



OFFERING MEMORANDUM

Mchenry Ave 35,012 ADV

15,000 SF available

Valley Veterinary Hospital

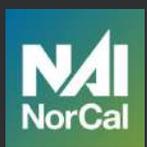
Fairmont Market

Born to Lose Tattoo

Flowers by Alis

Value Add, Owner User Opportunity on Retail Corridor

1009 & 1021 MCHENRY AVE, MODESTO CA 95350

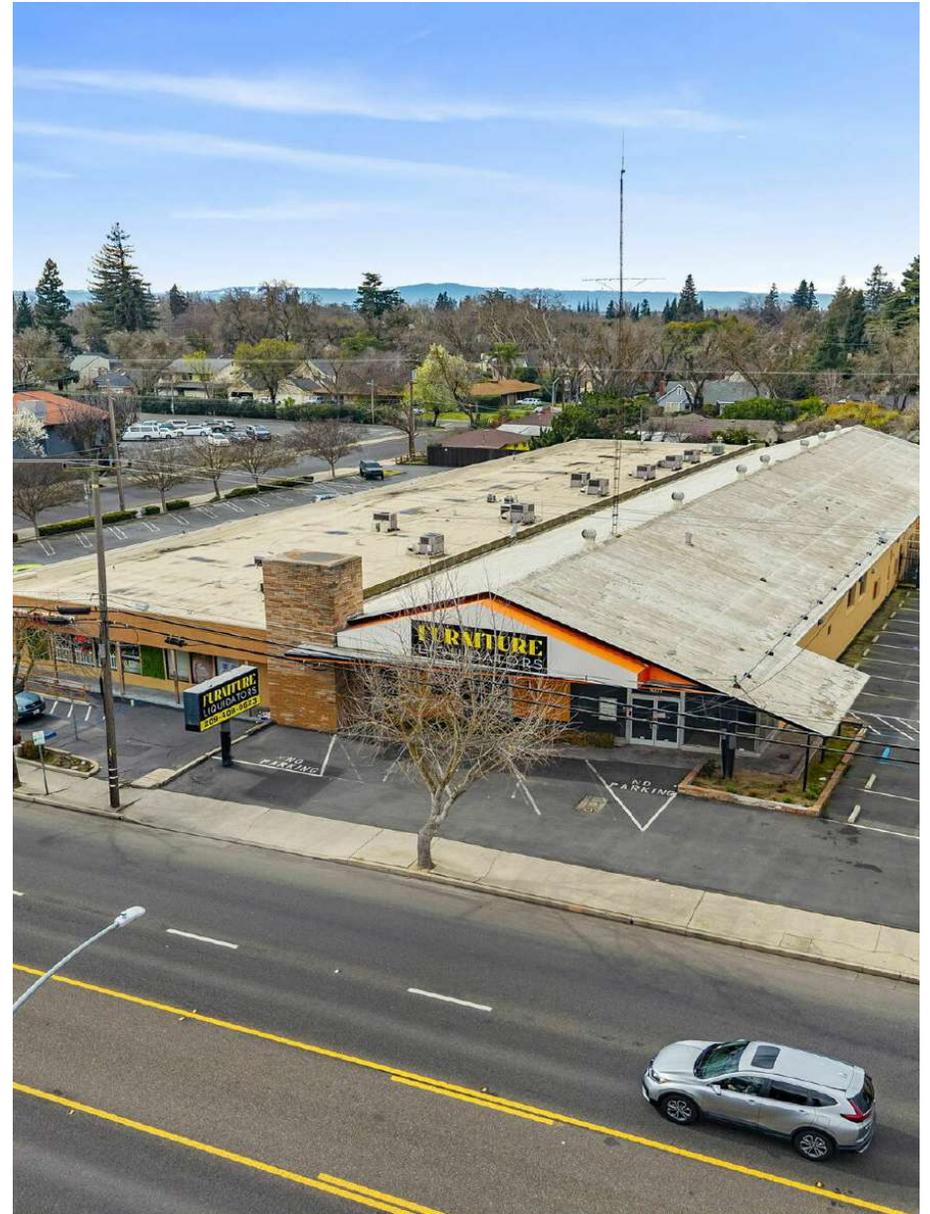


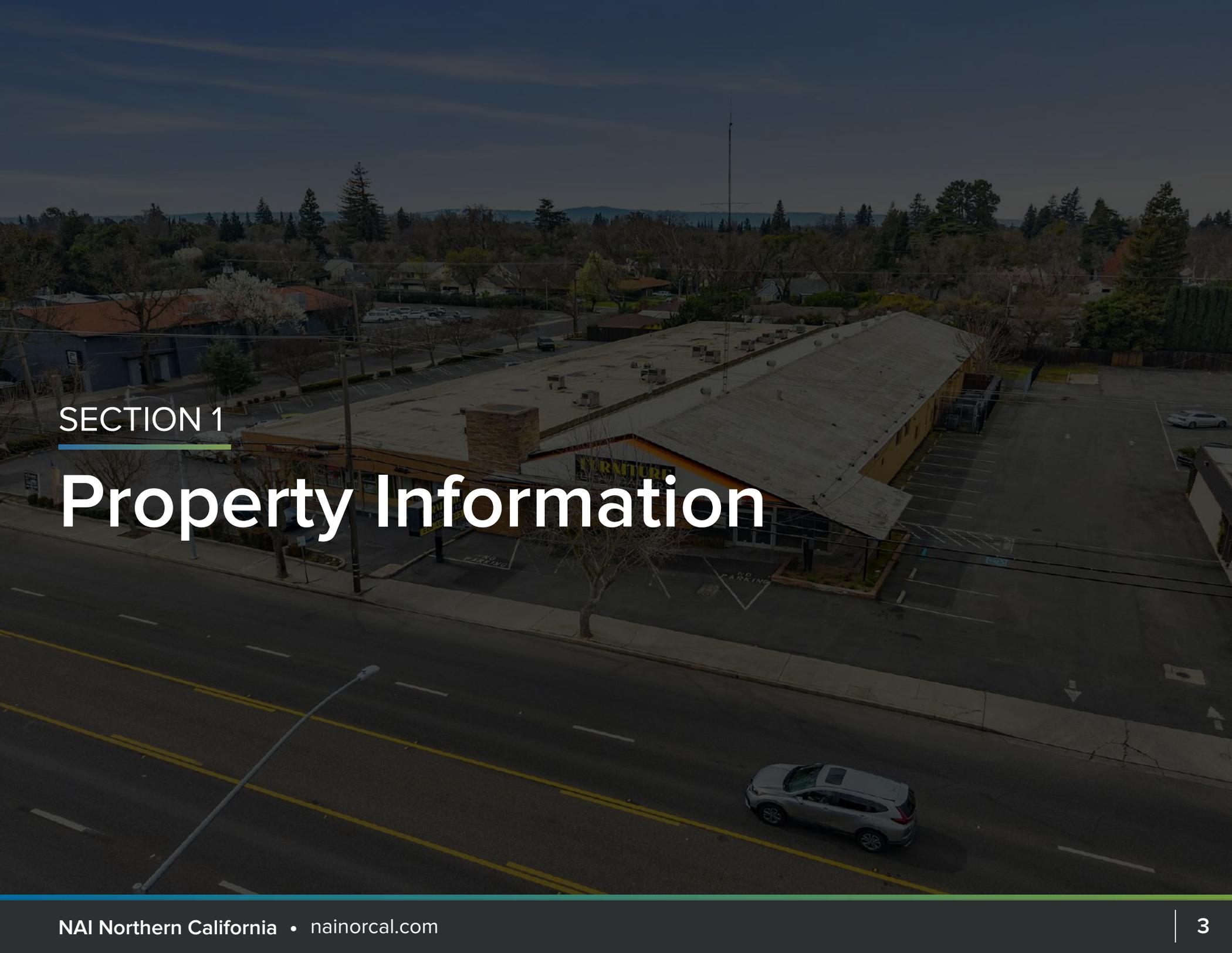
Joshua Ballesteros
NAINORCAL.COM

Joshua Ballesteros
Investment Advisor
jballesteros@nainorcal.com
415.480.0214
CalDRE #02010271

Table of Contents

PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	5
LOCATION INFORMATION	12
SALE COMPARABLES	15
DEMOGRAPHICS	20





SECTION 1

Property Information

Executive Summary

SALE PRICE
\$4,725,000

BUILDING SIZE
27,000 SF

PROFORMA GROSS RENTS
\$339,000

Other Details

Price / SF:	\$175
Occupancy Rate:	37%
Gross Rental Income:	\$150,600
Lot Size:	1.56 AC
Year Built:	1956
Zoning:	C-2
APN:	113-005-038-000

Property Highlights

- Significant value add potential.
- Perfect opportunity for an owner user or value add investor with two 1,000 SF units available at 1009 McHenry Ave and one 15,000 SF contiguous unit available at 1021 McHenry Ave.
- Corner lot.
- High traffic retail corridor: Traffic count of 35,012 ADV on McHenry Ave directly in front of this property.
- Monument signage for both 1009 McHenry Ave and 1021 McHenry Ave.
- Complementary tenant mix which includes a variety of e-commerce resistant tenants such as neighborhood market, hair salon, and veterinary clinic.
- Excellent average household income of \$122,028 within a 0.3 mile radius.



SECTION 2

Financial Analysis

Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease End	Monthly Rent/SF	Monthly Rent	Rent SF/YR	Annual Rent	% Of GLA	Proforma Monthly Rent/SF	Proforma Rent SF/YR	Proforma Annual Rent
Church	D1 & D2	2,000	2/1/2027	\$1.10	\$2,200	\$13.20	\$26,400	7.41	\$1.10	\$13.20	\$26,400
Born To Lose Tattoo	B1	1,000	1/15/2030	\$1.50	\$1,500	\$18.00	\$18,000	3.7	\$1.50	\$18.00	\$18,000
Flower by Alis	A1 & A2	2,000	4/1/2030	\$1.25	\$2,500	\$15.00	\$30,000	7.41	\$1.25	\$15.00	\$30,000
Valley Veterinary Hospital	G1 & G2	2,000	MTM	\$1.25	\$2,500	\$15.00	\$30,000	7.41	\$1.25	\$15.00	\$30,000
Fairmont Market	C1 & C2	2,000	11/2/2030	\$1.18	\$2,350	\$14.10	\$28,200	7.41	\$1.18	\$14.10	\$28,200
Uri's Hair Salon	F	1,000	MTM	\$1.50	\$1,500	\$18.00	\$18,000	3.7	\$1.50	\$18.00	\$18,000
Vacant	B2	1,000		\$0.00	\$0	\$0.00	\$0	3.7	\$1.10	\$13.20	\$13,200
Vacant	E	1,000		\$0.00	\$0	\$0.00	\$0	3.7	\$1.10	\$13.20	\$13,200
Vacant	1021 McHenry	15,000		\$0.00	\$0	\$0.00	\$0	55.56	\$0.90	\$10.80	\$162,000
Totals/Averages		27,000		\$0.33	\$8,850	\$0.33	\$150,600		\$1.05	\$12.56	\$339,000

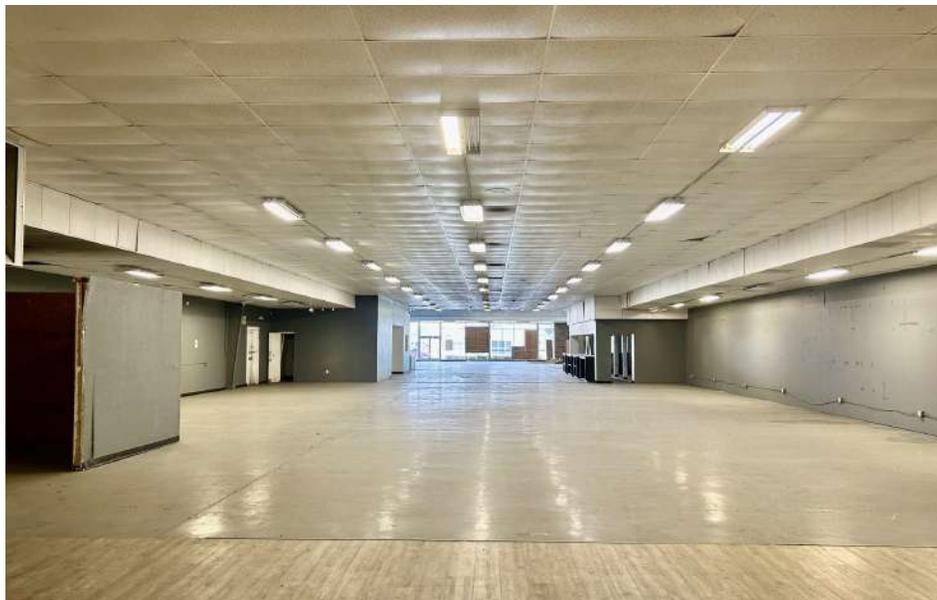
Additional Photos



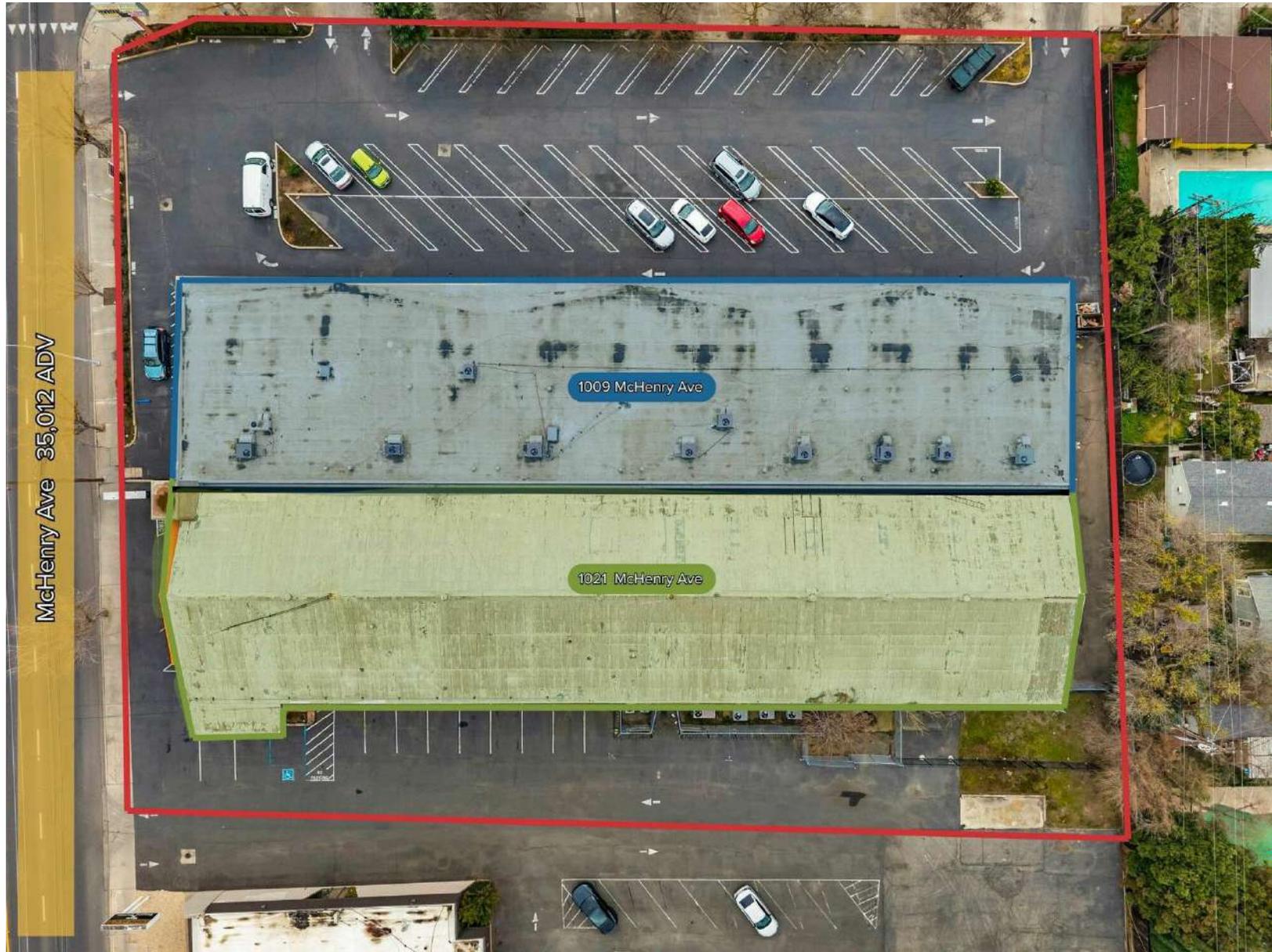
Additional Photos



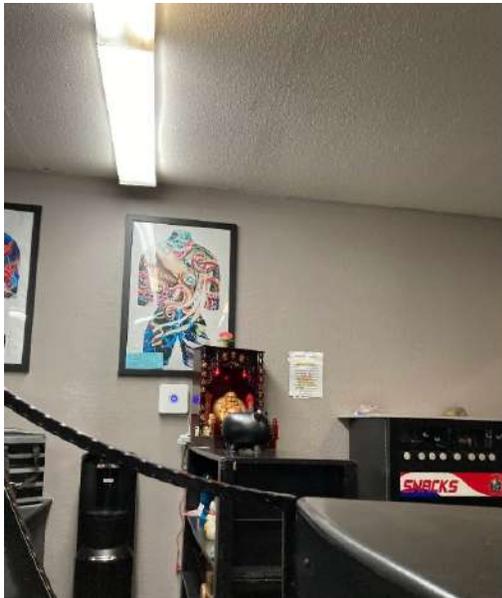
Additional Photos

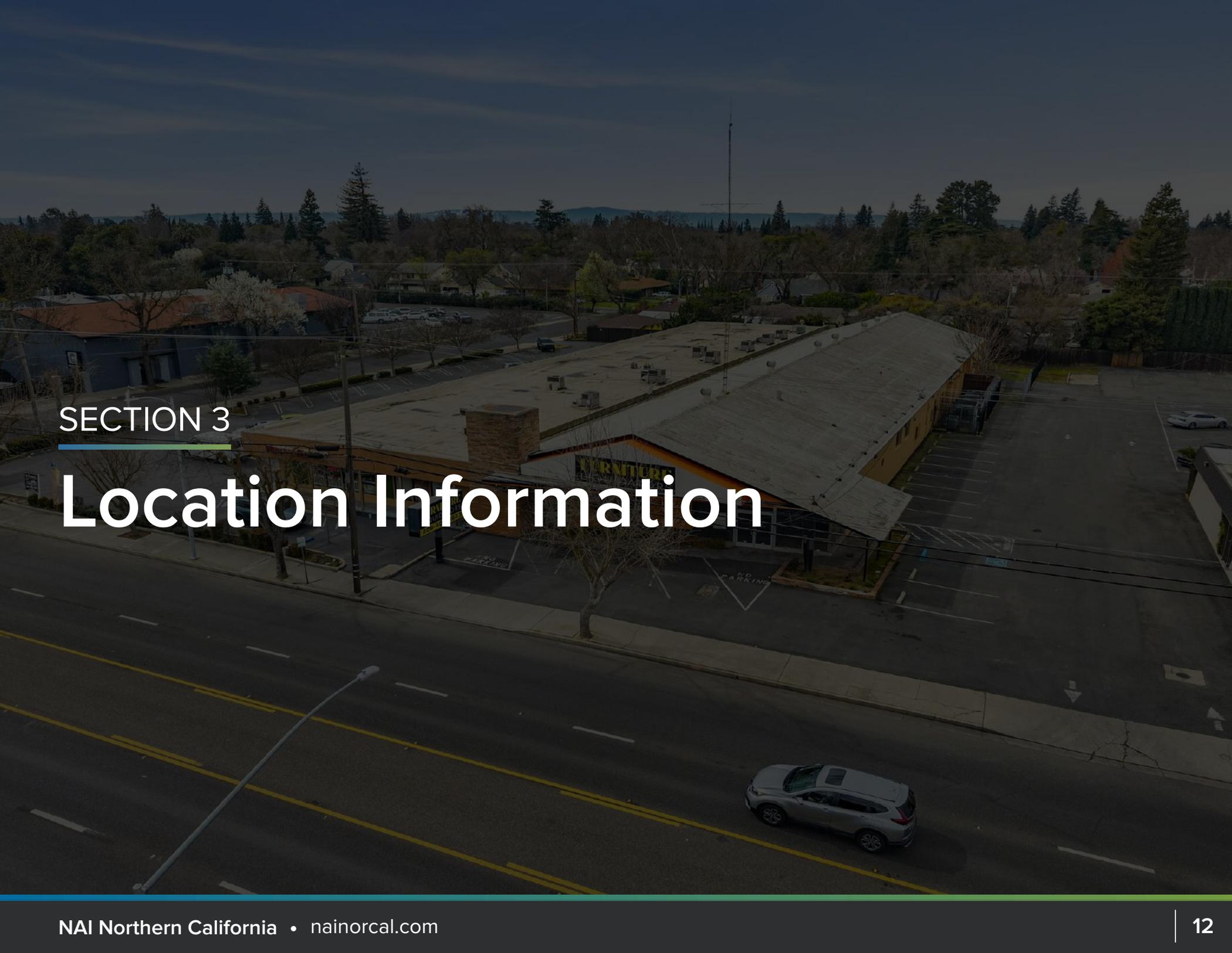


Additional Photos



Additional Photos

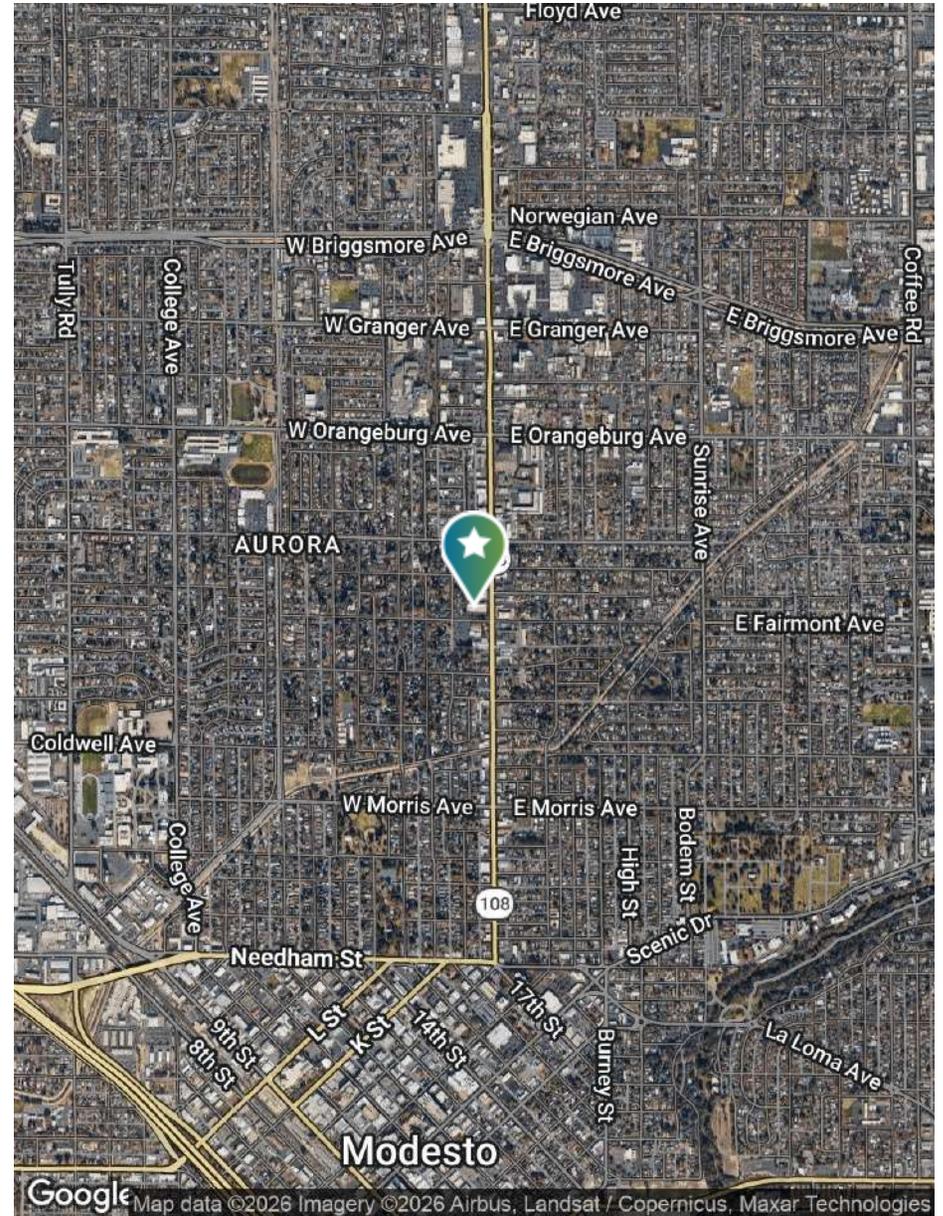
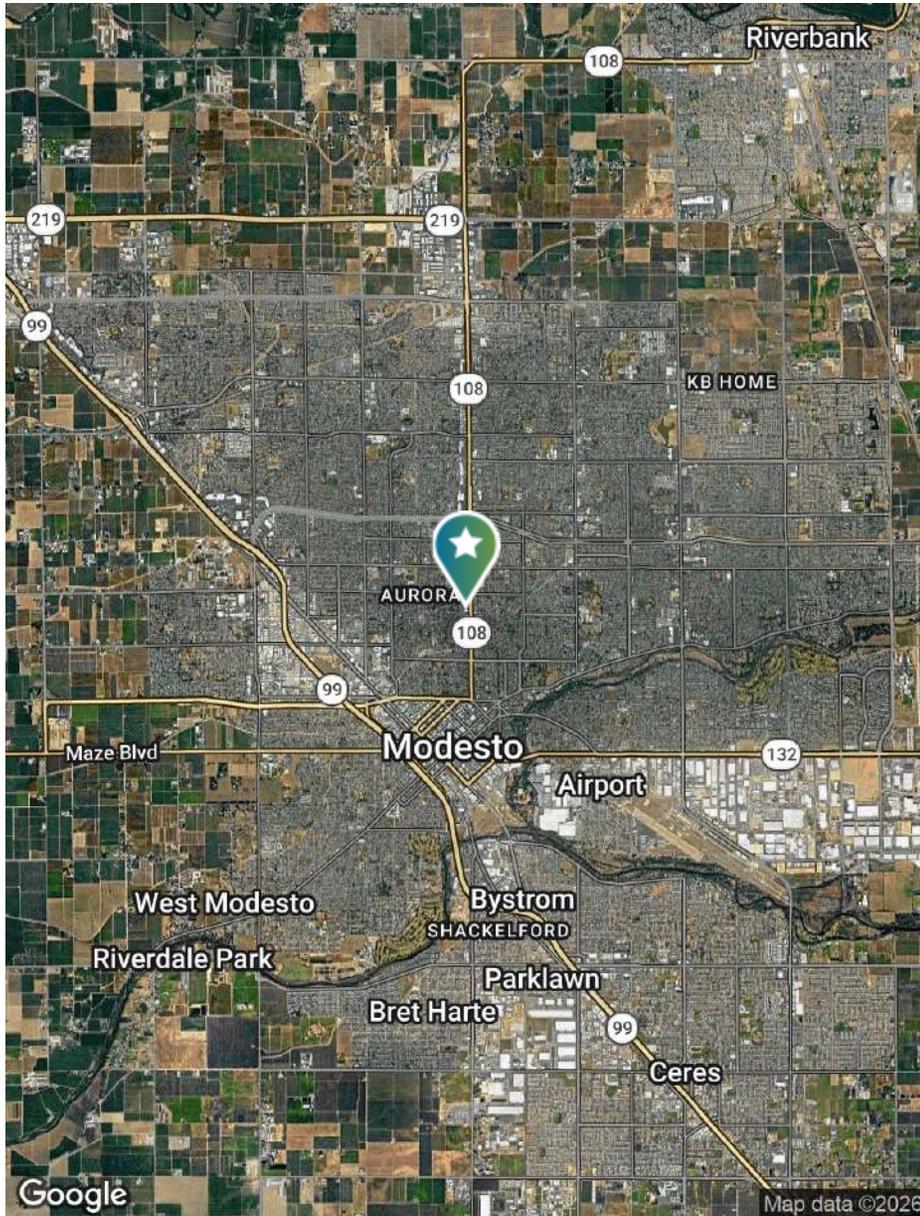




SECTION 3

Location Information

Regional Map



Retailer Map





SECTION 4

Sale Comparables

Sale Comparables



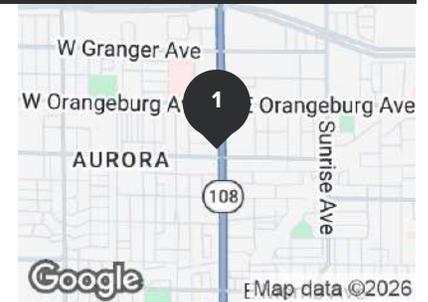
1

1201 McHenry Ave
Modesto, CA 95350

Sale Price: \$1,175,000
Price PSF: \$221.32
Lot Size: 0.59 Acres

Occupancy: 26%
Building SF: 5,309 SF

Closed: 02/28/2025
Year Built: 1970



2

833 10th St
Modesto, CA 95354

Sale Price: \$3,800,000
CAP: 5.14%
Year Built: 1965

Occupancy: 100%
Price PSF: \$302.67
Lot Size: 0.47 Acres

Closed: 06/27/2024
Building SF: 12,555 SF



3

3501 Tully Rd
Modesto, CA 95356

Sale Price: \$1,715,000
Price PSF: \$252.76
Lot Size: 0.57 Acres

Occupancy: 30%
Building SF: 6,785 SF

Closed: 07/22/2025
Year Built: 1975



Sale Comparables



4

601-611 H St

Modesto, CA 95354

Sale Price: \$1,395,000

Building SF: 8,830 SF

Occupancy: 100%

Year Built: 1927

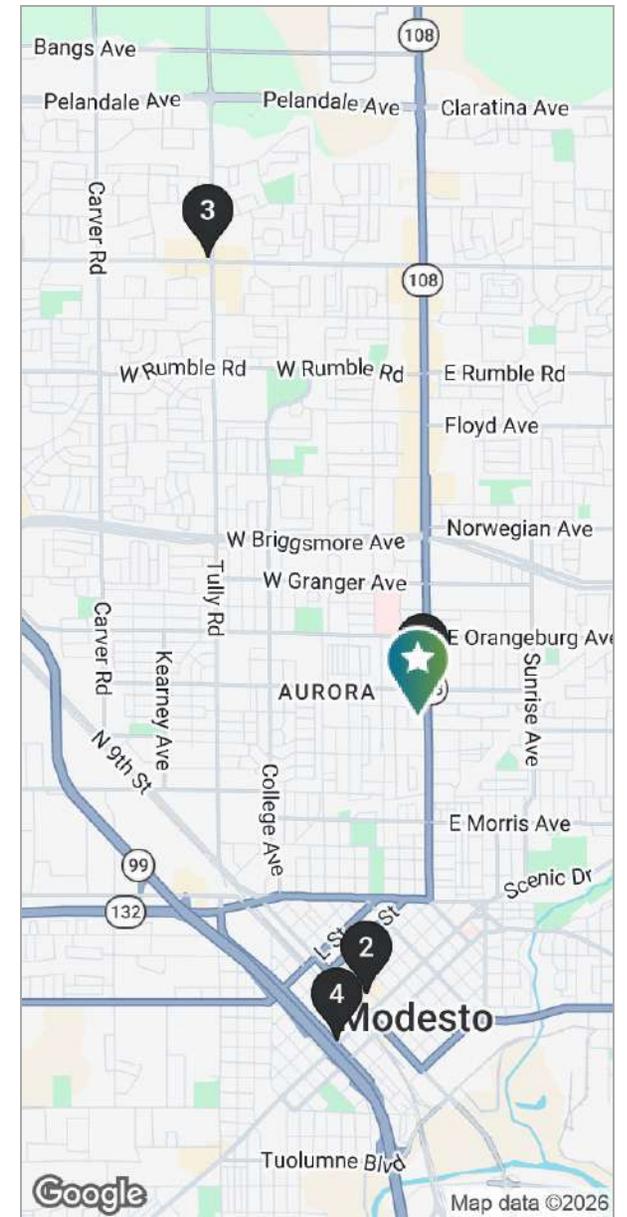
Price PSF: \$157.98

Lot Size: 0.2 Acres

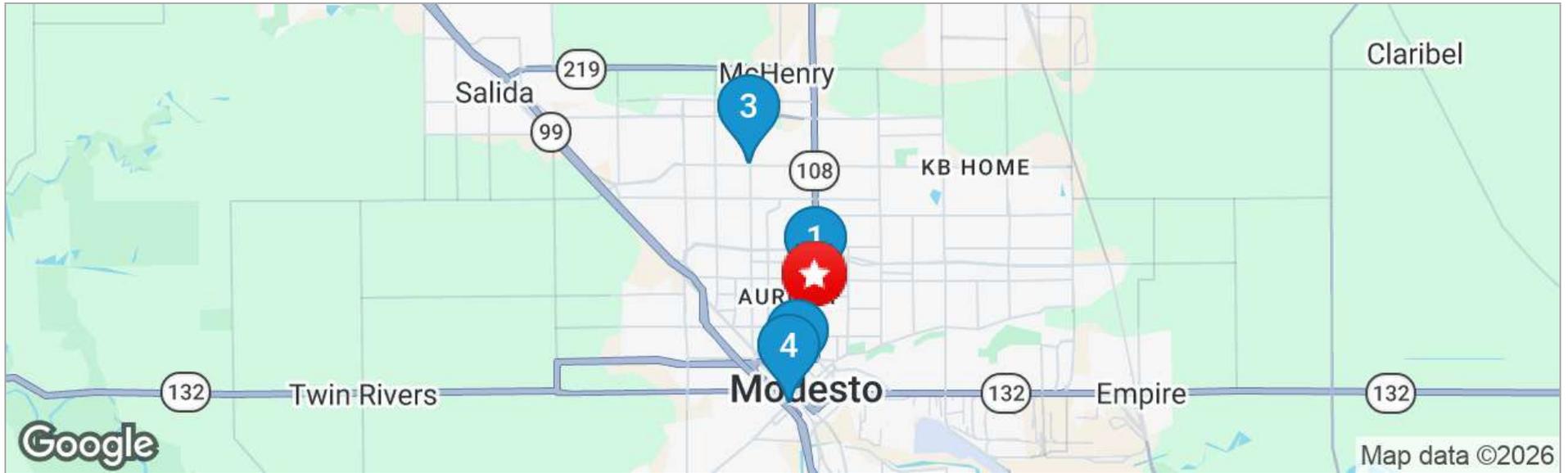


Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Price/SF	Occupancy	Deal Status
★	1009 & 1021 Mchenry Ave Modesto, CA	\$4,725,000	27,000 SF	\$175.00	37%	Subject Property
1	1201 McHenry Ave Modesto, CA	\$1,175,000	5,309 SF	\$221.32	26%	Sold 2/28/2025
2	833 10th St Modesto, CA	\$3,800,000	12,555 SF	\$302.67	100%	Sold 6/27/2024
3	3501 Tully Rd Modesto, CA	\$1,715,000	6,785 SF	\$252.76	30%	Sold 7/22/2025
4	601-611 H St Modesto, CA	\$1,395,000	8,830 SF	\$157.98	100%	On Market
Averages		\$2,021,250	8,370 SF	\$233.68	64%	



Sale Comps Map



 **Subject Property**
1009 & 1021 Mchenry Ave | Modesto, CA 95350



1
1201 McHenry Ave
Modesto, CA
95350



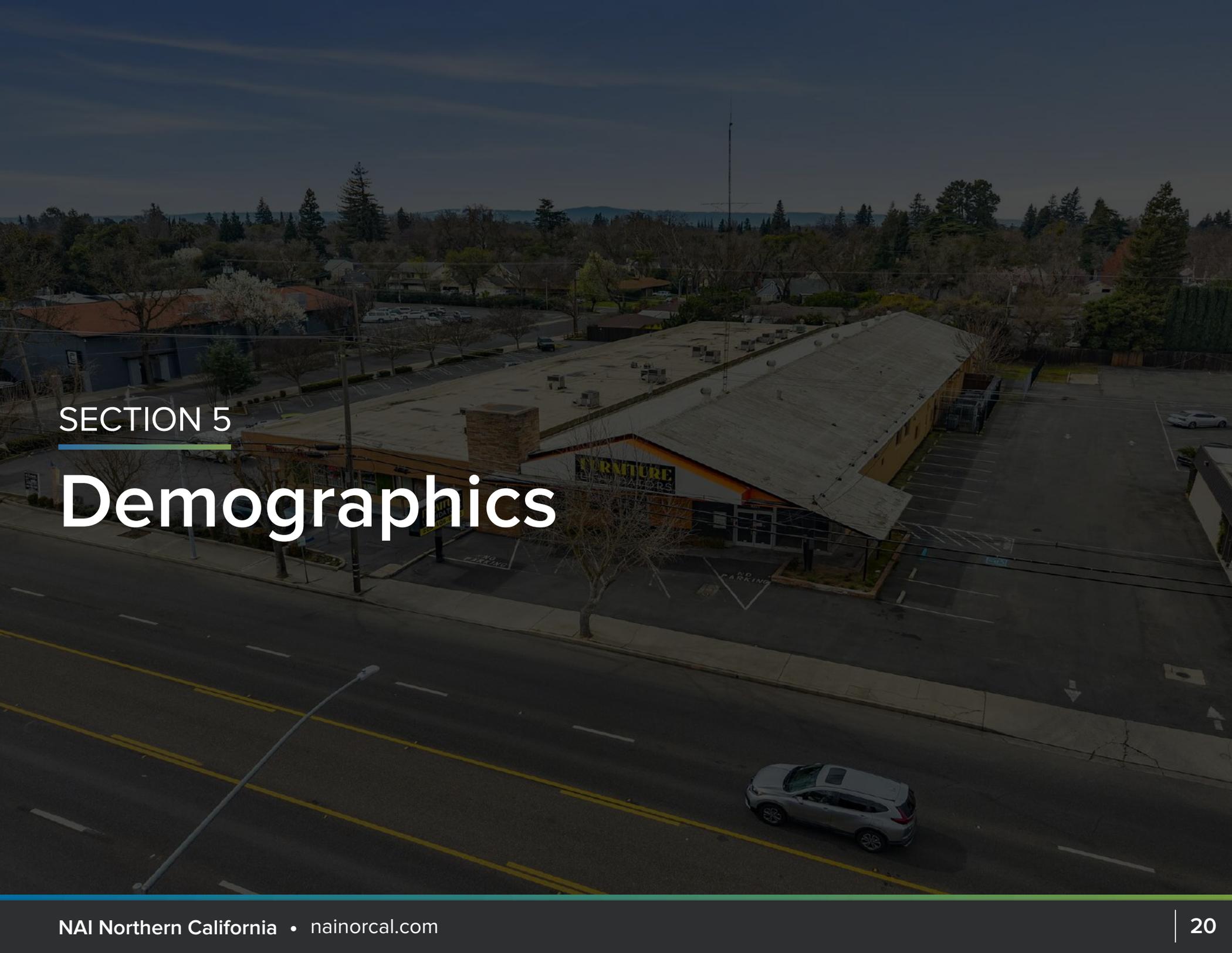
2
833 10th St
Modesto, CA
95354



3
3501 Tully Rd
Modesto, CA
95356



4
601-611 H St
Modesto, CA
95354



SECTION 5

Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,404	4,025	16,160
Average Age	43	43	41
Average Age (Male)	42	41	39
Average Age (Female)	44	44	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	592	1,693	6,432
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$122,028	\$115,042	\$99,904
Average House Value	\$552,777	\$537,508	\$478,037

Demographics data derived from AlphaMap



Confidentiality & Disclosure

No guarantee, warranty, or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), such should be independently verified, and NAI NorCal and its advisors expressly disclaim any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions or conditions surrounding the property. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. This advertisement is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates, for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

San Francisco
4 Embarcadero Center, #1400
San Francisco, CA 94111