

FOR LEASE

±3,920 SQUARE FEET

1801 Tully Rd. Suite F | Modesto, CA



BOWEN CARDOZA
209-521-1591
bcardoz@cosol.net
License 01419028

PATRICK ZADO
209-521-1591
pzado@cosol.net
License 01707199

CoSol Commercial Real Estate
2020 Standiford Ave. Bld. A
Modesto, CA 95350
Brokerage License: 00713735

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BUILDING FEATURES

For Lease – Medical Office
1801 Tully Rd, Suite F,
Modesto, CA

Property Highlights:

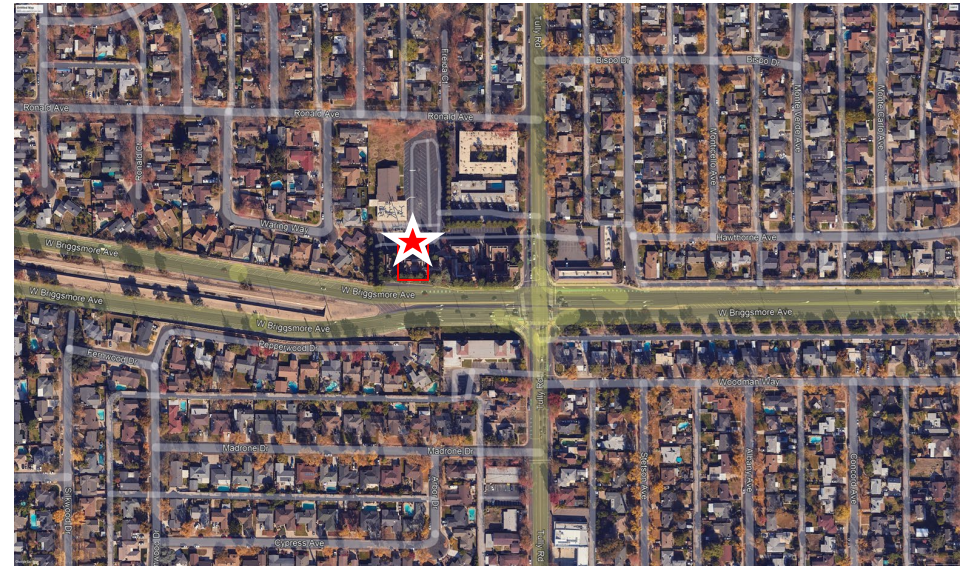
- ±3,920 SF turnkey medical office building
- Fully built out and ready for immediate occupancy
- 8 exam rooms
- 5 private offices
- 3 restrooms
- Break room
- Spacious waiting area and reception desk
- Ample on-site parking

Ideal Use:

Perfect for medical professionals seeking a move-in ready facility with minimal improvements required.

Available: November 1, 2025

Please Note: Do not disturb the existing tenant.



LEASE RATE: \$1.95/FT GROSS

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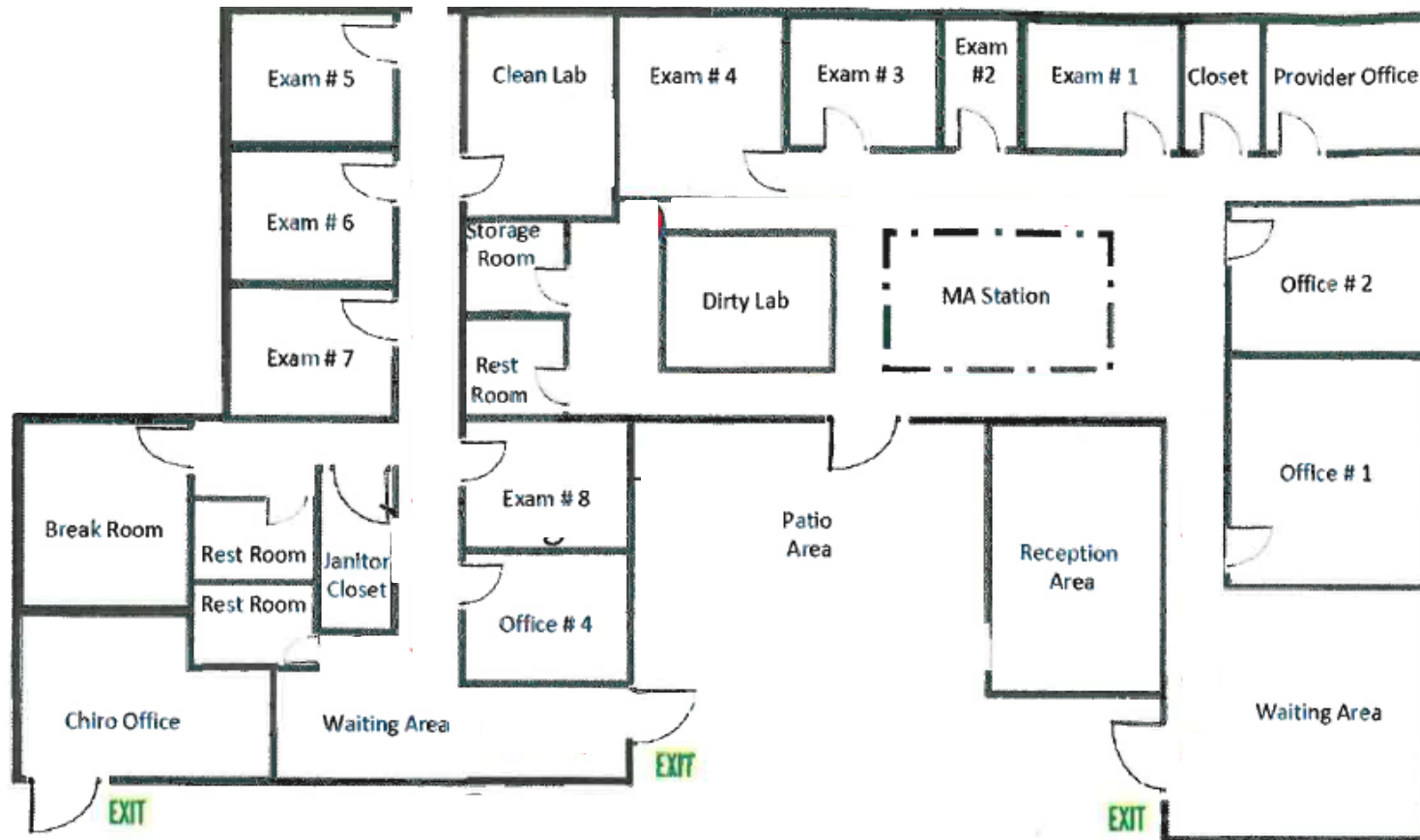
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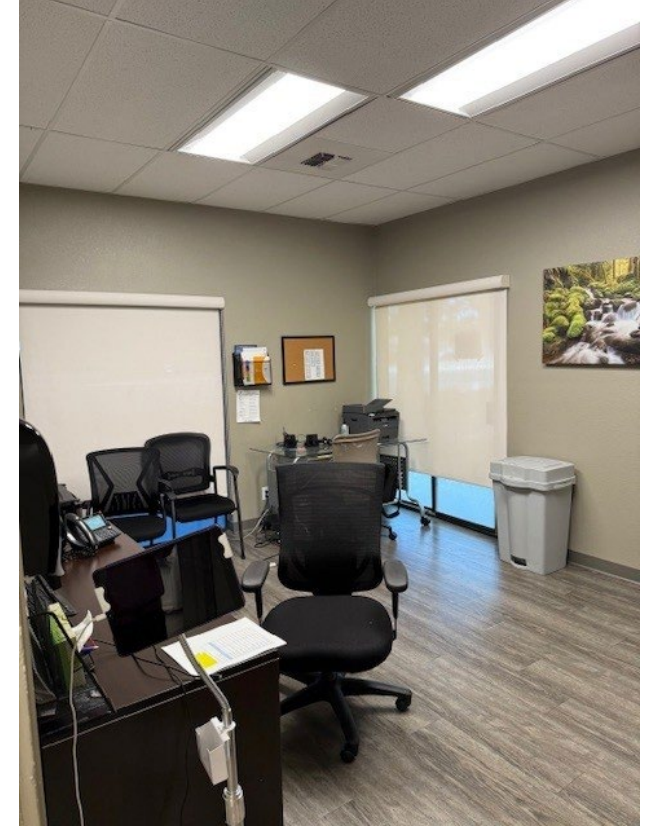
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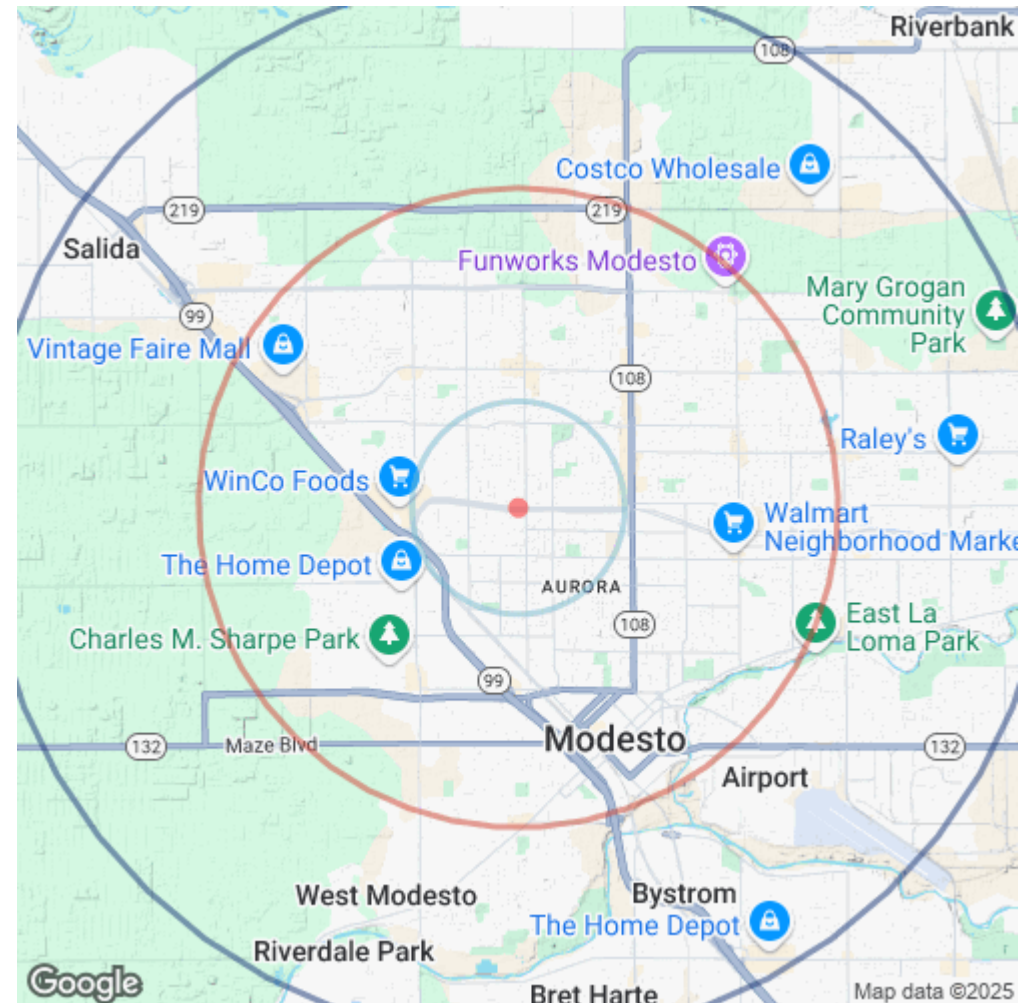
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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	21,261	131,381	259,469
Households	7,475	48,492	88,954
Average Household Size	2.89	2.76	2.98
Owner Occupied Housing Units	4,335	25,174	48,833
Renter Occupied Housing Units	2,905	21,609	12,616
Median Age	32.5	35.5	36.2
Median Household Income	\$ 75,251	\$ 79,519	\$ 82,494
Average Household Income	\$95,779	\$101,884	\$104,756



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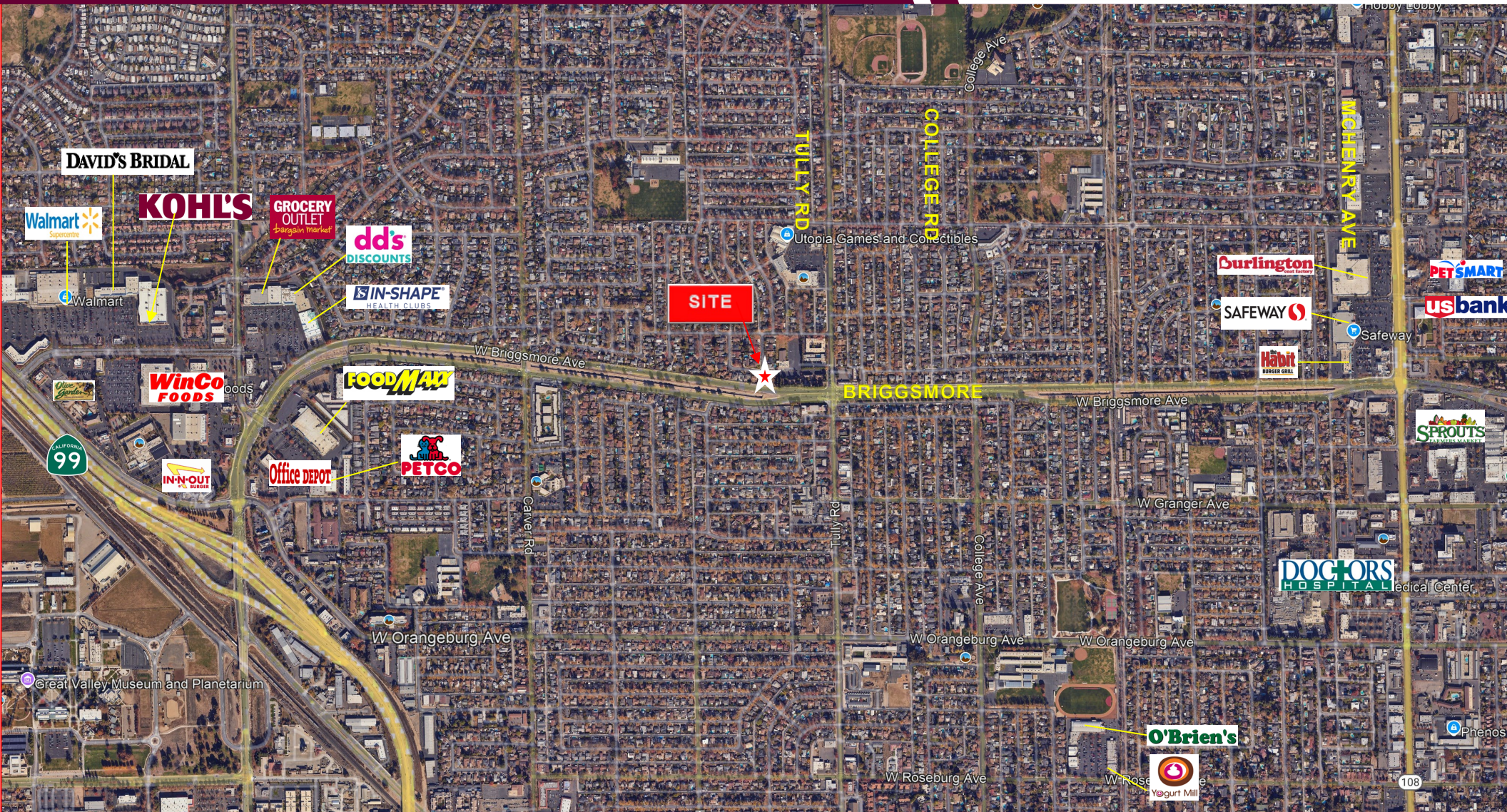
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