

**PMZ**  
SINCE 1957

**COMMERCIAL**  
REAL ESTATE

# 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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[PMZCommercial.com](http://PMZCommercial.com)





## EXECUTIVE SUMMARY

1219 N Carpenter Road, Suite 12  
Modesto CA 95351



## 2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

300,585

Population

97,524

Households

\$80,880

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 Highway 99. Located in the heart of the Central Valley, one hour from the Bay Area

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





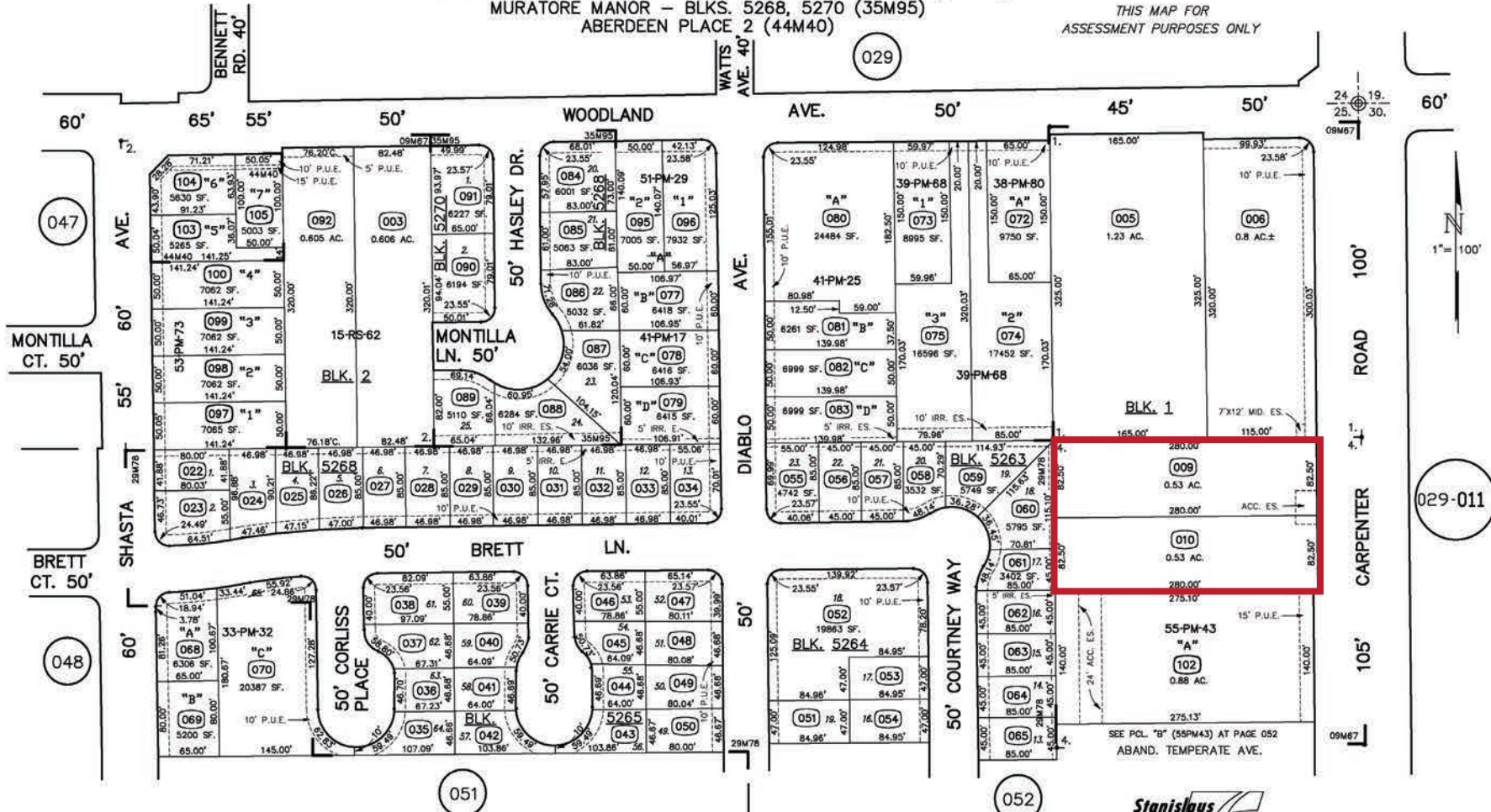
# PARCEL MAP

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  
 DRAWN: 01-27-75  
 REVISED: 03-09-92 NC., 07-09-01 MB., 01-28-02 MB.,  
 05-04-05 MF., 04-14-06 DH., 09-05-07 (V) MB., 12-05-16 MB.

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58,81,92,93,02,06,  
 08,17

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## AERIAL VIEW







# AERIAL VIEW

