

NORTH TOWNE I & II

1320 & 1400 STANDIFORD AVENUE
MODESTO, CA

UNDER
NEW
OWNERSHIP

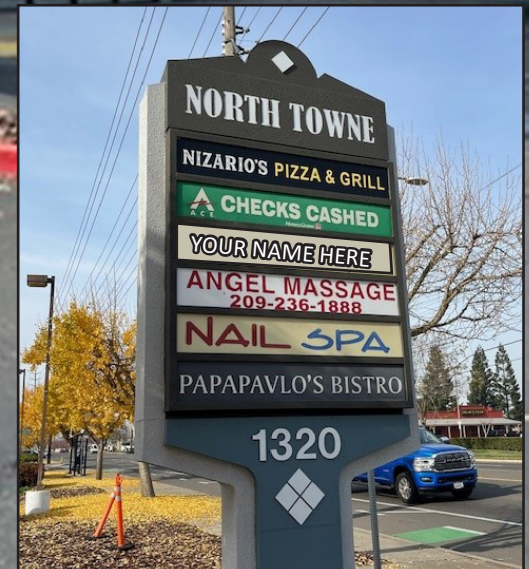
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YOUR NAME HERE

AVAILABLE SF: 6,223± SF (fully improved medical/retail space)
1,970± SF (retail)

CONTACT:

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NORTH TOWNE I & II

HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE

1320 & 1400 STANDIFORD AVENUE, MODESTO, CA

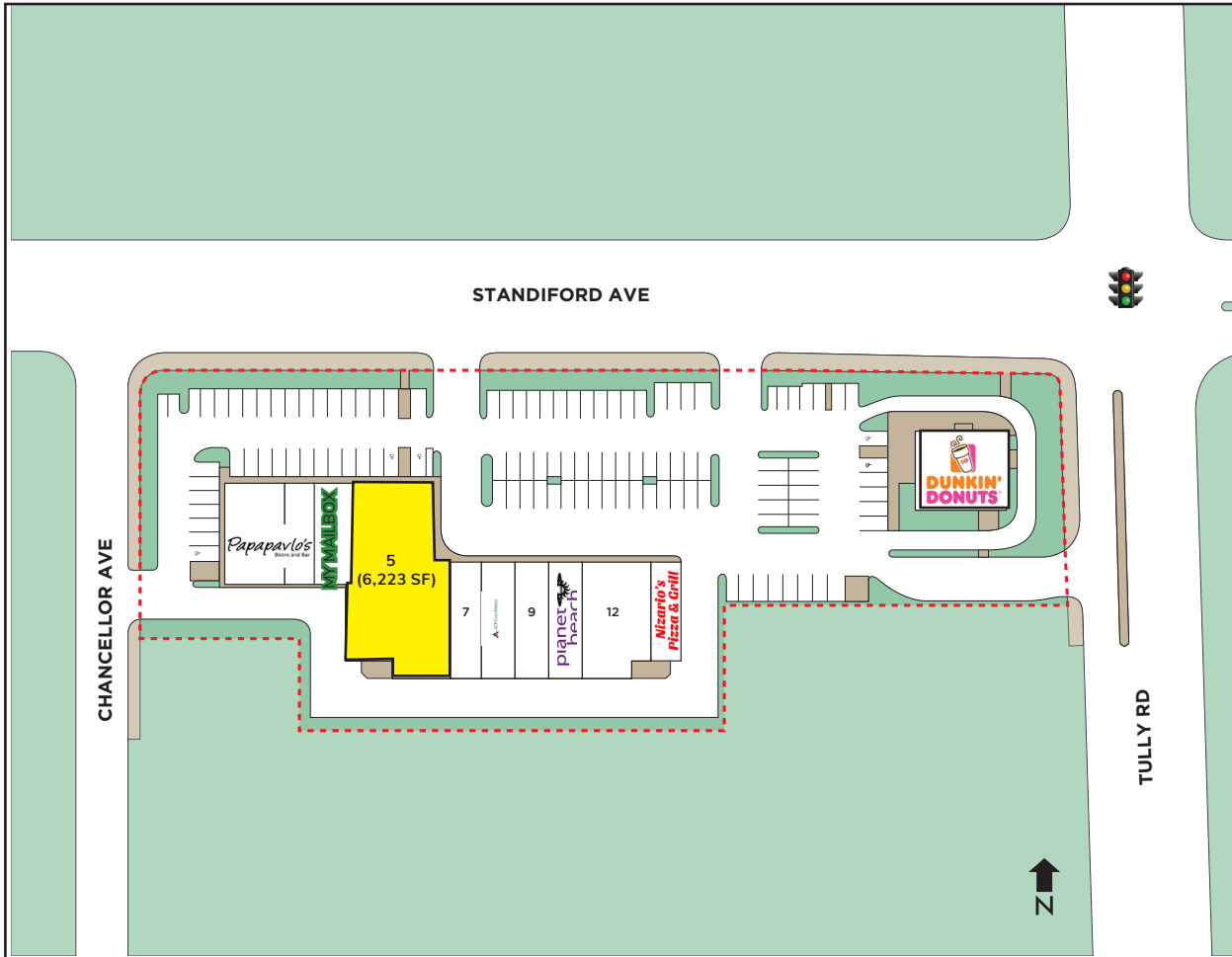
PROPERTY DESCRIPTION:

- High visibility strip center anchored by Dunkin and Jimmy Johns
- Fully improved medical office space available in retail setting with ample parking.
- Located at signalized intersection in Central Modesto.
- Monument sign positions available.
- Strong regional tenants include: Papapavlos, Nizario's Pizza & Grill, H&R Block.
- Other major retailer in the immediate trade area include: Raleys, Walgreens, Starbucks, Savemart, McDonald's and Jack in the Box.



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NORTH TOWNE I



SUITE #	TENANT	SF
2/3	PAPAPAVLO'S	3,600
4	My Mail Box	1,190
5	AVAILABLE	6,223
7	Vanessa's Nail Salon	1,470
8	ACE Cash Express	1,470
9	One Tea	1,470
10	Planet Beach Tanning	1,470
12	Angel Relax Center	2,850
13	Nizario's Pizza and Grill	1,247
16	Dunkin Donuts	3,039
TOTAL		24,029

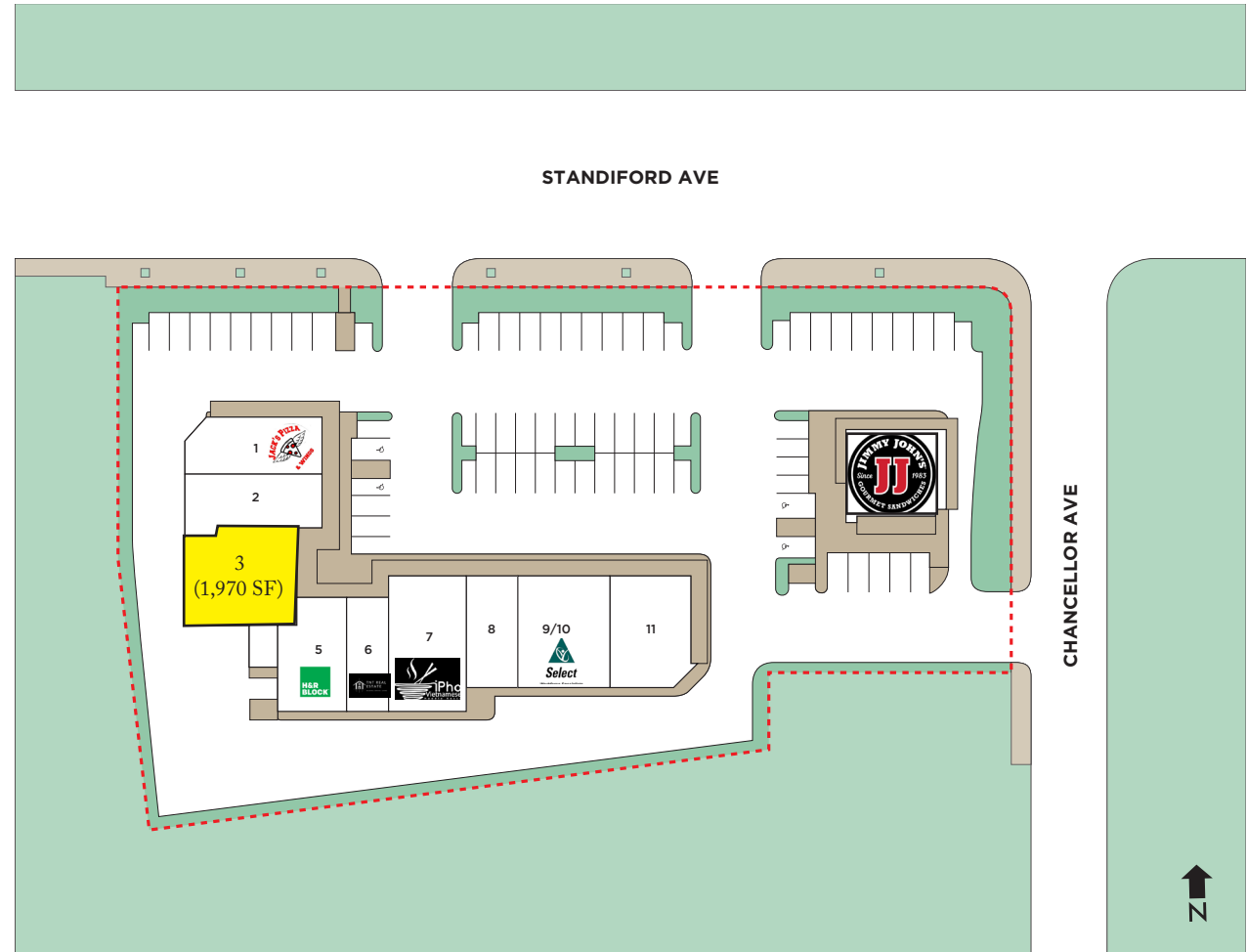
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NORTH TOWNE II



SUITE #	TENANT	SF
1	Jack's Pizza & Wings	1,450
2	Mangrobang / Dental Care	1,542
3	AVAILABLE	1,970
5	H&R Block	1,400
6	TNT Real Estate Services	1,190
7	iPho Vietnamese Noodle House	2,100
8	iNails Nail Salon	990
9/10	Select Staffing	2,000
11	New Experience Spa	1,950
12	Jimmy John's	1,792
TOTAL		16,384

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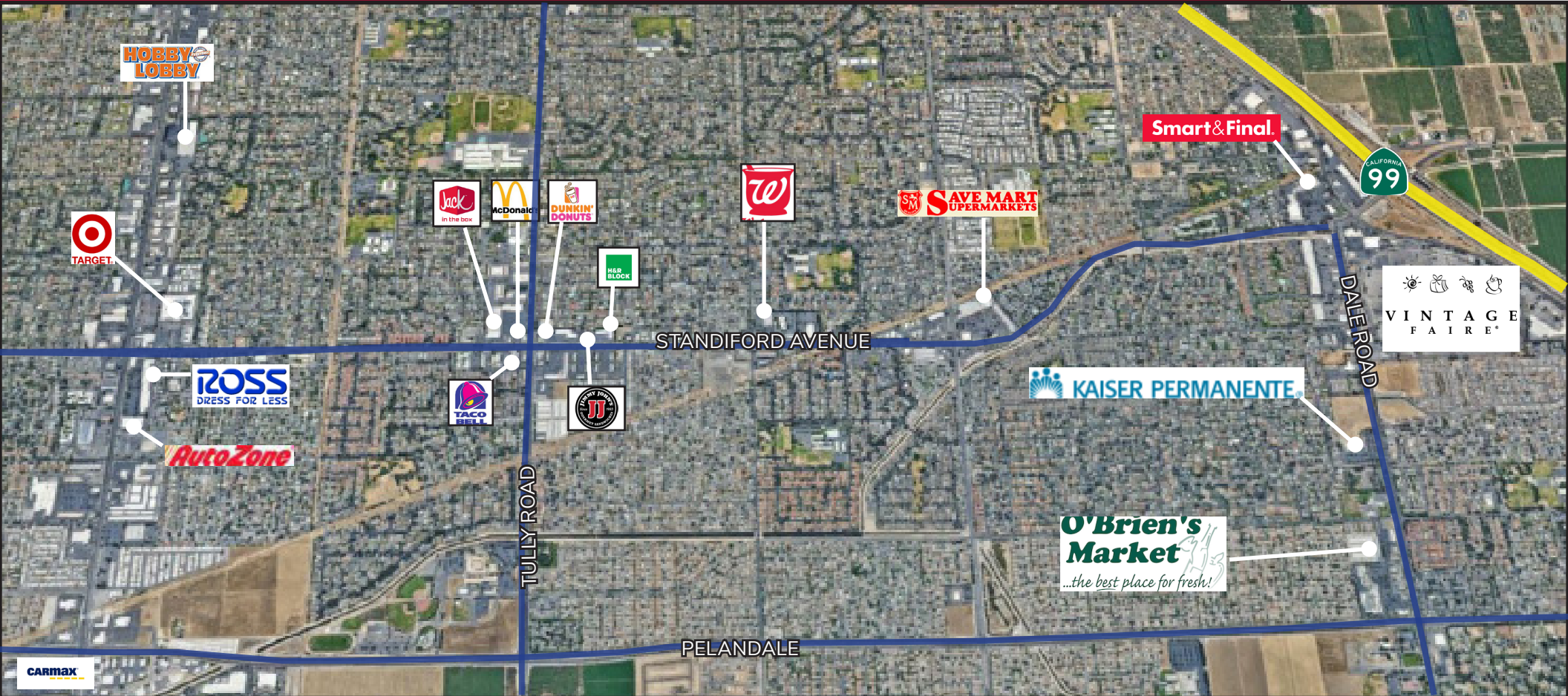
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DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	21,805	110,888	238,625
Average HH			
Income:	\$97,348	\$100,568	\$100,984

TRAFFIC COUNTS:

TULLY RD: 19,588± Cars ADT

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