

EXCELLENT
LOCATION

FOR SALE OR LEASE

2501 McHENRY AVENUE • MODESTO • CA • 95354-0364



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
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DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
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PROPERTY SUMMARY

ADDRESS: 2501 McHenry Avenue • Modesto
SALES PRICE: \$4,195,000
LEASE RATE: \$1.50 PSF
VACANT SF: ± 12,000 SF
LOT SIZE: ± 58,806 SF • ± 1.35 AC

YEAR BUILT: 1979
COUNTY: Stanislaus County
PROPERTY TYPE: Commercial
PROPERTY SUB-TYPE: Shopping Center
PARCEL NUMBER: 059-004-013
PROCURING BROKER FEE: 2.5%

FOR SALE OR FOR LEASE

FOR SALE: Located on one of Modesto's major thoroughfares, this property offers high visibility and accessibility. One (1) suite was recently occupied by Aspen Family Medical Group and is currently vacant and available for lease. Three (3) suites are currently occupied by Luxury Perfumes, The Color Lab Beauty Co. and Papapolloni Mediterranean Bistro.

FOR LEASE: Recently occupied by Aspen Family Medical Group. With ±12,000 SF, this prominent property offers ample square footage, making it ideal for a wide range of medical practices and healthcare services.

- Eleven (11) Exam Rooms
- Twelve (12) Offices
- Six (6) Restrooms
- Two (2) Large Waiting Rooms/Registration Areas



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PHOTO GALLERY



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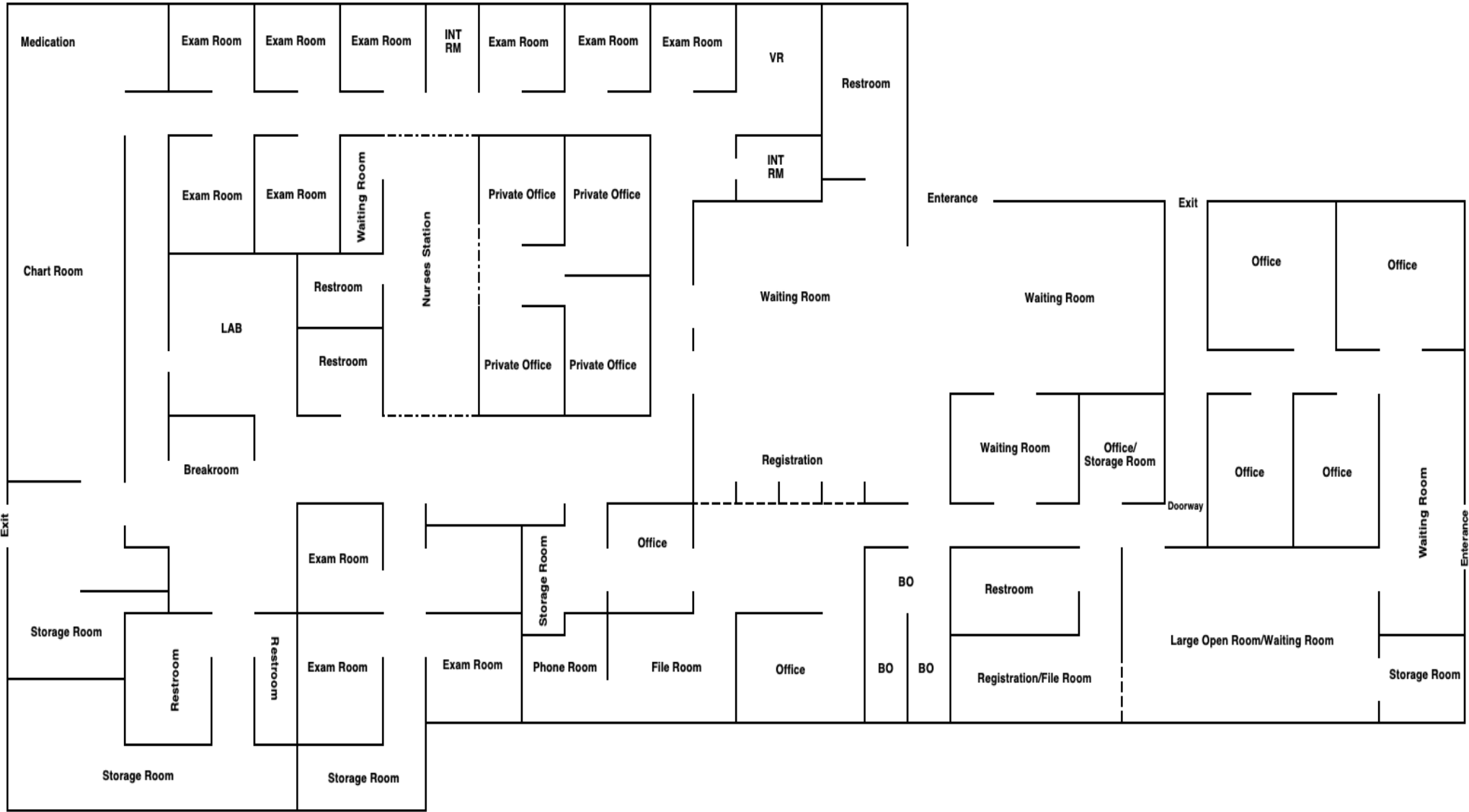
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FLOOR PLAN



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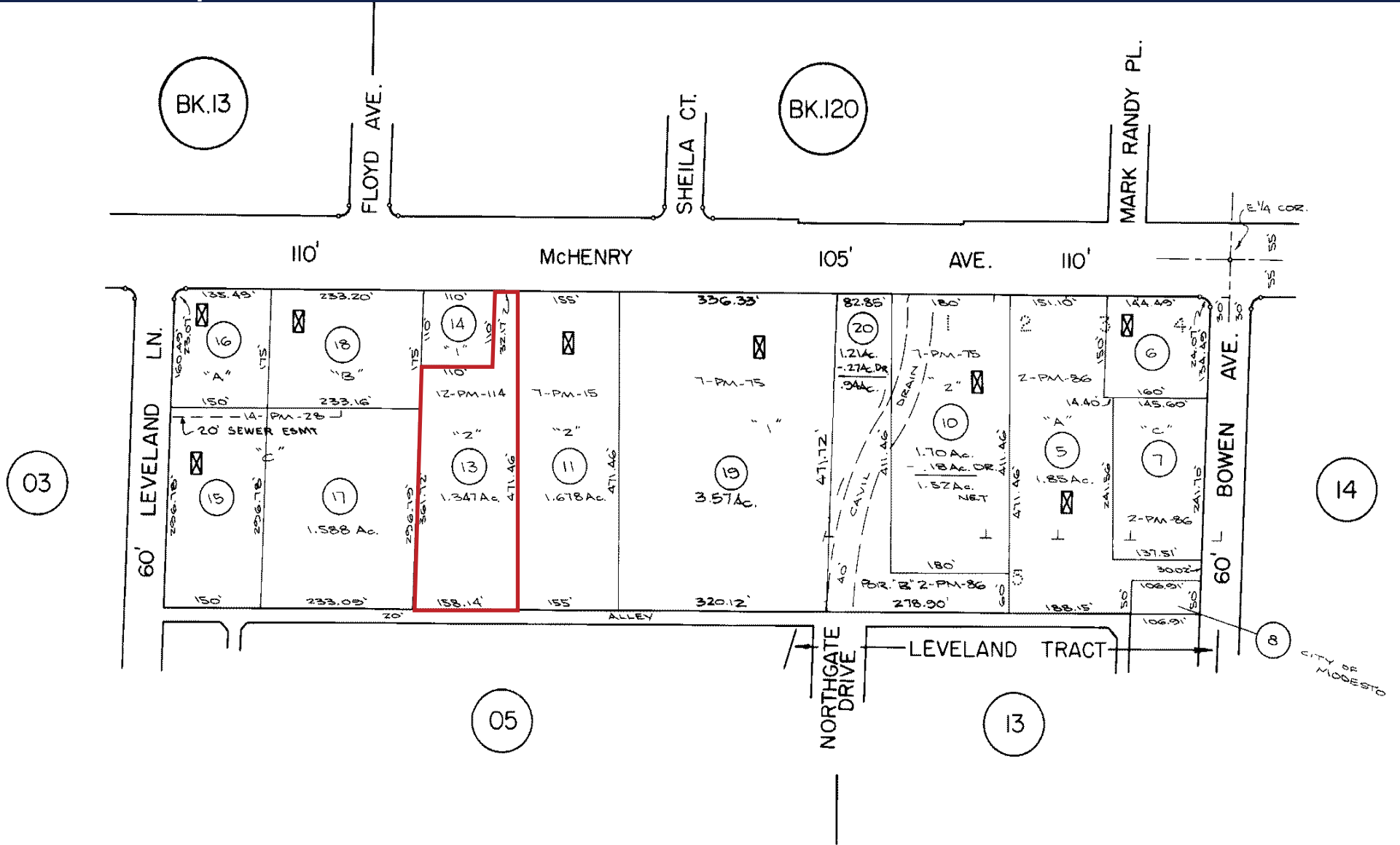
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PARCEL MAP



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LOCATION MAP



McHenry
Village

A collage of logos for various businesses including Burlington, Safeway, Pet Mart, Hobby Lobby, Golden 1, Weight Watchers, Party City, Dollar Tree, and many others.

A collage of logos for various businesses including Target, Guitar Center, Wells Fargo, Starbucks, Bank of America, KFC, and others.

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AERIAL VIEW



McHENRY AVENUE

FLOYD AVENUE

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