

3824 McHenry Ave | Modesto, CA



**FOR SALE / LEASE / BTS**

**Walmart Outparcel Along Auto Row**

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**NAI**Northgate

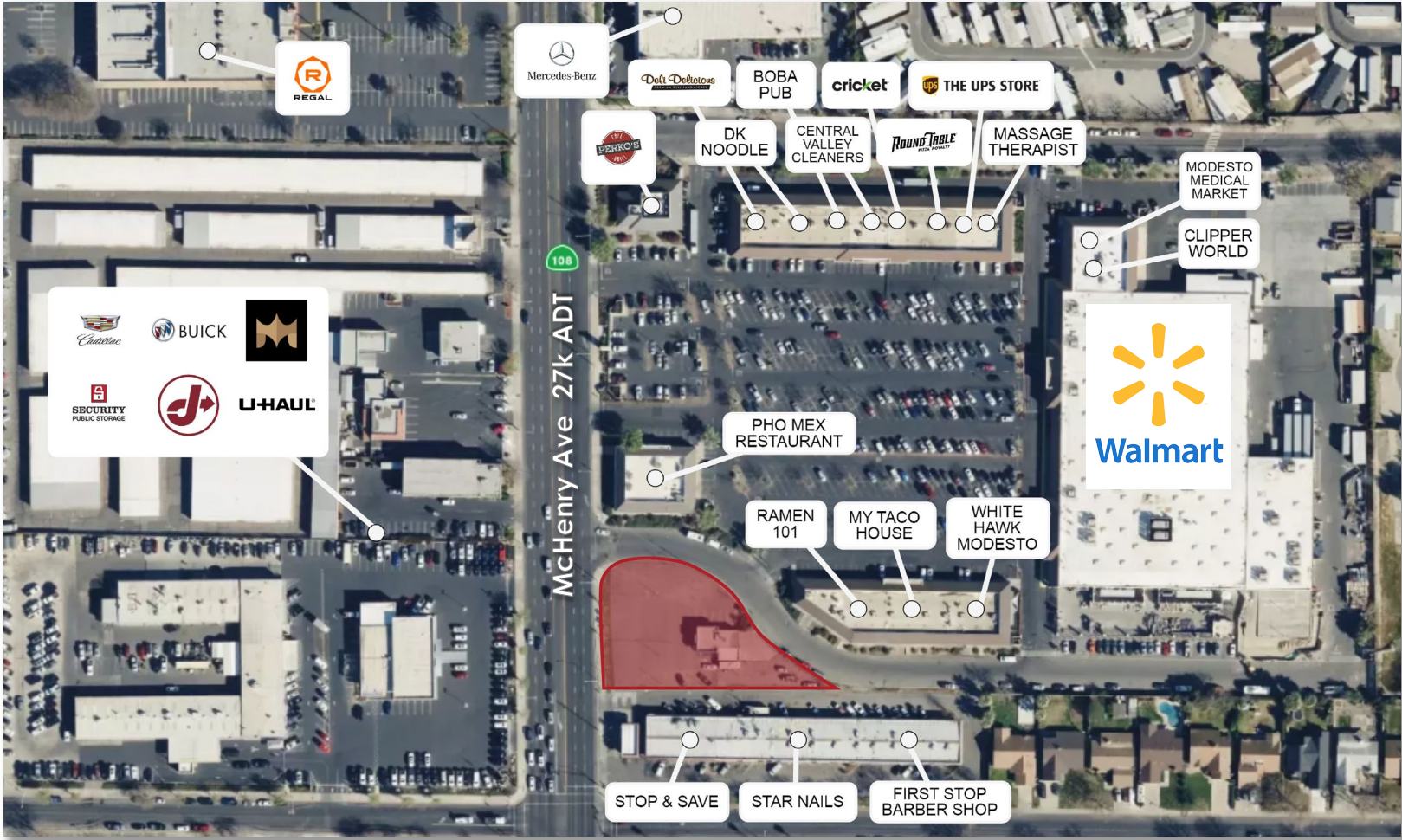
# PROPERTY OVERVIEW



<b>PROPERTY TYPE:</b>	Retail Pad
<b>LEASE TERMS:</b>	Negotiable
<b>LEASE TYPE:</b>	NNN
<b>LEASE PRICE:</b>	Contact Broker
<b>ZONING:</b>	Highway Commercial
<b>APN:</b>	052-060-010
<b>BUILDING SIZE:</b>	± 1,500 sq ft
<b>PARCEL SIZE:</b>	± 0.67 acres
<b>WITH EASEMENT:</b>	± 1.71 acres
<b>TRAFFIC:</b>	McHenry Ave: ± 27k ADT

- Ready to develop fully paved commercial parcel
- Located along McHenry's Auto Row with 18 major car dealerships within 1 mile
- Shopping center covenants include: Walmart, Cricket, Round Table, UPS Store, Perko's Café and multiple local businesses
- Existing car lot located on McHenry Ave; Modesto's major retail corridor
- Walmart anchored outparcel. Ideal for retail redevelopment.
- The easement, known as Meily Way, is included. It is not a city street.

# AERIAL VIEW



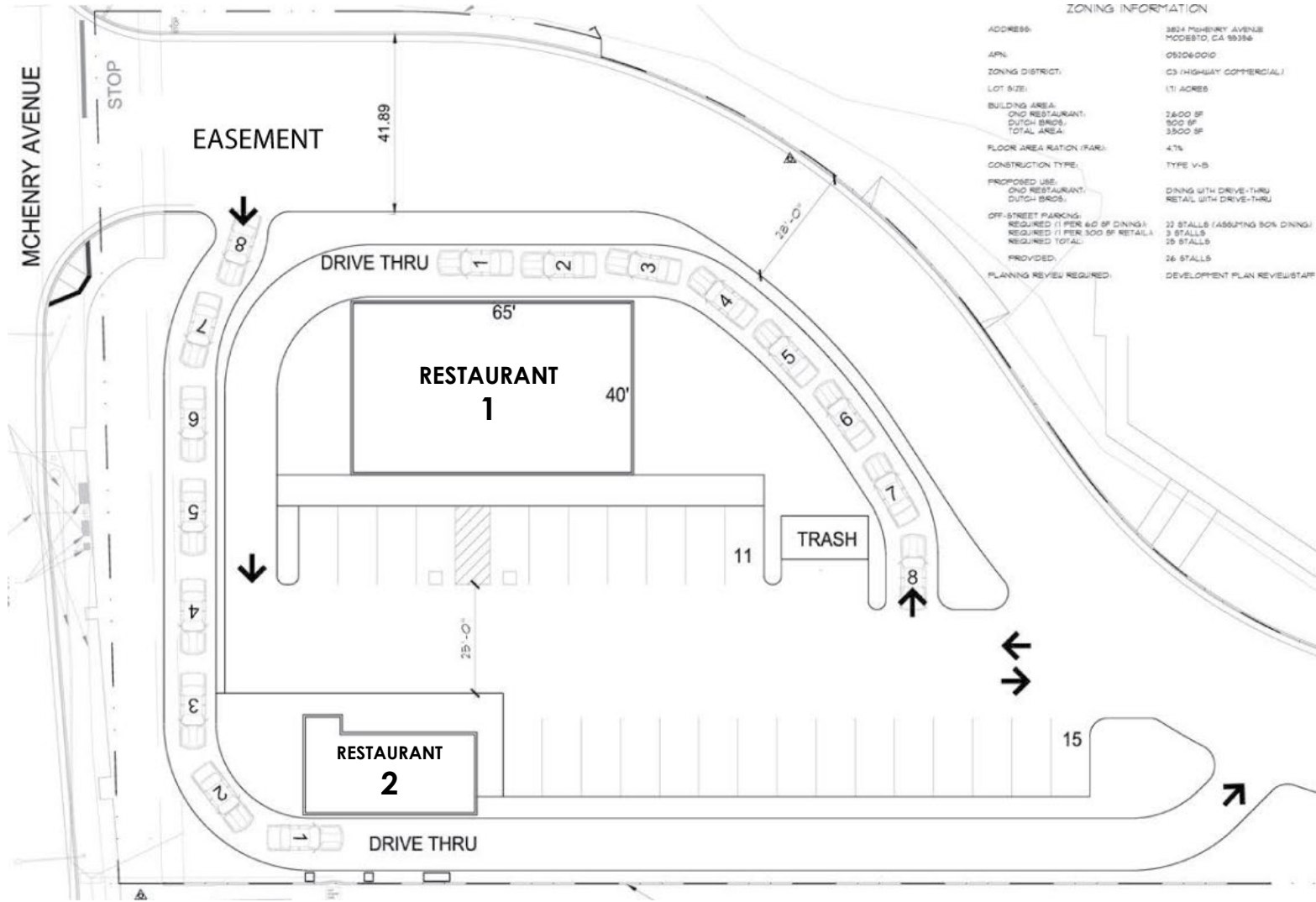
# AERIAL VIEW



# MARKET OVERVIEW



# POTENTIAL SITE PLAN



### ZONING INFORMATION

ADDRESS:	3824 MCHENRY AVENUE MODESTO, CA 95384
APN:	052090010
ZONING DISTRICT:	C3 (HIGHWAY COMMERCIAL)
LOT SIZE:	(1) ACRES
BUILDING AREA:	2600 SF
CND RESTAURANT:	900 SF
DUTCH BRDS:	3500 SF
TOTAL AREA:	
FLOOR AREA RATION (FAR):	4.7%
CONSTRUCTION TYPE:	TYPE V-B
PROPOSED USE:	DINING WITH DRIVE-THRU
CND RESTAURANT:	RETAIL WITH DRIVE-THRU
DUTCH BRDS:	
OFF-STREET PARKING:	
REQUIRED (1 PER 60 SF DINING):	22 STALLS (ASSUMING 30% DINING)
REQUIRED (1 PER 300 SF RETAIL):	3 STALLS
REQUIRED TOTAL:	25 STALLS
PROVIDED:	26 STALLS
PLANNING REVIEW REQUIRED:	DEVELOPMENT PLAN REVIEW/STAFF



## CITY PROFILE

Modesto is in the Central valley region south of Sacramento and north of Fresno the city, is in the San Joaquin Valley is surrounded by rich farmland. Stanislaus County ranks sixth among California counties in farm production It is home to Gallo Farm Winery the largest family-owned winery in the United States. Led by milk, almonds, chickens, walnuts, and corn silage, the county grossed nearly \$3.1 billion in agricultural production in 2011. The farm to table movement plays a central role in Modesto living in the Central Valley

- **GROWING POPULATION:** Modesto has a steadily growing population, which indicates an expanding customer base for retail businesses. The increase in residents translates to a larger consumer market and potential demand for various goods and services.
- **ECONOMIC STABILITY:** The city of Modesto has a stable and diverse economy. It is home to a mix of industries, including agriculture, manufacturing, healthcare, education, and more. A strong economic foundation contributes to the overall purchasing power and disposable income of residents, creating favorable conditions for retail businesses.
- **FAVORABLE LOCATION:** Modesto is strategically located in the heart of California's Central Valley, which serves as a major transportation hub. It benefits from convenient access to major highways, making it easily accessible for both residents and visitors. This accessibility enhances the visibility and reach of retail establishments, attracting a larger customer base.
- **RETAIL INFRASTRUCTURE:** Modesto boasts a well-developed retail infrastructure, with a variety of shopping centers, malls, and commercial districts. The presence of established retail outlets and businesses creates a vibrant retail ecosystem that attracts shoppers from the local community and surrounding areas.
- **SUPPORTIVE BUSINESS ENVIRONMENT:** The city of Modesto fosters a business-friendly environment, offering support services and resources for entrepreneurs and retailers. This includes assistance with permits, licenses, and networking opportunities.

# LOCATION OVERVIEW



	1 MILE	3 MILES	5 MILES
2023 Population	15,800	115,124	230,236
Projected Growth	2.3%	1.87%	1.62%
Median Age	42	39	38
Households	6,090	40,763	78,275
Projected Growth	1.7%	1.6%	1.5%
White Population	8,028	55,057	103,629
Black Population	628	5,000	9,104
Asian Population	1,208	10,470	18,573
Native Am Population	300	2,081	4,411
Pacific Isle Population	171	1,461	2,557
Mixed Population	2,502	18,157	37,386
Other Population	2,956	18,156	37,386
Hispanic Population	37.2%	39.9%	45.4%
Average HH Income	\$104.8k	\$106.7k	\$106.3k
Median HH Income	\$73.9k	\$85.4k	\$84.9k
High School Graduates	62.2%	58.9%	55.5%
College Graduates	25.3%	21.4%	19.4%
Total Businesses	134	429	767
Total Employees	17,594	116,415	236,708



# DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in investment advisory and brokerage on commercial properties (office, retail, industrial), multi-family, and commercial farms.

The Northgate XCS Team provides real estate solutions that help investors navigate the complex real estate market.

## ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

# 27+

YEARS OF COMMERCIAL  
BROKERAGE

# 300K

ACTIVE INVESTORS IN OUR  
PROPRIETARY DATABASE

# \$4 BILLION

IN SALES TRANSACTIONS  
FROM COAST TO COAST

# 16

STATES TRANSACTED

# NAI Northgate

## INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

## A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

## THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.



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