



FOR SALE

Single Tenant Medical Office Building

140 E. Granger Avenue
Modesto, CA 95350

\$5,000,000

Long-Term 10 Year NNN Lease

- Concentra Health Services, Inc. Beginning April 1, 2025
- Rent \$2.75/sf NNN
- 2.5% Annual increases
- Tenant invested \$2.0 million in improvements

Investment Highlights

- 10,000 sf Medical Office Building ≈45,000 sf parcel
- New construction completed March 2025
- High profile – one block from McHenry Ave.
- Reciprocal parking with over 450+ spaces
- Adjacent tenants—
 - 126,000 sf Multi-tenant medical office
 - 6,000 sf Westamerica Bank
 - Dutch Bros. Retail Coffee
 - Directly across from McHenry Village, a 300,000sf retail center



Paul Draper 209-297-5516
Mel Romo 209-297-5519



paul@centerracapital.com
mel@centerracapital.com

Mel Romo CA DRE #02239131
Centerra Capital CA DRE #018224304