

**Sarah Dominguez**

President

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# Property For Lease

1541 FLORIDA AVE.  
MODESTO, CA 95350

4,628 SF AVAILABLE





## City Overview

Modesto, California—an established hub in the heart of California’s Central Valley where agriculture, industry, and healthcare converge. Known for its rich farming heritage and strategic location between San Francisco and the Sierra Nevada, Modesto supports a dynamic economy anchored by agribusiness, manufacturing, and an expanding medical sector. The city’s central position, affordable cost of living, and strong transportation links make it a vital regional center for commerce and care.

Healthcare in Modesto continues to grow in response to increasing demand, supported by major institutions such as Doctors Medical Center and Memorial Medical Center. With its stable workforce, community-focused development initiatives, and ongoing investment in healthcare infrastructure, Modesto offers a compelling environment for medical real estate investment and long-term provider growth.





# About This Property

## Property Details

This property is a fully leased, three-story medical office building located on the landlocked campus of Doctors Medical Center—the only property of its kind on-site. Anchored by a leading physician group affiliated with Tenet Health Care, it offers long-term stability with 12.5 years of remaining lease term. The building houses a synergistic mix of medical tenants, promoting strong patient referrals and operational efficiency. With over \$823,000 in recent capital upgrades, P-D zoning, and a Modified Gross lease structure, this property combines strategic location, quality tenancy, and updated infrastructure.



1541 FLORIDA AVE. - MODESTO, CA - 95350



# Property Details

4,628 SF AVAILABLE FOR LEASE

SF Available	4,628 SF Available
# of Stories	3
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	Modified Gross
Zoning	P-D





# Site Aerial





1541 FLORIDA AVE. - MODESTO, CA - 95350



# Site Aerial

WITH SURROUNDING BUSINESSES







# Space Layout

## AVAILABLE SPACES

### 3<sup>RD</sup> FLOOR

- SUITE 306: 4,628 RSF



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# Property Photos

SUITE 306 INTERIOR





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# Property Photos

BUILDING EXTERIOR





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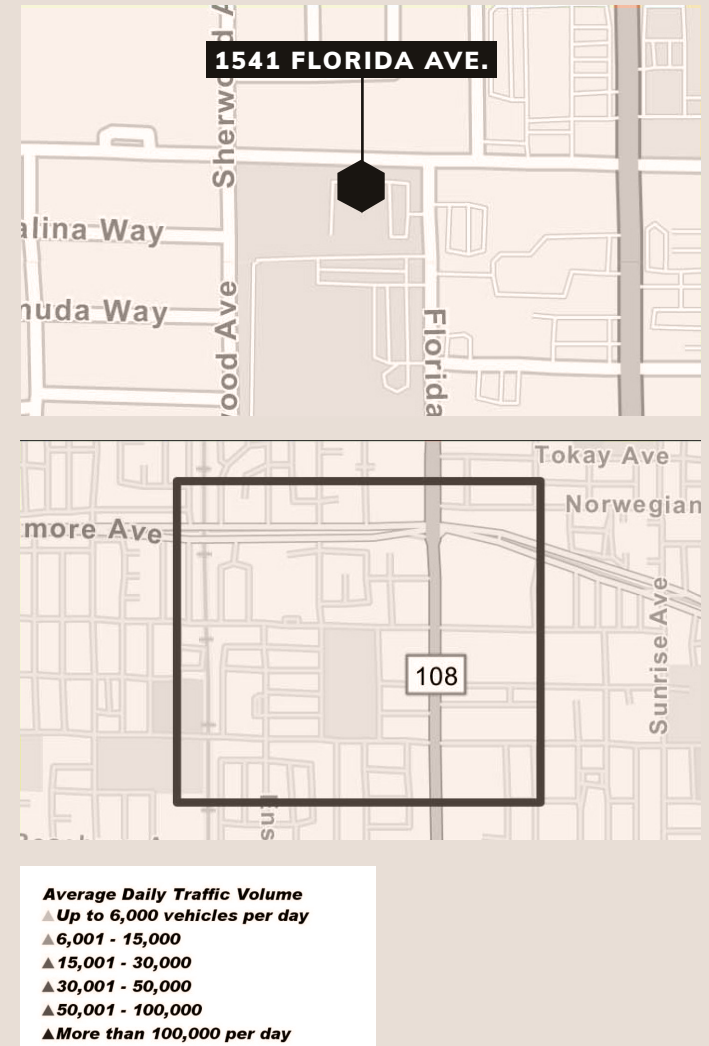
# Property Photos

BUILDING INTERIOR





## IMMEDIATE AREA







# Demographics

## 1,3,5 Mile Radius, 2025 & 2030



### Population

1 mile	17,642	17,478
3 miles	151,364	150,826
5 miles	277,297	276,290



### Households

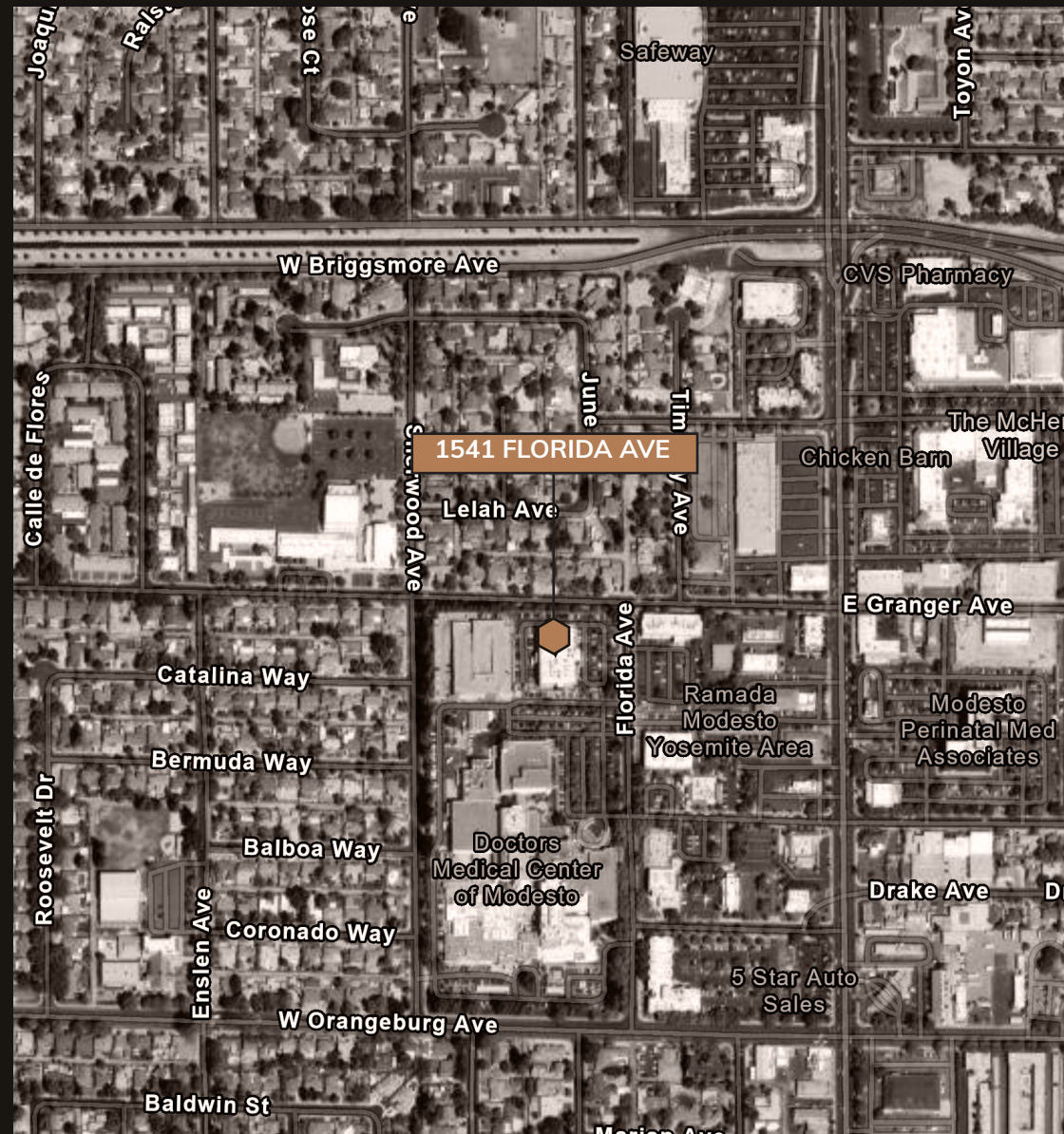
1 mile	6,480	6,439
3 miles	53,533	53,549
5 miles	91,750	91,882



### Median HH Income

1 mile	\$85,246	\$91,142
3 miles	\$80,135	\$86,688
5 miles	\$82,357	\$90,052

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**GRAYCE**  
PROPERTY CONSULTANTS

