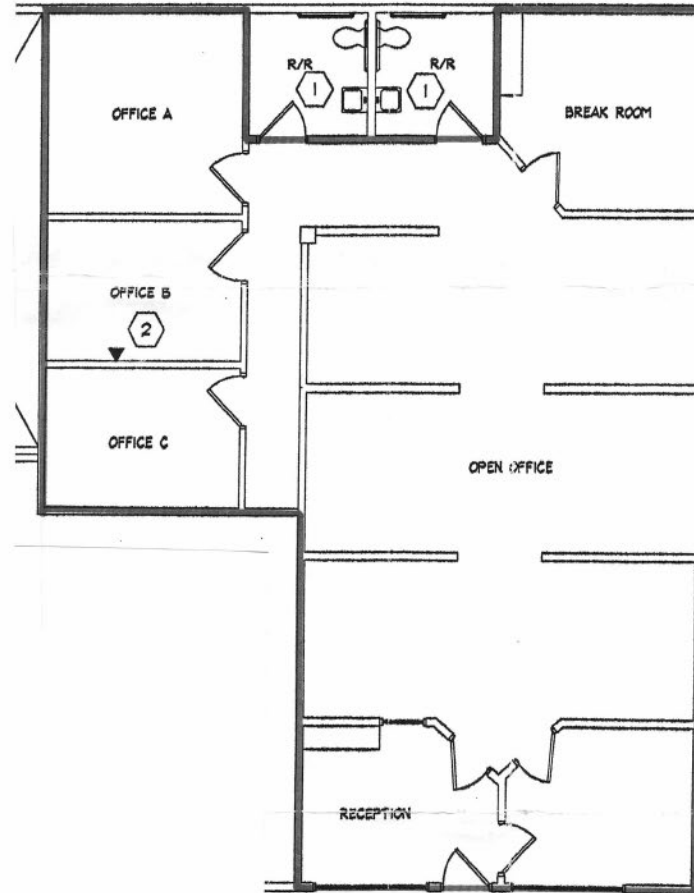
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

FLOOR PLAN

SUITE 500



2005 Evergreen Avenue, Suite 500, Modesto

1,796 SF

The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

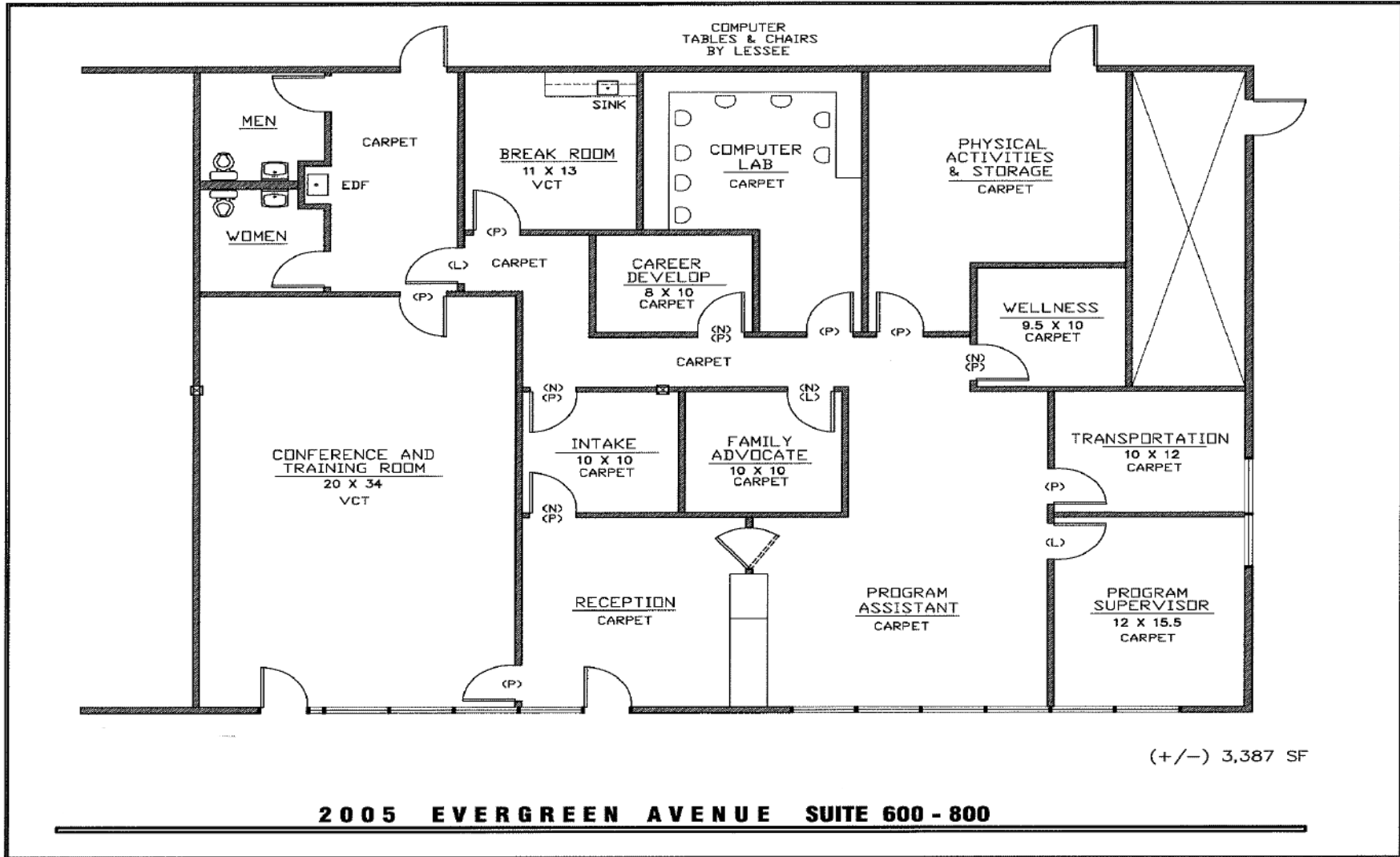
DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

FLOOR PLAN

SUITE 600 & 800



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

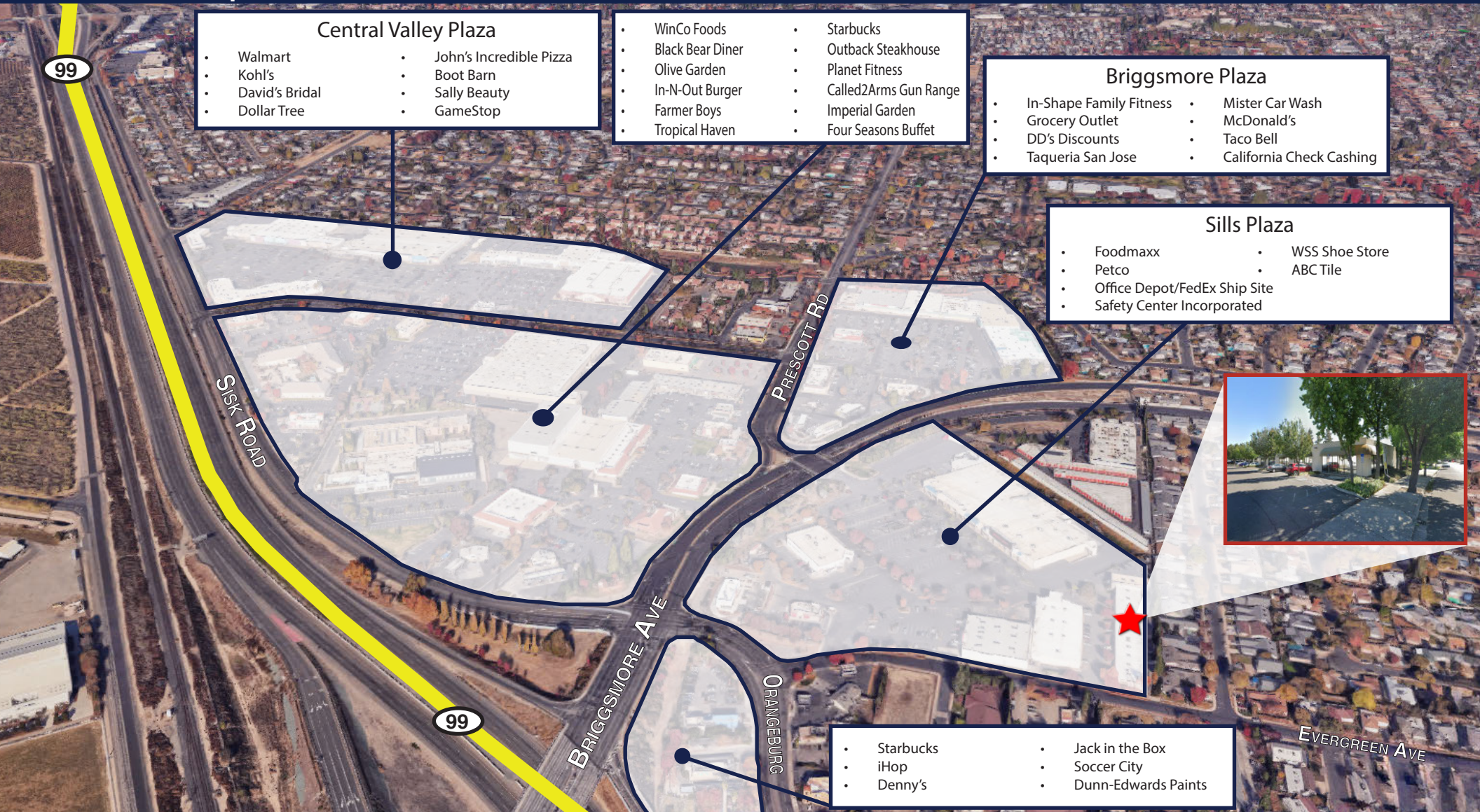
RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

LOCATION MAP



- ### Central Valley Plaza
- Walmart
 - Kohl's
 - David's Bridal
 - Dollar Tree
 - John's Incredible Pizza
 - Boot Barn
 - Sally Beauty
 - GameStop

- WinCo Foods
- Black Bear Diner
- Olive Garden
- In-N-Out Burger
- Farmer Boys
- Tropical Haven
- Starbucks
- Outback Steakhouse
- Planet Fitness
- Called2Arms Gun Range
- Imperial Garden
- Four Seasons Buffet

- ### Briggsmore Plaza
- In-Shape Family Fitness
 - Grocery Outlet
 - DD's Discounts
 - Taqueria San Jose
 - Mister Car Wash
 - McDonald's
 - Taco Bell
 - California Check Cashing

- ### Sills Plaza
- Foodmaxx
 - Petco
 - Office Depot/FedEx Ship Site
 - Safety Center Incorporated
 - WSS Shoe Store
 - ABC Tile

- Starbucks
- iHop
- Denny's
- Jack in the Box
- Soccer City
- Dunn-Edwards Paints



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

**PRIME
LOCATION**

AERIAL VIEW



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM