

FOR LEASE / SHOP & PAD SPACES

Shops at Lincoln School

1801 H Street | Modesto, CA



Suite A-2
±1,023 SF



Suite B-7
±1,200 SF



Suite C-1
±14,500 SF
2nd Generation Medical



Suite D-4
±1,800 SF

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Property Summary

SPACES AVAILABLE

Suite A-2: ±1,023 SF
 Suite B-1: ±2,100 SF (*Coming Soon*)
 Suite B-7: ±1,200 SF
 Suite C-1: ±14,500 SF
 Suite D-4: ±1,800 SF

ASKING RENT

Upon Request

ZONING

Urban General Downtown (UGD)

TRAFFIC COUNTS

17th Street | ±10,557 ADT
 H Street | ±30,000 ADT
 Downey Ave | ±12,668 ADT




NEIGHBORING TENANTS

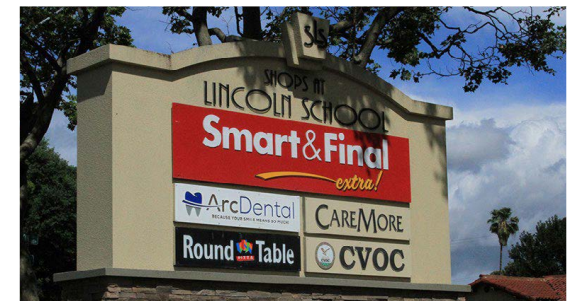
Smart and Final, Starbucks, Jack in the Box, Denny's
 Round Table Pizza, Sourdough & Co, Bank of America, & More

COMMENTS

- Grocery anchored shopping center (only grocery store located in South Modesto at the 5 Corners)
- Dense residential neighborhoods surround the site with excellent demographics
- Close proximity to Modesto Junior College & Thomas Downey High School
- Easily accessible via State Route 99
- Center is subject to high traffic volumes for added exposure
- Suite is ideal for retail, medical, financial, or other service-related businesses
- **Do Not Disturb Tenants**

Source: 2022 Esri.

NEIGHBORHOOD DEMOGRAPHICS		1 Mi	3 Mi	5 Mi
	POPULATION	12,447	148,582	297,717
	AVERAGE HOUSEHOLD INCOME	\$77,573	\$77,956	\$87,533
	DAYTIME POPULATION	17,144	74,501	114,027



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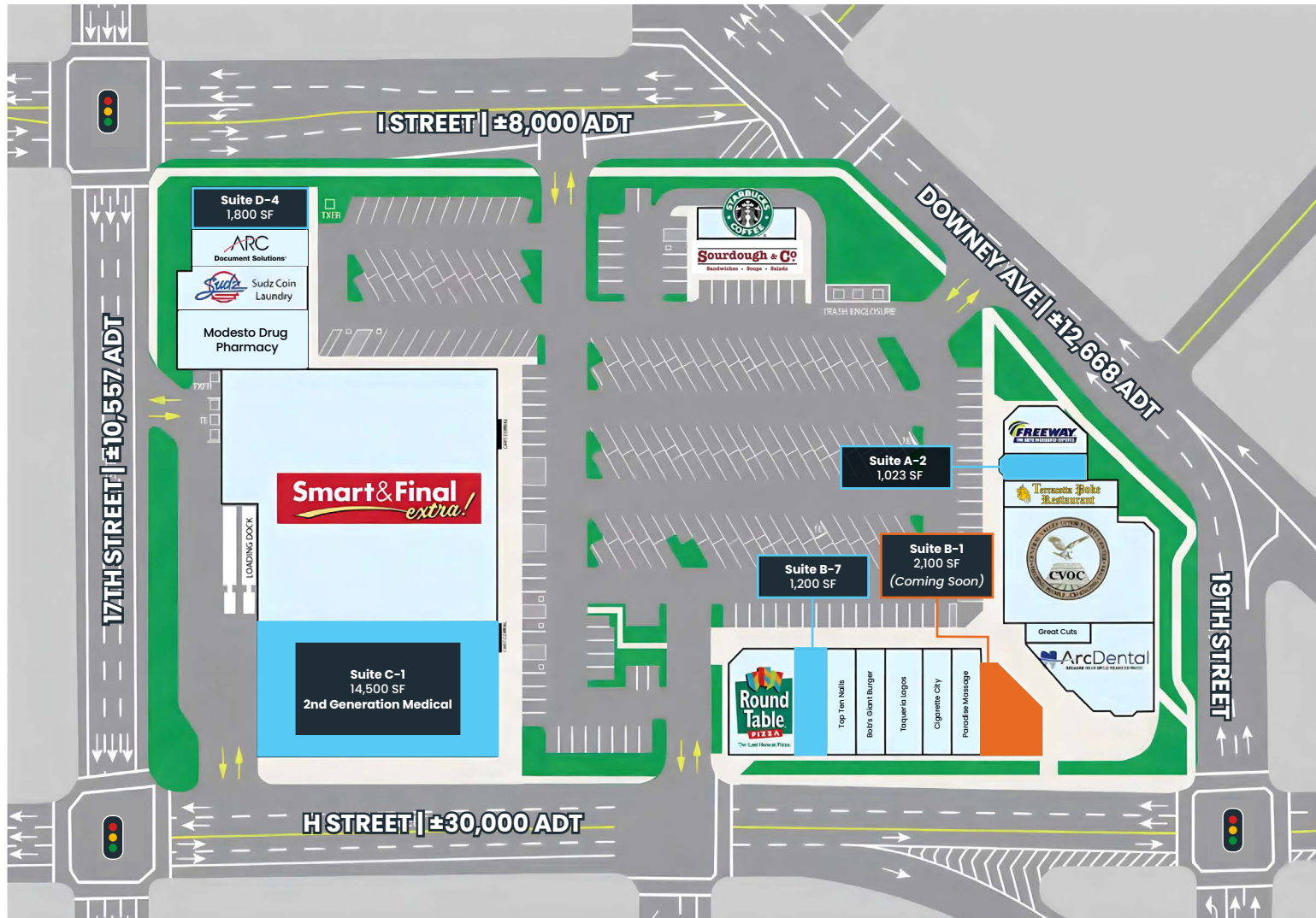
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Site Plan



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Aerial



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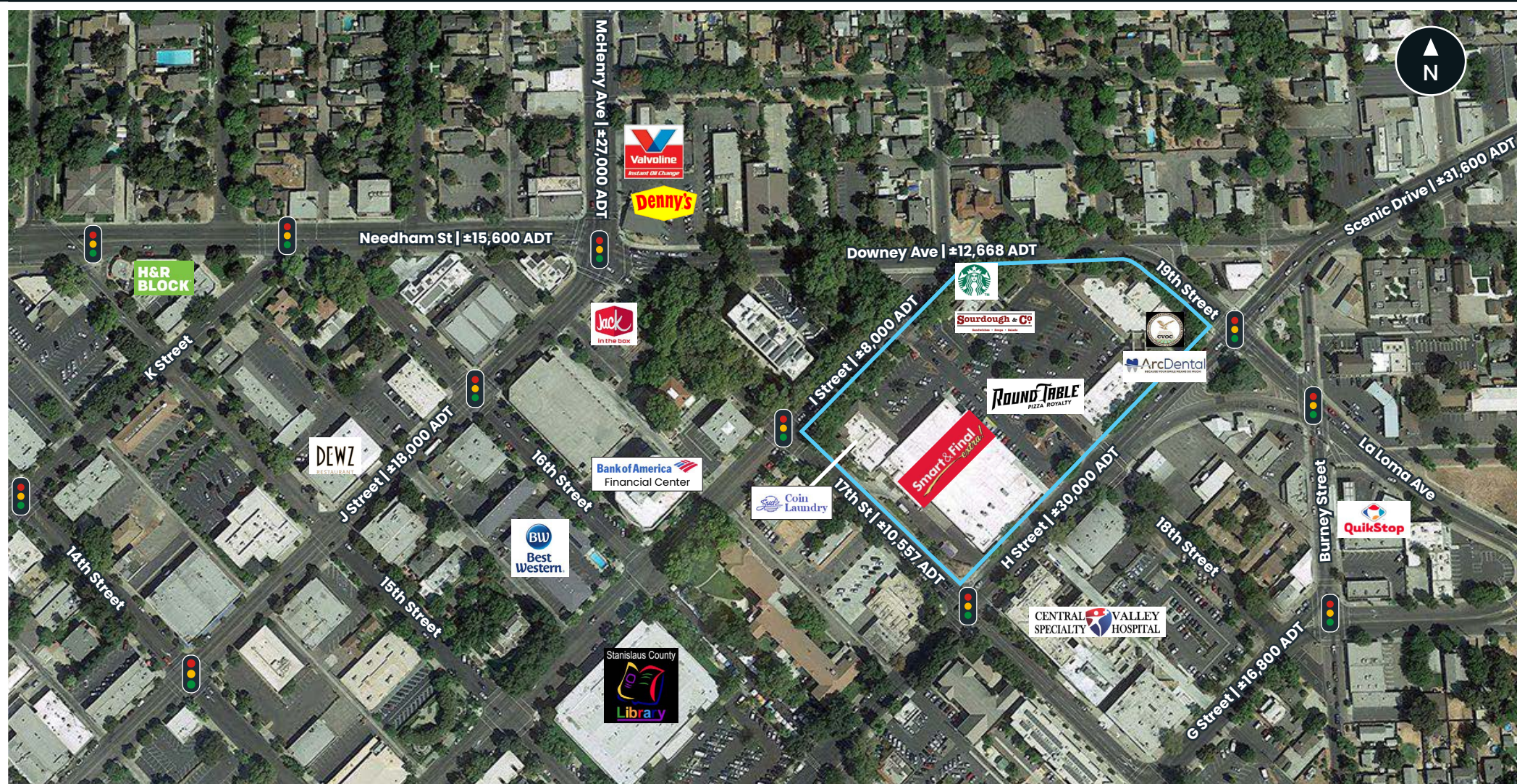
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Close-Up Market Aerial



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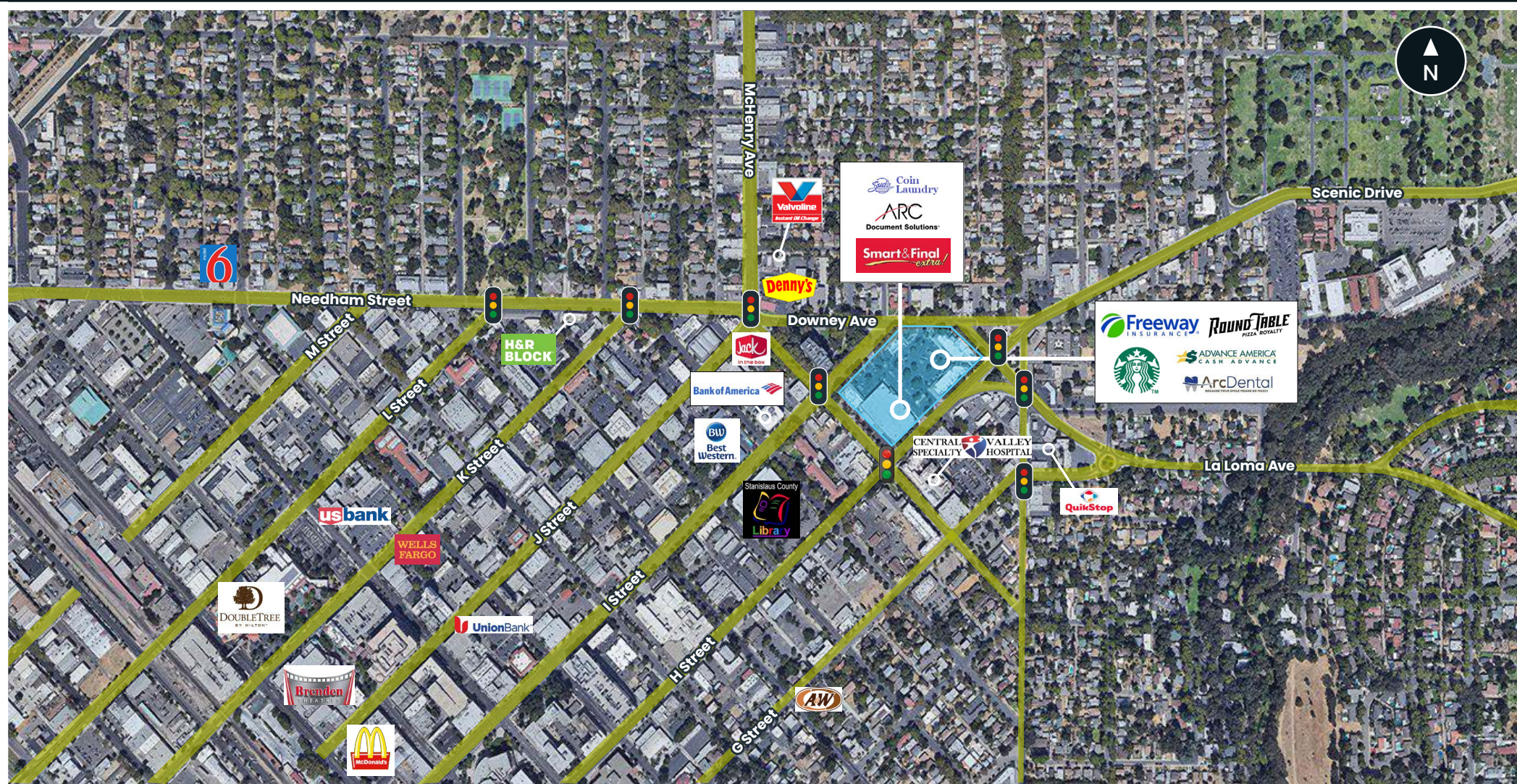
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Market Aerial



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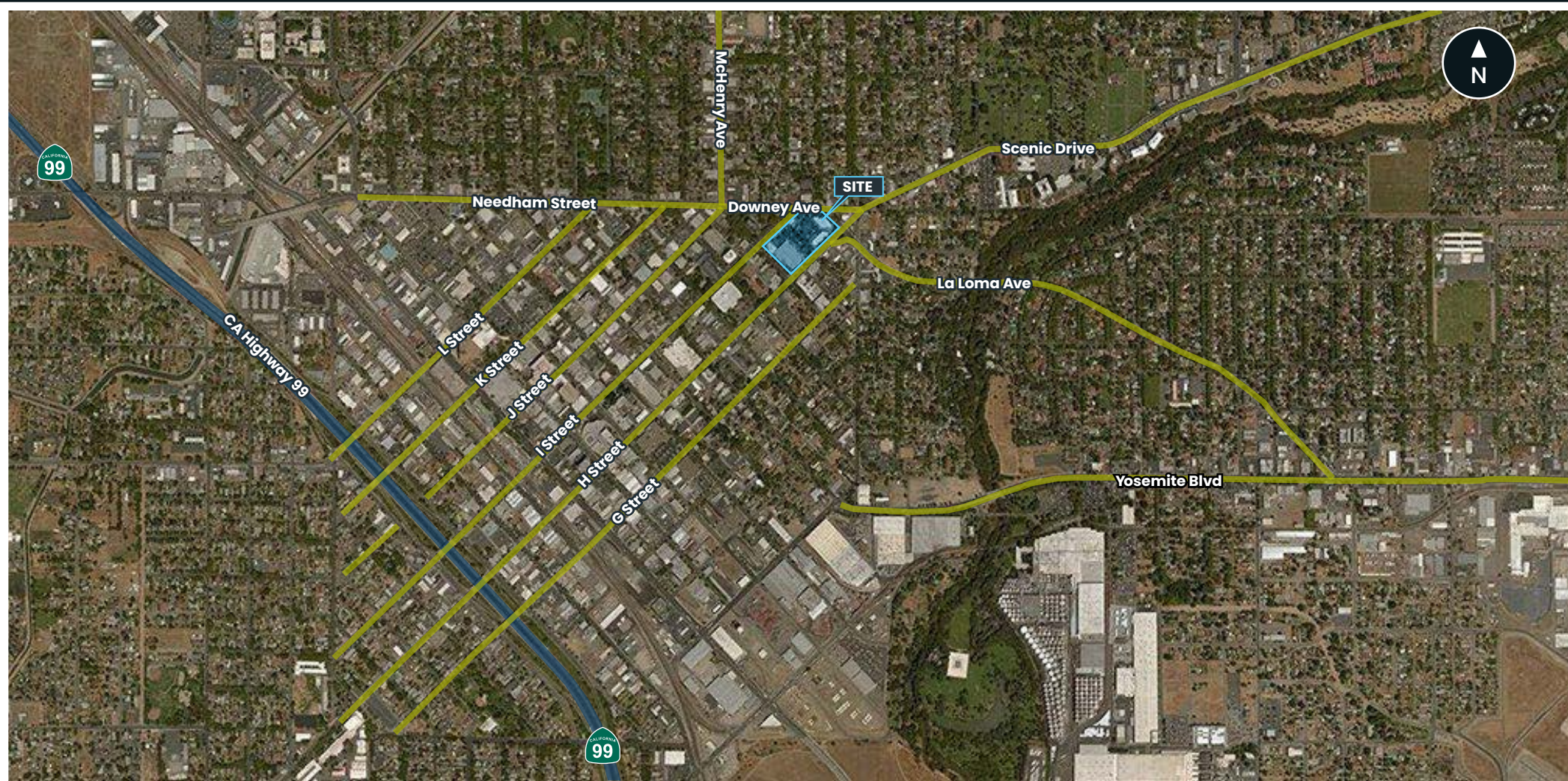
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Regional Aerial



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