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REAL ESTATE

# Restaurant and Retail Suites For Lease On High Traffic Modesto Corridor

2625-2717 Coffee Road | Modesto, CA 95355



**Sizes Available: 860 SF - 3,000 SF**

**Lease Rate: \$1.25/SF NNN**



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## EXECUTIVE SUMMARY

2625-2717 Coffee Rd  
Modesto CA 95355



### 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

270,488

Population

89,991

Households

\$94,752

Average  
Household  
Income



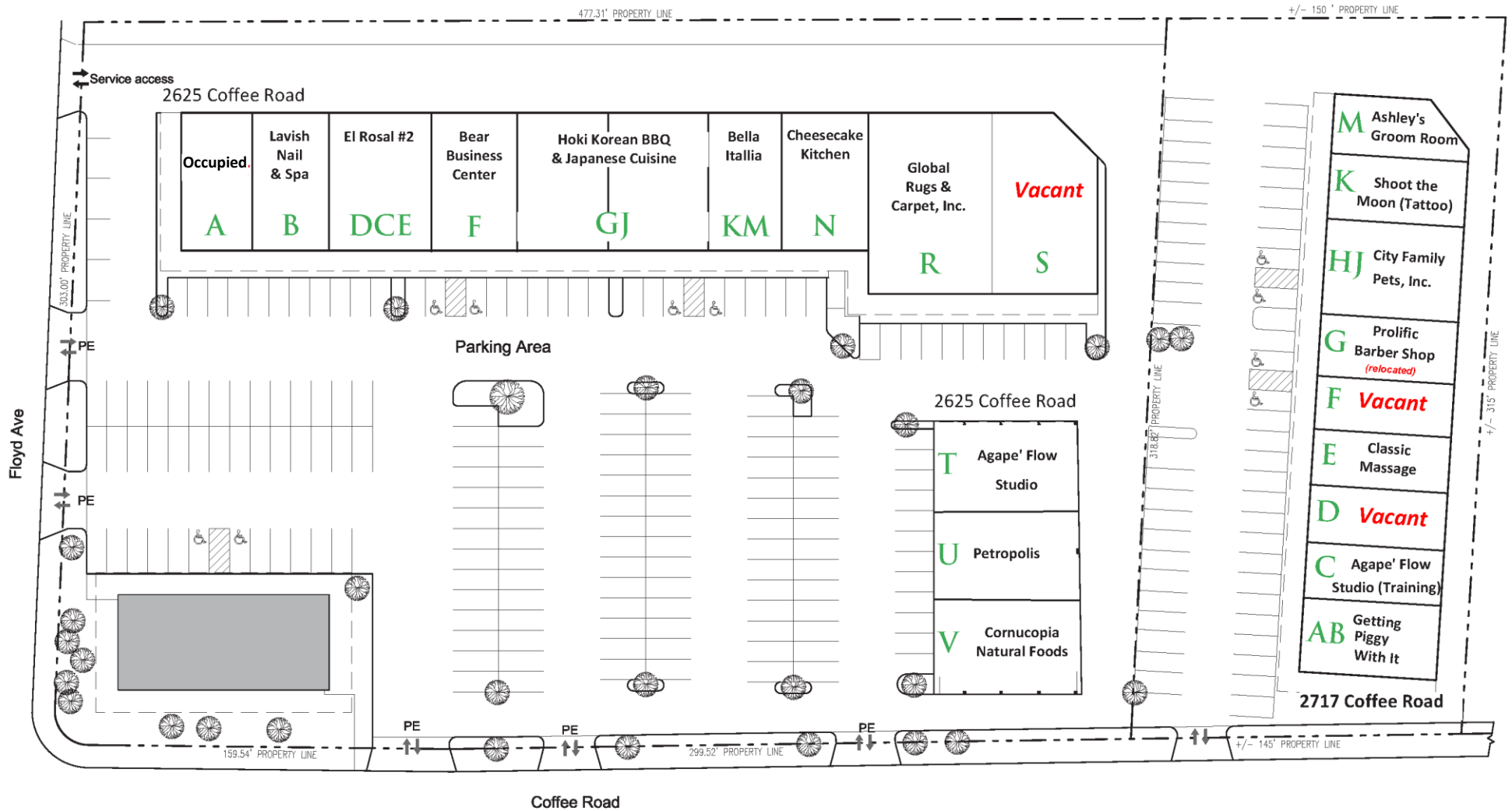
## EXECUTIVE SUMMARY

|                               |                             |
|-------------------------------|-----------------------------|
| ADDRESS                       | 2625-2717 Coffee Rd         |
| NUMBER OF AVAILABLE SUITES    | 3                           |
| SIZE RANGES                   | 860 SF – 3,000 SF           |
| TOTAL SIZE OF SHOPPING CENTER | 45,122 SF                   |
| ZONING                        | C-1 Neighborhood Commercial |
| YEAR BUILT                    | 1978                        |

## HIGHLIGHTS

- 3 Suites available ranging from 860 SF to 3,000 SF
- Highly visible location on Coffee Rd with 29,980 ADT on Coffee Rd and 10,109 ADT on Floyd Ave
- Great tenant mix
- Ample parking
- Located in central Modesto, adjacent to major commercial and residential developments
- Other suites include potential salon space, suite ideal for office or classroom setting, and general retail

# SITE PLAN





## Aerial



# SUITE OVERVIEW

2625 Coffee Road - Suite S

## HIGHLIGHTS

- Size: 3,000 SF
- Former classroom space
- Could also be demo'd for an open space plan
- Open bullpen admin/reception area
- 8 offices
- Large conference room/classroom
- Restrooms





## SUITE OVERVIEW

2717 Coffee Road - Suite D

### HIGHLIGHTS

- Size: 860 SF Former barber shop
- Ideal for salon
- Open floor plan
- Small office
- Restrooms



# SUITE OVERVIEW

2717 Coffee Road - Suite F

## HIGHLIGHTS

- Size: 1,080 SF
- Open floor plan
- Two small offices
- Restrooms







## DEMOGRAPHICS

| POPULATION         | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| TOTAL POPULATION   | 21,946 | 142,343 | 270,488 |
| Growth 2024 - 2029 | 0.13%  | 0.29%   | 0.18%   |
| Growth 2020 - 2024 | 0.68%  | 1.52%   | 0.99%   |

| HOUSEHOLDS & INCOME    | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|----------|----------|----------|
| TOTAL POPULATION       | 7,972    | 51,040   | 89,991   |
| Growth 2024 - 2029     | 0.09%    | 0.24%    | 0.17%    |
| Growth 2020 - 2024     | 0.66%    | 1.33%    | 0.96%    |
| 2024 Average HH Income | \$87,725 | \$97,497 | \$94,752 |

| STREET      | CROSS STREET | COUNT YEAR | ADT    | DISTANCE |
|-------------|--------------|------------|--------|----------|
| Coffee Rd   | E Rumble Rd  | 2024       | 27,777 | .09      |
| Coffee Rd   | E Rumble Rd  | 2025       | 27,791 | .09      |
| Floyd Ave   | Vera Cruz Dr | 2024       | 11,616 | .15      |
| Floyd Ave   | Vera Cruz Dr | 2025       | 11,625 | .15      |
| Coffee Rd   | Floyd Ave    | 2024       | 29,980 | .15      |
| Coffee Rd   | Floyd Ave    | 2025       | 29,980 | .15      |
| Floyd Ave   | Vicki Dr     | 2025       | 10,012 | .19      |
| Floyd Ave   | Vicki Dr     | 2024       | 10,109 | .19      |
| E Rumble Rd | Warwick Ln   | 2024       | 7,668  | .24      |
| E Rumble Rd | Warwick Ln   | 2025       | 7,677  | .24      |



## LOCAL AERIAL VIEW





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