

Prime Location Retail/Office Suite For Lease

1219 N Carpenter Road, Suite 12, Modesto CA 95351



Size: 1,270 SF

Lease Rate: \$1.15/SF Gross

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EXECUTIVE SUMMARY

1219 N Carpenter Road, Suite 12
Modesto CA 95351



2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

300,585

97,524

\$80,880

Population

Households

Average
Household
Income



PROPERTY DETAILS

APN	081-050-010
SUITE SIZE	1,270 SF
ZONING	C3 - Highway Commercial
YEAR BUILT	2007

HIGHLIGHTS

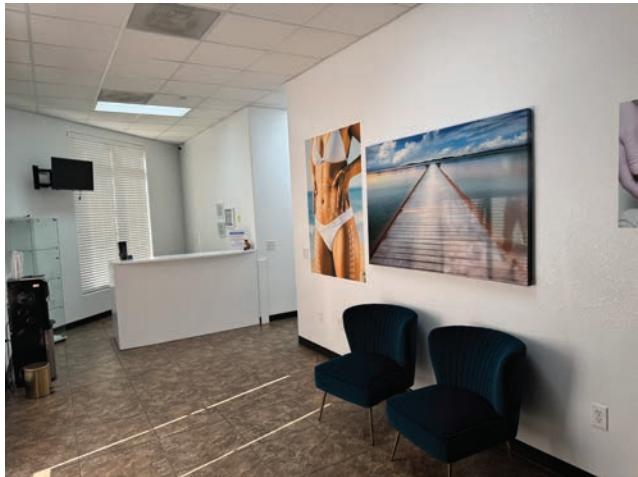
- 5 Offices, one with sink
- Storage Nook
- Restroom
- Prime retail building with great exposure and traffic counts (27,295ADT)

Great location along a major commercial corridor. Located in close proximity to CA State Highway99. Located in the heart of the Central Valley, one hour from the BayArea

Within 0.5 miles of Home Depot and Modesto Junior College and surrounded by industrial and residential neighborhoods



PHOTOS





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,404	104,577	233,231
Growth 2023 - 2028	1.26%	0.94%	0.89%
Growth 2010 - 2023	10.30%	8.17%	7.78%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,515	35,305	77,086
Growth 2023 - 2028	1.25%	0.90%	0.85%
Growth 2010 - 2023	9.92%	7.79%	7.52%
Average HH Income	\$86,373	\$76,260	\$78,855

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
N Carpenter Rd	Carpenter Ln	2022	25,205	.05
N Carpenter Rd	Carpenter Ln	2021	27,295	.05
Woodland Ave	E Canal Dr	2022	3,860	.11
Woodland Ave	Watts Ave	2022	9,622	.13
Woodland Ave	McWilliams Way	2018	9,561	.13
Woodland Ave	Bennett Rd	2022	4,395	.19
Woodland Ave	N Emerald Ave	2022	9,170	.25
W Hawkeye Ave	Lone Palm Ave	2022	3,005	.37
N Emerald Ave	Yellowstone Ave	2022	5,980	.41
Kansas Ave	Reno Ave	2022	11,764	.43



PARCEL MAP

POR. NE. 1/4 SECTION 25 T.3S. R.8E. M.D.B.& M.
POR. PLEASANT HOMES - BLK. 1 LOTS 1 & 4, BLK. 2 LOT 2 (09M67)
POR. SHASTA MEADOWS - BLKS. 5263, 5264, 5265, 5268 (29M78)
MURATORE MANOR - BLKS. 5268, 5270 (35M95)
ABERDEEN PLACE 2 (44M40)

002 084
002 180

081 - 050

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 007-032
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The logo for the Stanislaus County Assessor. It features the word "Stanislaus" in a bold, black, serif font above a stylized "S" and "C" monogram. Below the monogram, the word "County" is written in a smaller, italicized, black, serif font. At the bottom, the word "Assessor" is written in a bold, black, sans-serif font. To the right of the monogram, the text "58,81,92,93,02,06," is listed vertically, followed by "08,17" and "081 -" at the bottom right.

081 – 050



AERIAL VIEW





AERIAL VIEW

