

# COMMERCIAL RETAIL PAD-LEASE

1308 McHenry Ave., Modesto CA



## Property Highlights:

- Excellent Visibility & Exposure
- Prime Location on High Traffic McHenry Ave/Hwy 108
- Two Entrances on Hwy 108
- Excellent Owner/User or Development Site
- Ample Reciprocal Parking
- Desired uses: Restaurant, Automotive Parts/Services, Bank, Retail, Medical Office



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BRE#01091898

**NAI Benchmark**



# PARCEL MAP

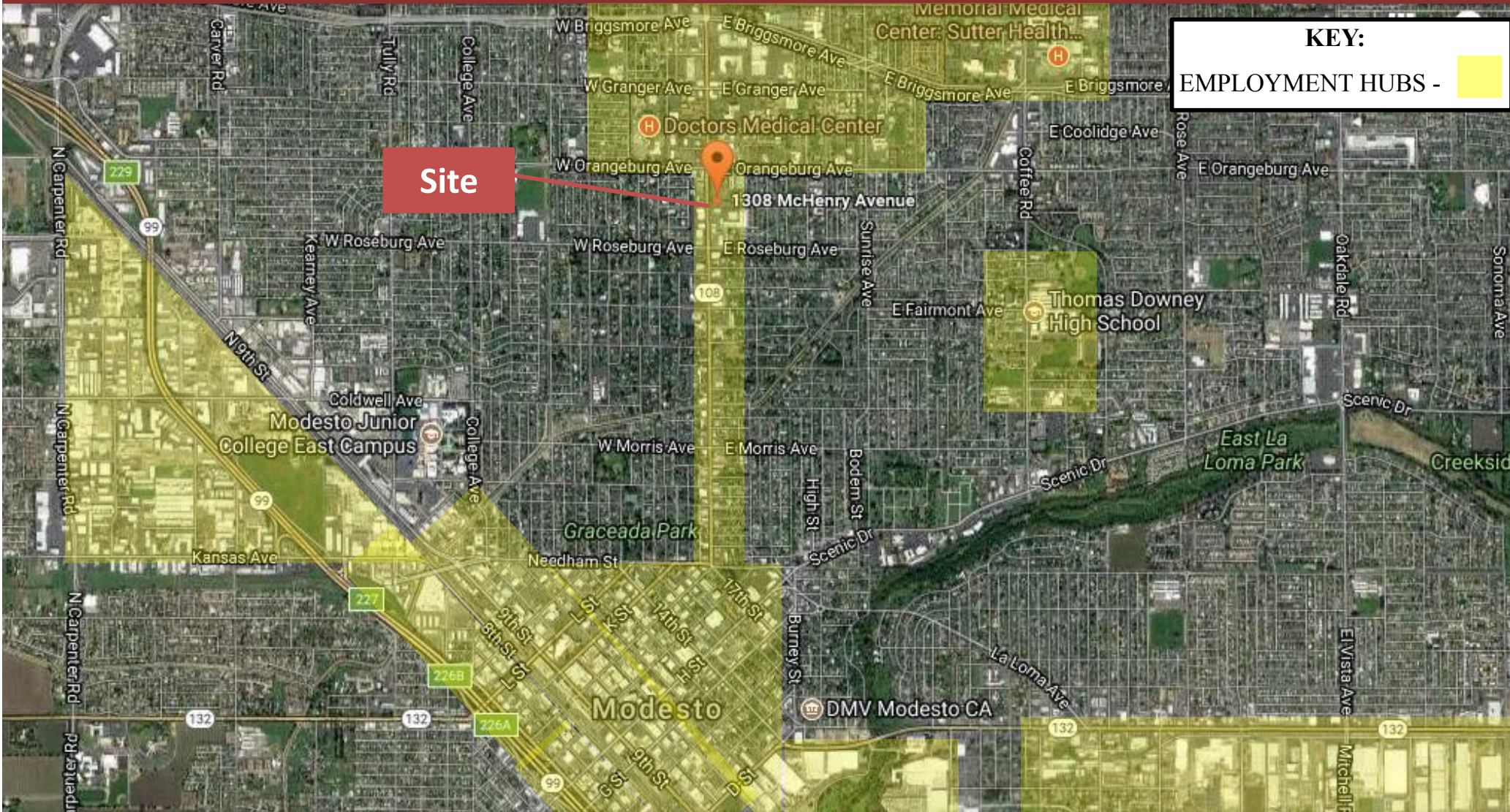
1308 McHenry Ave., Modesto CA





# AERIAL VIEW

1308 McHenry Ave., Modesto CA



**KEY:**  
EMPLOYMENT HUBS -



# 1308 MCHENRY SITE

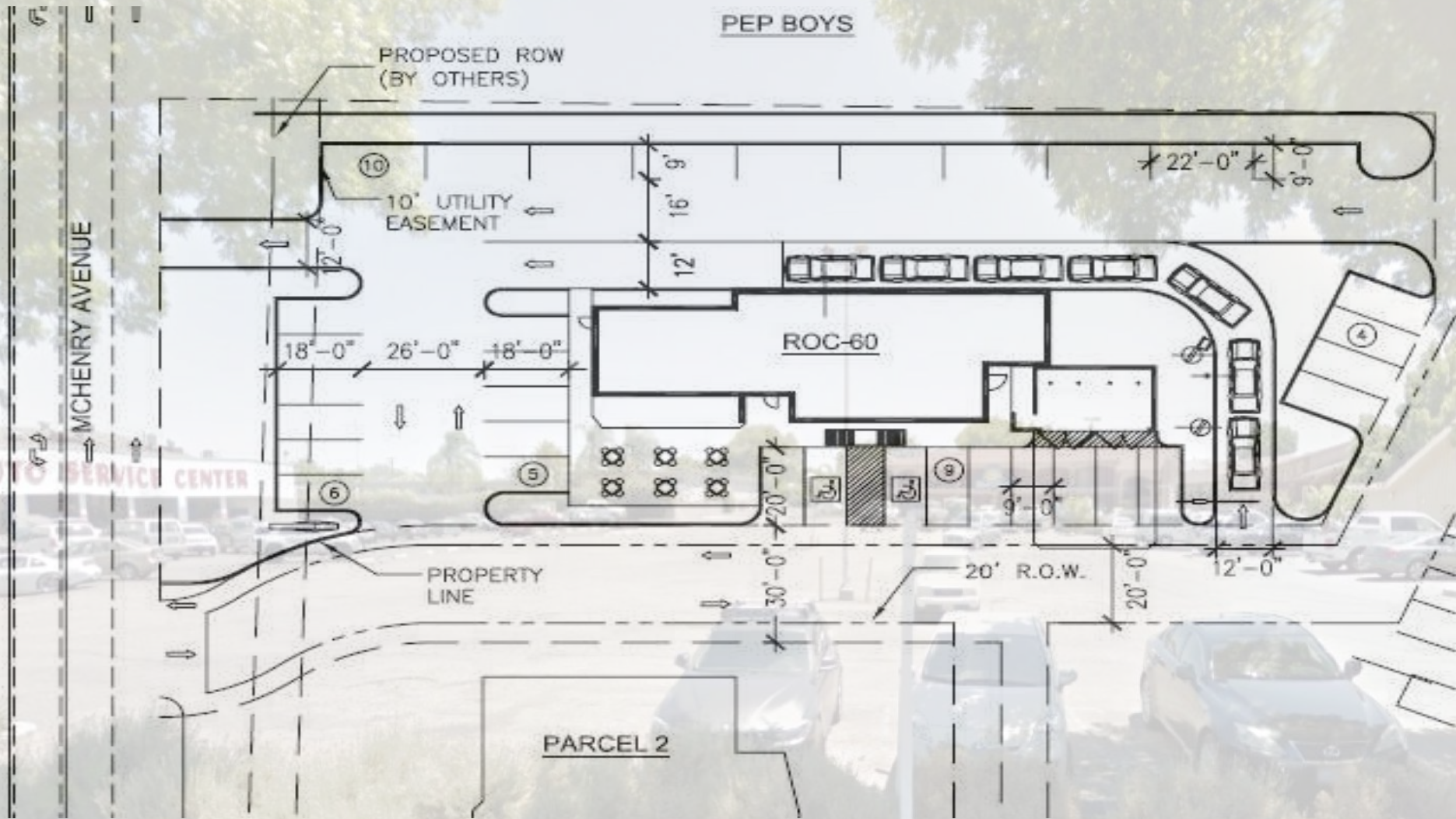
Street View





# 1308 MCHENRY SITE

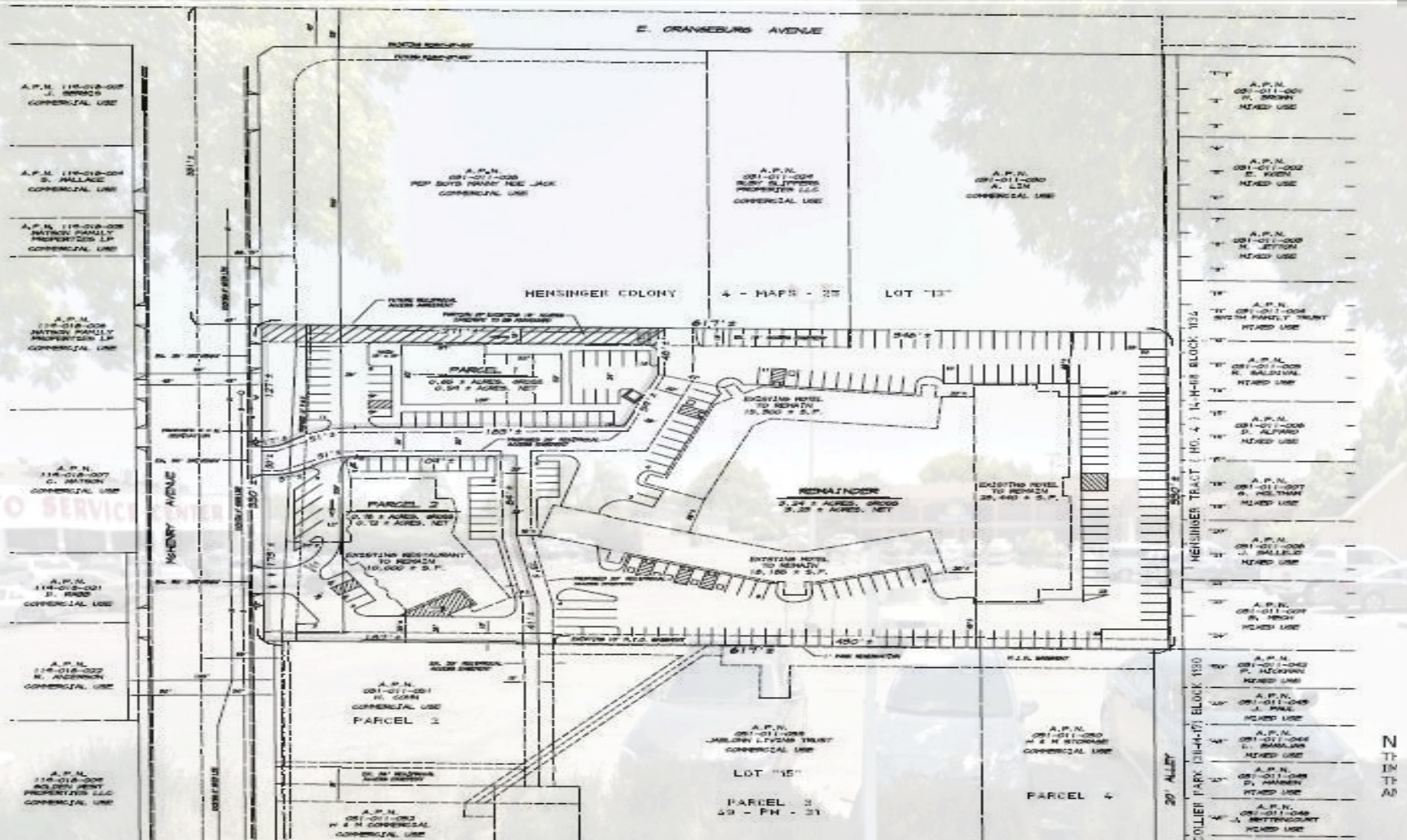
## Site Plan I





# 1308 MCHENRY SITE

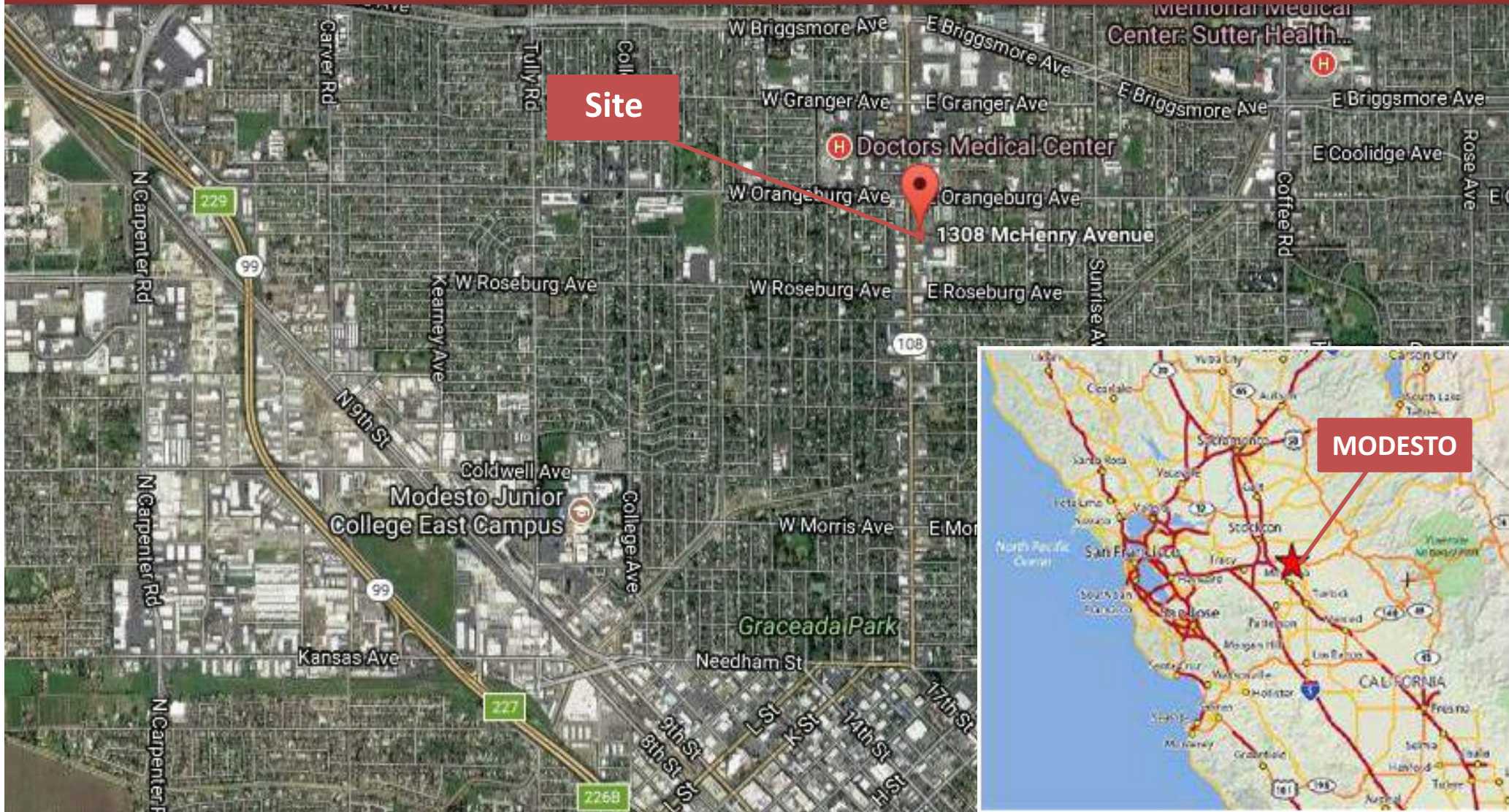
## Site Plan II





# SITE MAP

1308 McHenry Ave., Modesto CA





# Demographics

1308 McHenry Ave., Modesto CA

Modesto 2016 Demographics	1 Mile	2 Mile	3 Mile
Population	16,982	65,956	148,682
Household	6,764	25,338	52,533
Median Age	38.7	37.8	35.7
Median Household Income	\$50,061	\$44,016	\$46,090