

13th Street Place

1120 13th Street | Modesto, California

**DOWNTOWN OFFICE SPACE
FOR LEASE**



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

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13th Street Place

Downtown Modesto Office Space



DETAILS & FEATURES

- High quality finishes & upgrades throughout the building
- Very tasteful & professional environment; well maintained
- Exclusive parking lot w/ assigned spaces & on street parking
- Building directory signage (interior & exterior)
- 2 Stories with elevator and wide stairway
- Fire sprinklered and automatic off-hour security system
- Excellent Downtown location close to City/County offices, Court-house, restaurants, banks, lodging and open space
- Just minutes from Hwy 99 and public transportation

SPACE AVAILABLE & RENT

<u>SUITE</u>	<u>SIZE</u>	<u>FLOOR</u>	<u>MO. RENT</u>
Suites A & A1	9,427 [±] sf	1st & LL	Call for Details
Suite A1*	3,822 [±] sf	LL	\$1.40 psf (MG)
Suite D	495 [±] sf	1st	\$1.85 psf (MG)
Suites E & F	896 [±] sf	2nd	\$1.70 psf (MG)
Suite K	774 [±] sf	2nd	\$1.70 psf (MG)

**Can be leased separately or with Suite A*



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Main 1st Floor Lobby off 13th Street Entry



1st Floor Lobby, Elevator Area & Common Restrooms



2nd Floor Corridor & Elevator Landing



Second Floor - Common Area Finishes



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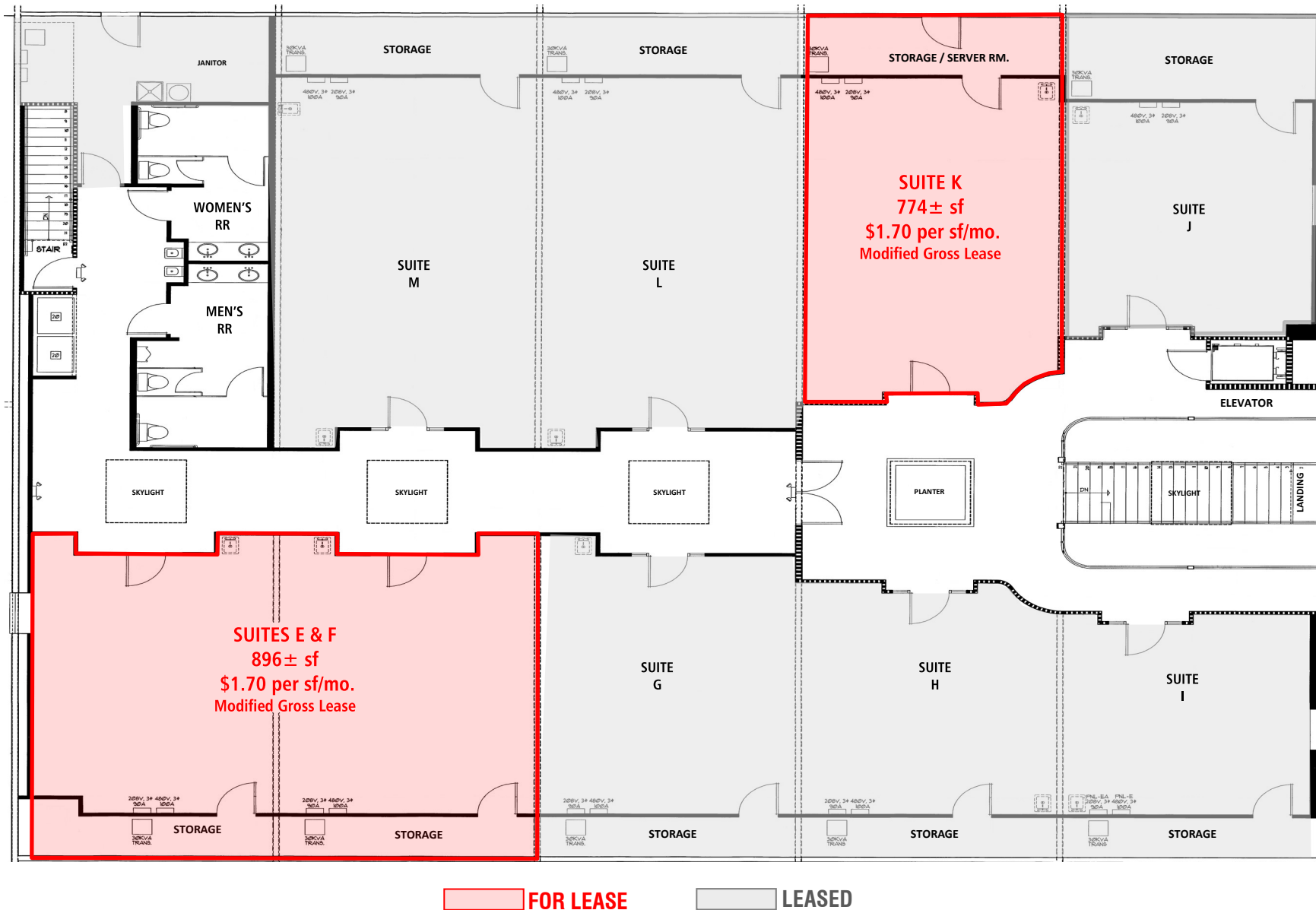
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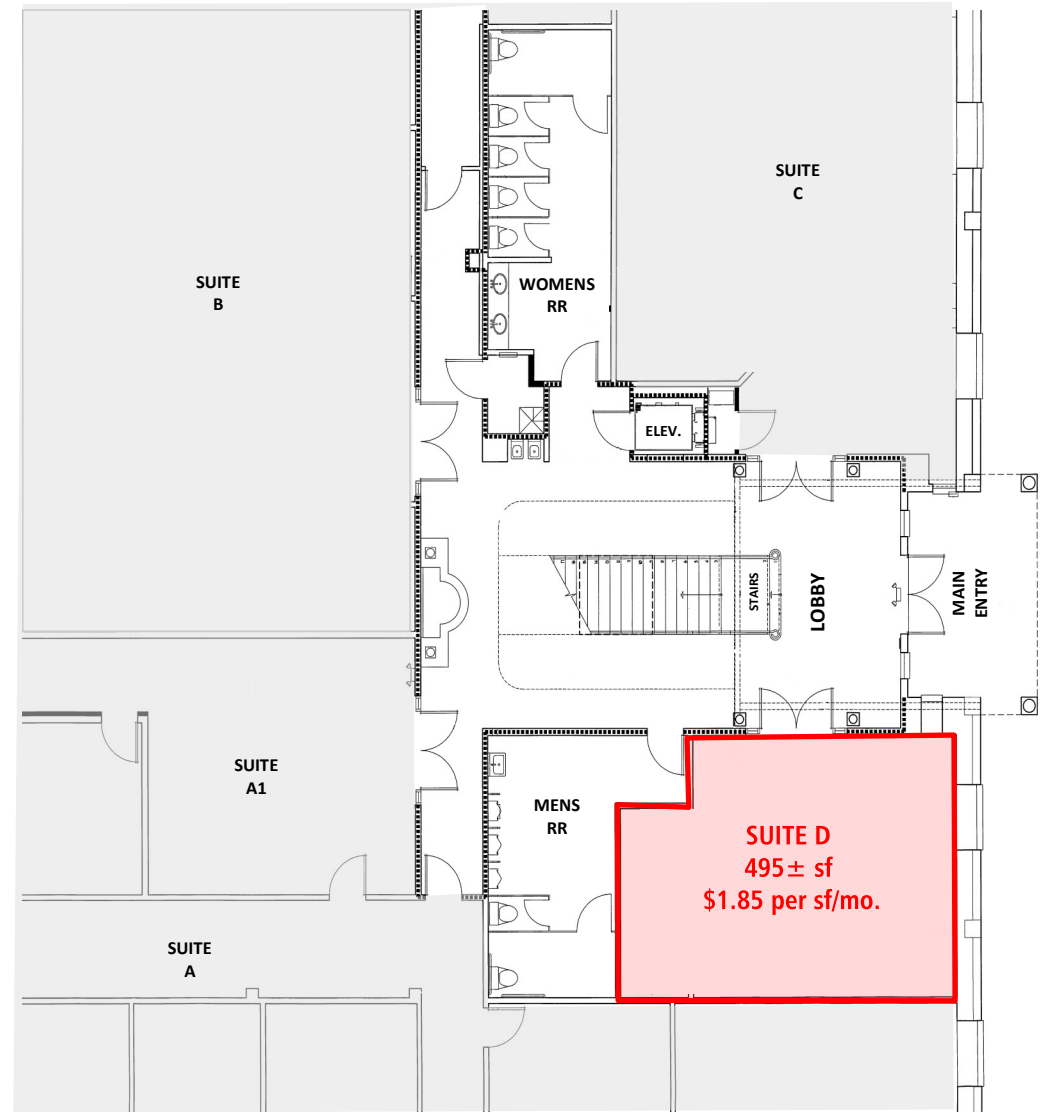




SPACE: Suite D
FLOOR: First
SIZE: 495± sf
RENT: \$1.85 psf/mo. (Modified Gross)
RESTROOMS: Common Area

DETAILS:

Office space currently with 2 modular workstations.
 Good ambient light with perimeter window and double entry doors with glass. Can be combined with Suite A for 6,100± sf. 1 assigned parking space & street parking.



 FOR LEASE

 LEASED

SPACE: Suites A & A1

FLOOR: First & Lower level

RESTROOMS: Suite A1 & Common Area

SIZE: 5,605± sf (Suite A)
3,822± sf (Suite A1)
9,427± total

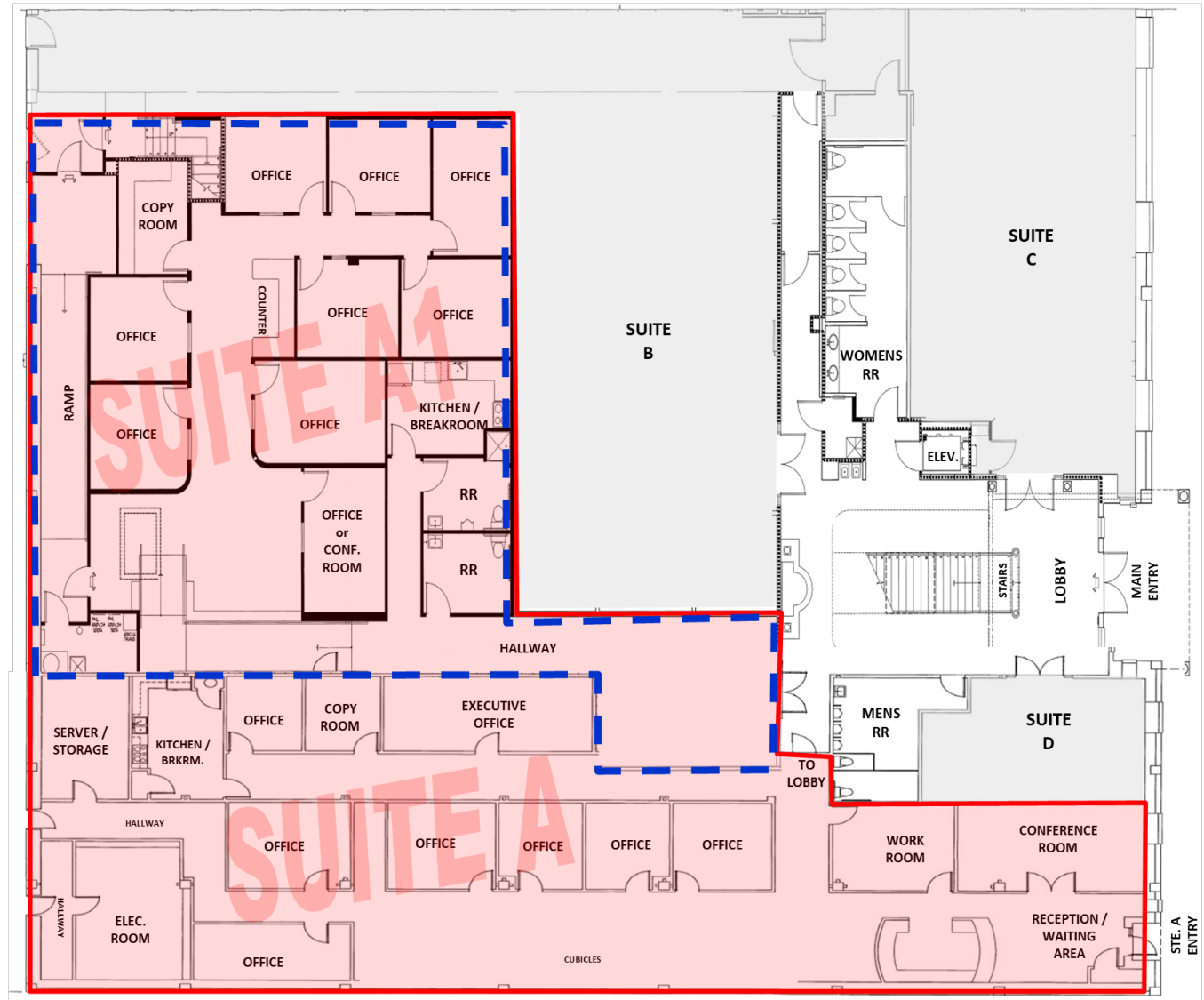
PARKING: 6 Assigned (Suite A)
4 Assigned (Suite A1)

RENT: Call for Details

DETAILS:

Suite A: 7 private offices, 1 executive office, 10 cubicles (included), reception & waiting area with built-in counter and upgraded finishes, full kitchen / breakroom, copy / work room with cabinets and server / storage room. 2 single stall restrooms with shower. Exclusive entry from street, located on first level.

Suite A1: 9 private offices, large reception & waiting area, server room/storage, full kitchen / breakroom, copy / work room with generous cabinetry, two restrooms (one with shower). Access from the main building lobby, located on lower level.



 SUITE A1 CAN BE LEASED SEPARATELY (3,822± sf)

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Reception & Waiting Area



Conference Room Entry



Large Executive Office



7 Private Offices • 1 Executive Office • Cubicles (included)

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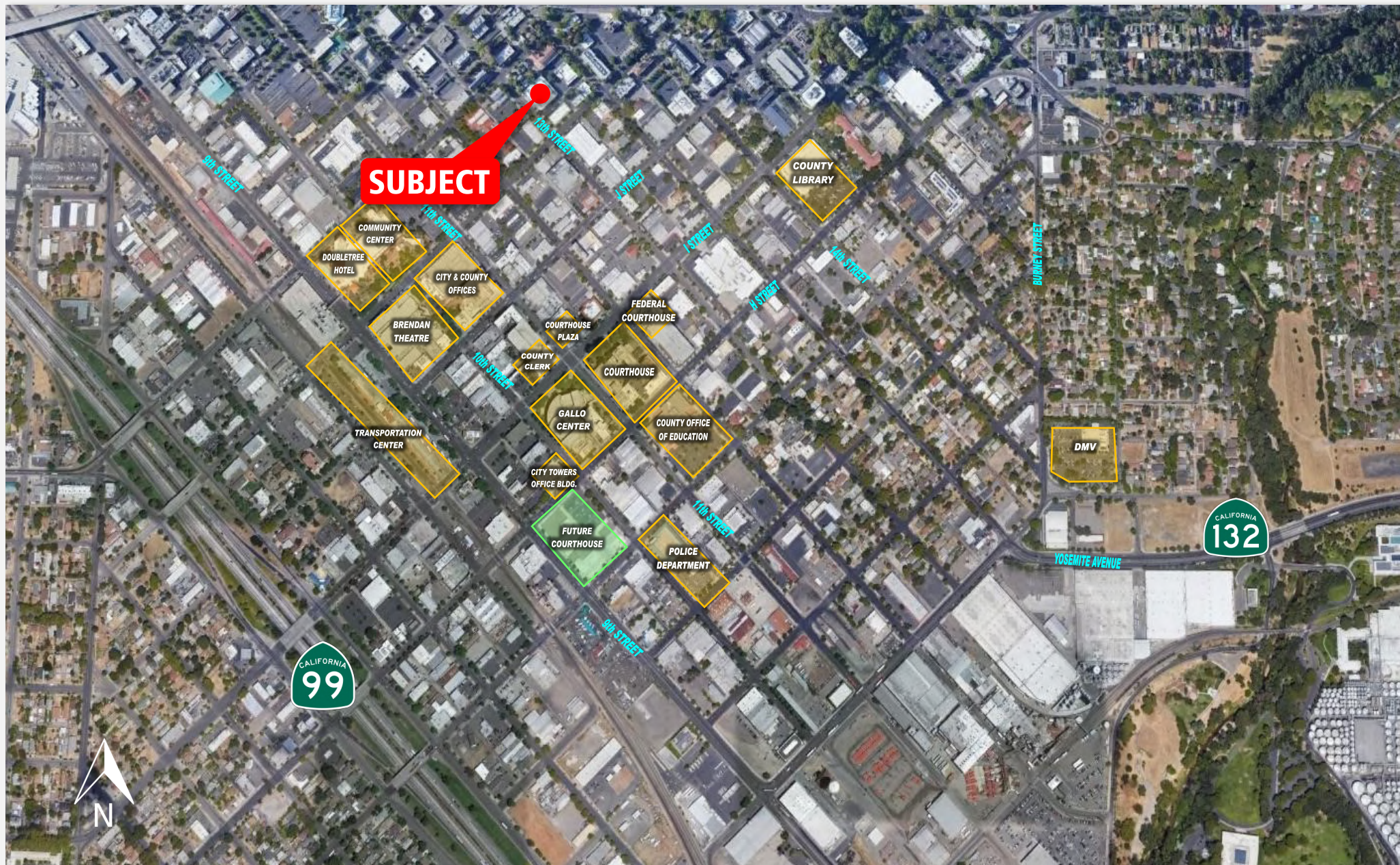
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Spacious Full Kitchen / Breakroom • 2 ADA Restrooms • Copy / Work Room





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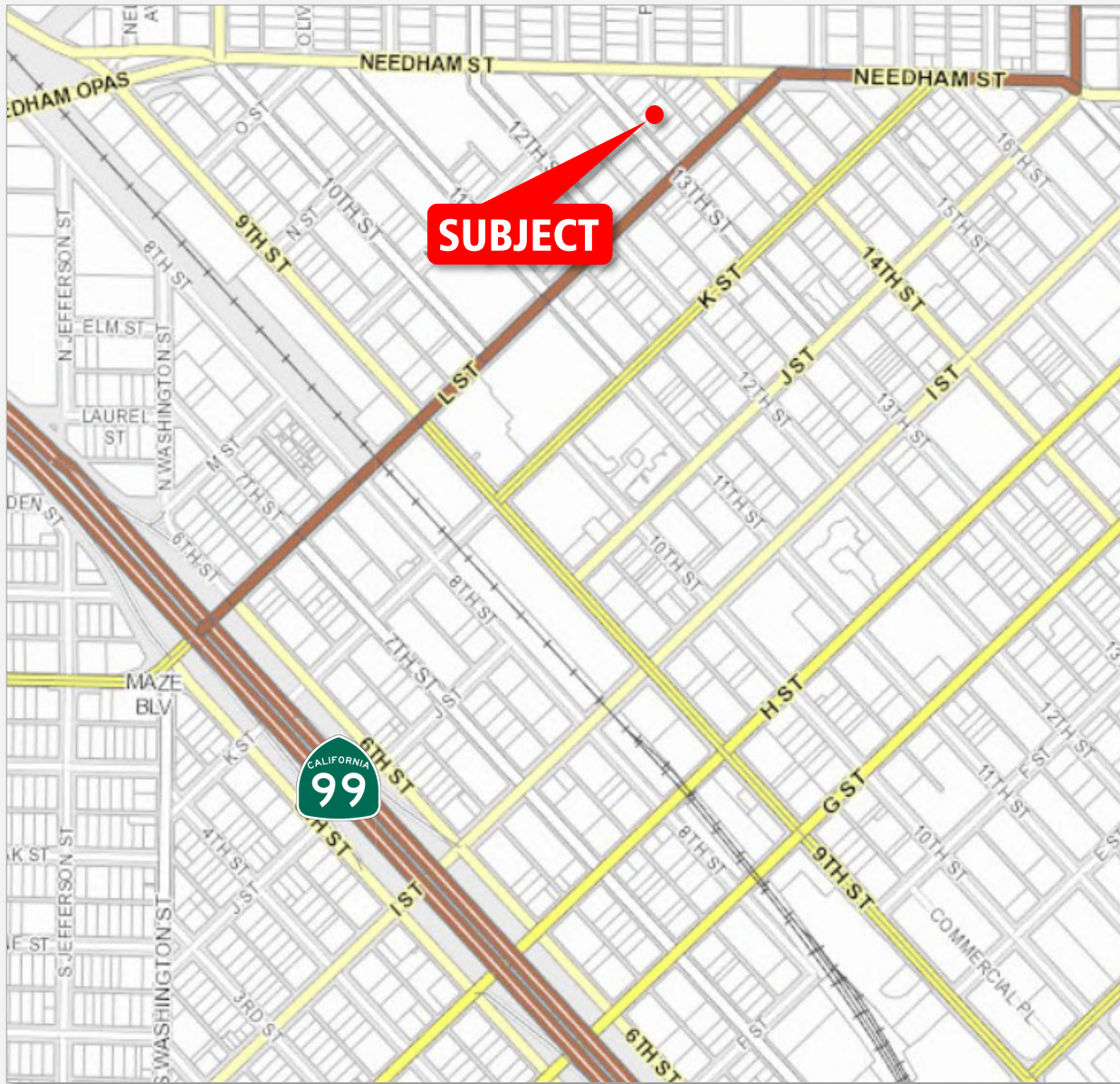
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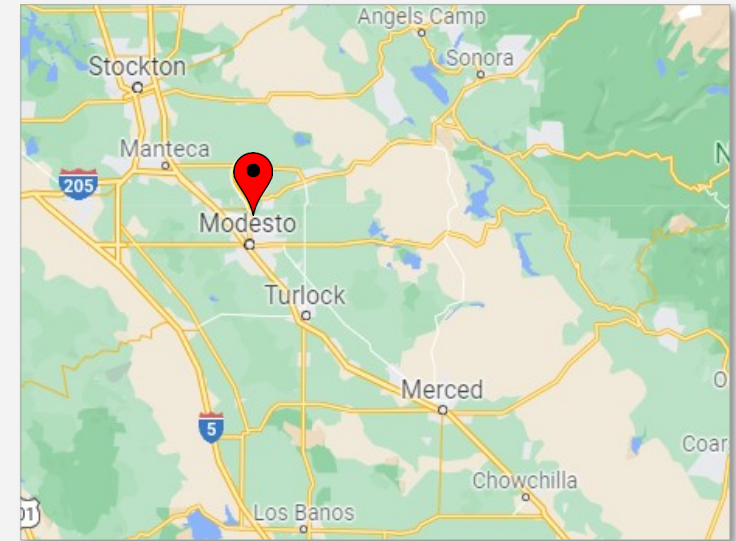
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LOCATION MAP



CENTRAL VALLEY MAP



AVERAGE DAILY TRAFFIC COUNTS

13th & L Street 4,883 ADT

DISTANCES

To Hwy 99 Less than 1 Mile
To Manteca 17 miles
To Turlock 15 miles
To Sacramento 75 miles
To Fresno 95 miles
To San Francisco 88 miles

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,395	138,881	255,409
2010 Population	12,397	134,079	275,358
2022 Population	13,011	142,437	294,971
2027 Population	12,911	141,841	294,997
2022 African American	557	5,009	10,394
2022 American Indian	329	3,351	5,946
2022 Asian	601	8,117	22,934
2022 Hispanic	5,962	77,521	150,058
2022 Other Race	3,121	44,991	84,110
2022 White	6,277	57,891	122,215
2022 Multiracial	2,080	21,970	46,504
2022-2027: Population: Growth Rate	-0.75 %	-0.40 %	0.00 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	777	5,211	8,443
\$15,000-\$24,999	511	3,568	6,101
\$25,000-\$34,999	362	3,506	6,357
\$35,000-\$49,999	499	5,411	10,426
\$50,000-\$74,999	666	9,321	18,449
\$75,000-\$99,999	692	6,004	12,787
\$100,000-\$149,999	873	8,287	18,901
\$150,000-\$199,999	332	2,961	7,544
\$200,000 or greater	213	1,943	6,519
Median HH Income	\$59,689	\$62,024	\$71,234
Average HH Income	\$81,475	\$83,482	\$96,001

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,197	47,010	87,389
2010 Total Households	4,603	43,746	89,541
2022 Total Households	4,924	46,211	95,530
2027 Total Households	4,889	46,109	95,783
2022 Average Household Size	2.58	3.04	3.05
2000 Owner Occupied Housing	2,044	25,231	50,061
2000 Renter Occupied Housing	2,877	20,159	34,208
2022 Owner Occupied Housing	1,796	22,545	53,070
2022 Renter Occupied Housing	3,128	23,666	42,460
2022 Vacant Housing	244	1,632	2,998
2022 Total Housing	5,168	47,843	98,528
2027 Owner Occupied Housing	1,803	22,673	53,763
2027 Renter Occupied Housing	3,086	23,436	42,021
2027 Vacant Housing	262	1,825	3,203
2027 Total Housing	5,151	47,934	98,986
2022-2027: Households: Growth Rate	-0.70 %	-0.20 %	0.25 %