

HIGH PROFILE RETAIL /OFFICE BUILDING FOR LEASE

2525 MCHENRY AVENUE | MODESTO, CA

LISTING DATA

AVAILABLE SF: 5,889± SF former Umpqua Bank

- High visibility location at the intersection of McHenry and Floyd Avenue
- Positioned on the main North/South thoroughfare in Modesto surrounded by high concentration of national retailers and dense residential areas
- Fully built out as a bank w/ an open floor plan suitable to be converted to retail, office, or medical uses
- Nearby retailers include Safeway, Dollar Tree, Hobby Lobby, In-Shape, Party City and many more!
- Property is zoned C-3



TRAFFIC COUNTS:

McHenry Ave: 37,000± Cars ADT

Briggsmore Ave: 35,000± Cars ADT

ECONOMIC DATA: \$1.50 psf/month, NNN

For more information contact:

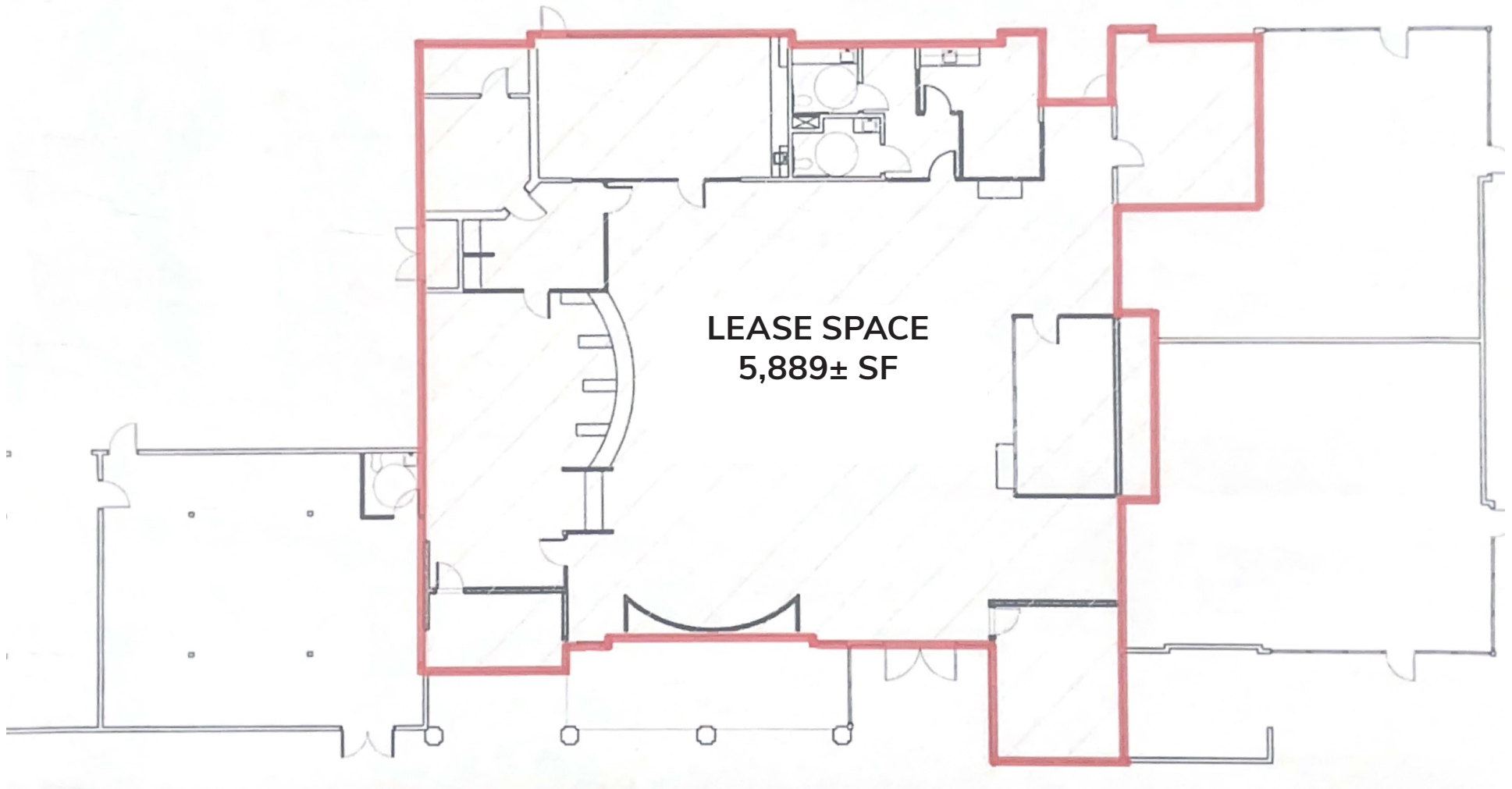
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FLOOR PLAN



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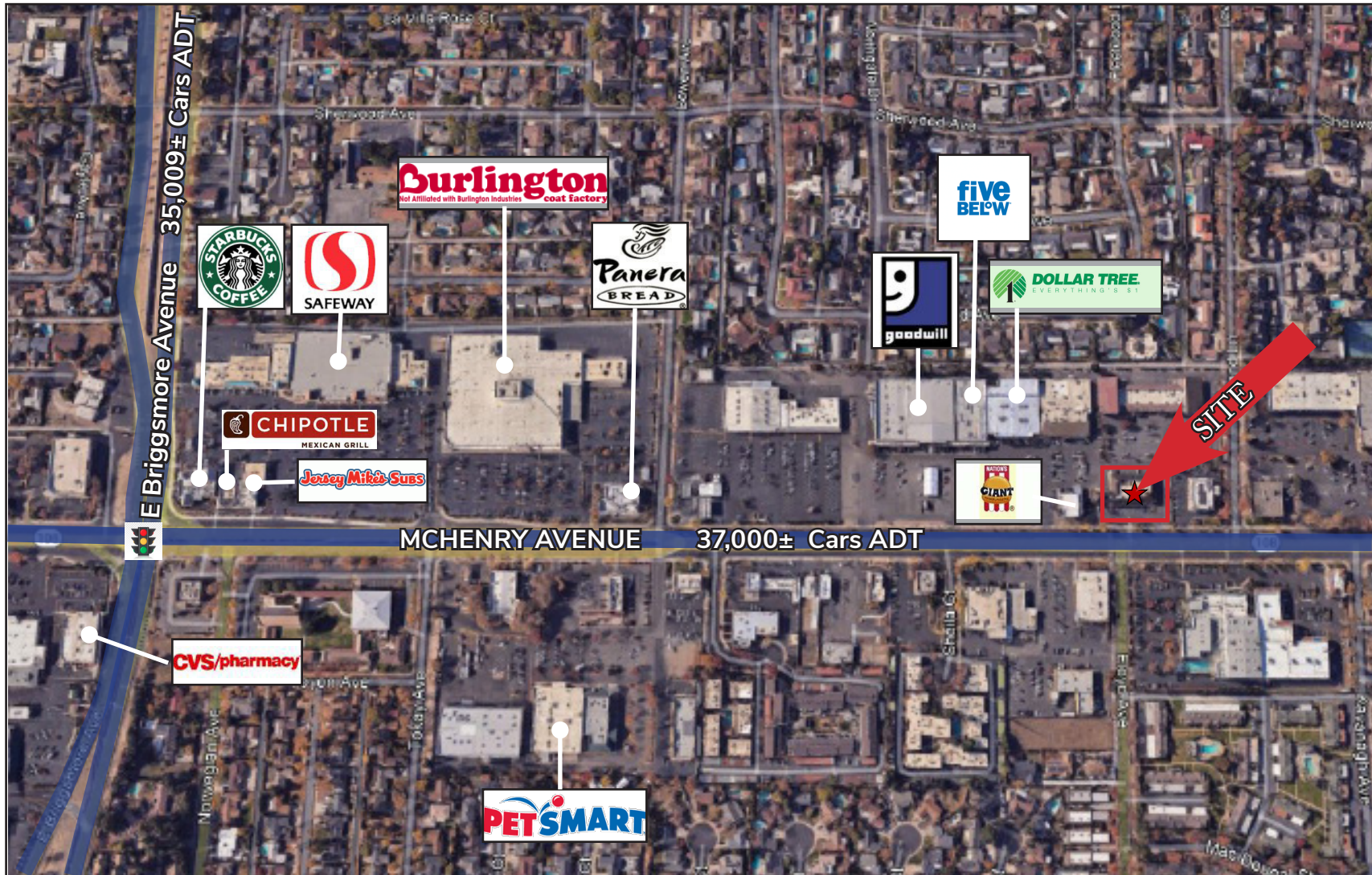
INTERIOR PHOTOS



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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	20,032	140,508	268,726
Income:	\$95,592	\$96,926	\$96,111

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