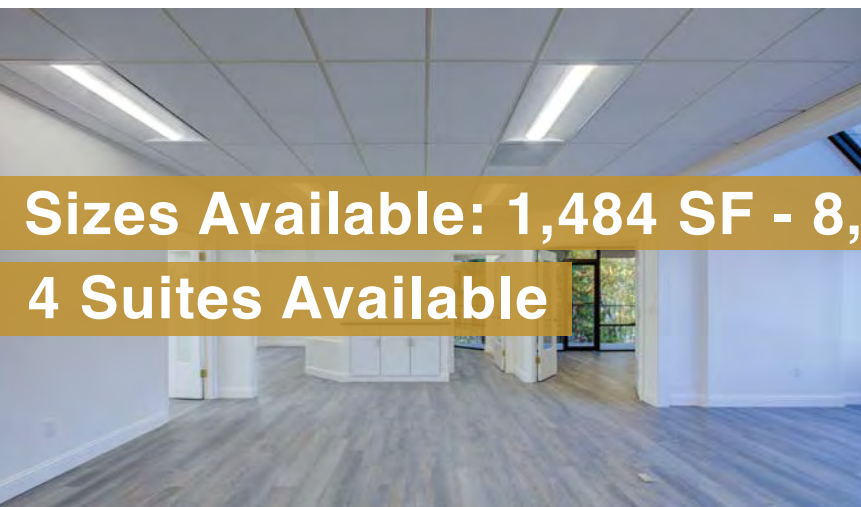


**Newly Remodeled Office Complex With Brand New Office Suite Improvements
Located on Major Commercial and Medical Corridor
1518 Coffee Road | Modesto, CA 95355**



**Sizes Available: 1,484 SF - 8,045 SF
4 Suites Available**

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EXECUTIVE SUMMARY

1518 Coffee Rd , Modesto, CA 95355



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



Recent Improvements Made By New Ownership!

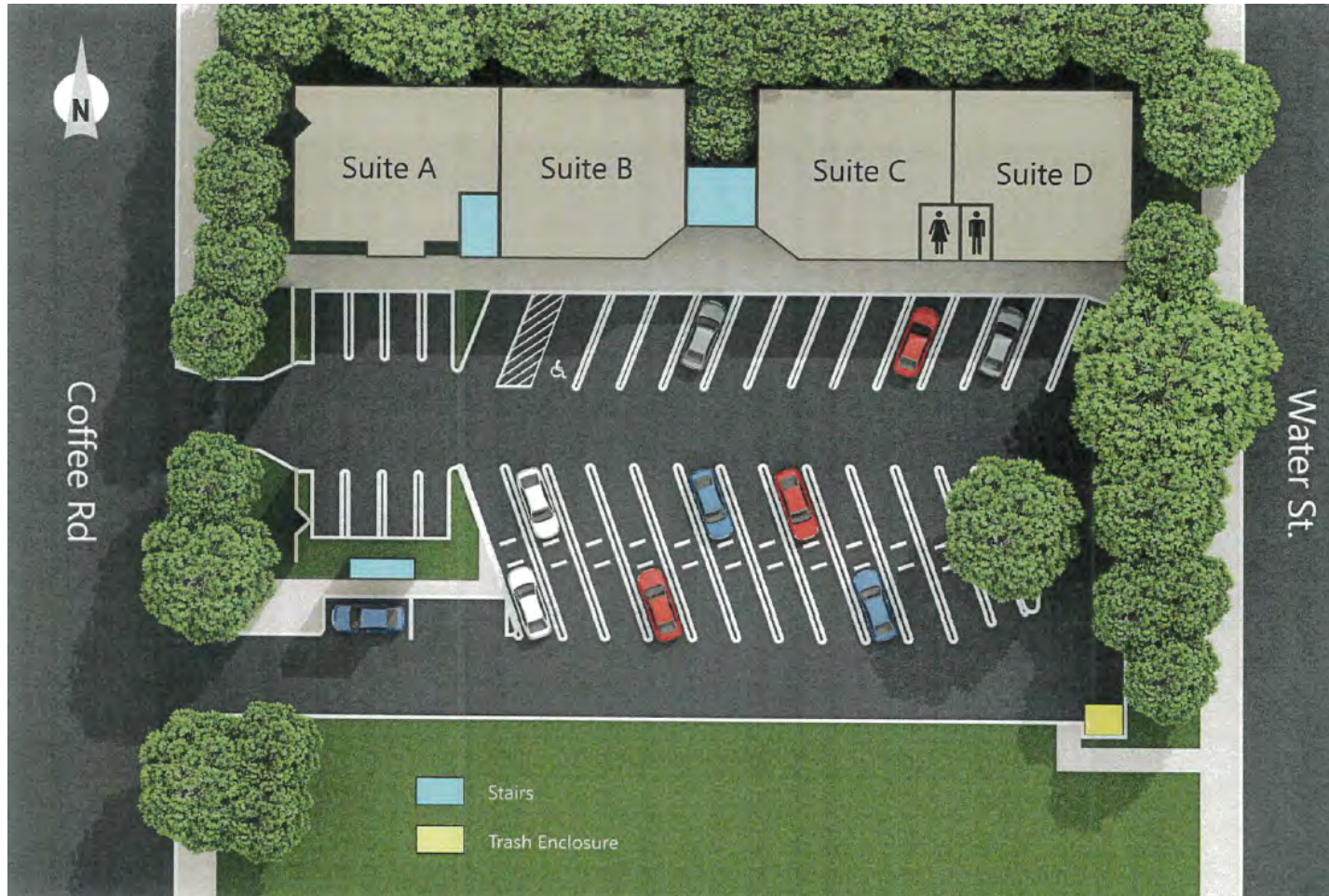
- **New exterior and interior paint**
- **New roof**
- **New restroom fixtures**
- **Each suite includes:**
 - New LED lighting
 - New paint
 - New receptacles
 - New break room fixtures

HIGHLIGHTS

- Suites range from 1,484 SF - 8,045 SF
- Offices and common area are in move-in condition
- Monument signage along Coffee Rd
- 45 Parking Spaces
- Highly visible location on Coffee Rd with 41,000 ADT on Briggsmore Ave and 23,418 ADT on Coffee Rd
- Located in central Modesto, across the street from Memorial Hospital and minutes from Sutter Gould Medical Foundation, Doctor's Medical Center, Stanislaus Surgical Hospital, and Downtown Modesto.
- Perfect for medical use, physical therapy, health services, academic services, architect, engineer, insurance, financial planner, CPA, mortgage, law office, non-profit or any other office use.



SITE PLAN WITH SIZES - FIRST FLOOR



Suite	A	B	C	D
SF	1,813	1,828	1,664	2,681
Lease Rate \$/SF	Leased	Leased	Leased	Leased
Monthly Amount	Occupied	Occupied	Occupied	Occupied



SITE PLAN WITH SIZES - SECOND FLOOR



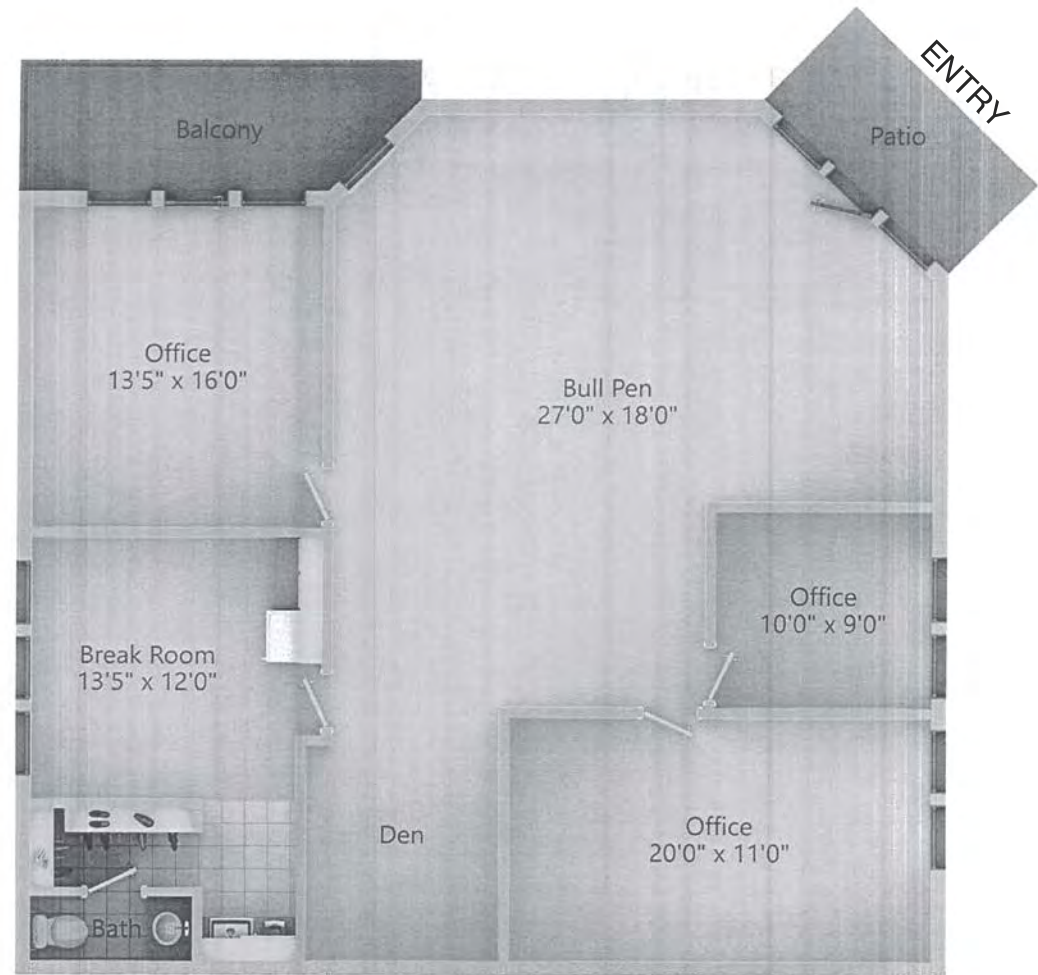
Suite	E	F	G/H	I
SF	1,823	1,823	2,915	1,484
Lease Rate \$/SF	\$1.25	\$1.25	\$1.20	\$1.35
Monthly Amount	\$2,278.75	\$2,278.75	\$3,498.00	\$2,003.40

SUITE OVERVIEW

Suite E - 2nd Floor

HIGHLIGHTS

- Size: 1,823 SF
- Large Bullpen
- 3 Offices
- Break Room
- Restroom
- Patio and Private Balcony



1518 Coffee Rd., Ste. E +/- 1,823 sq. ft.

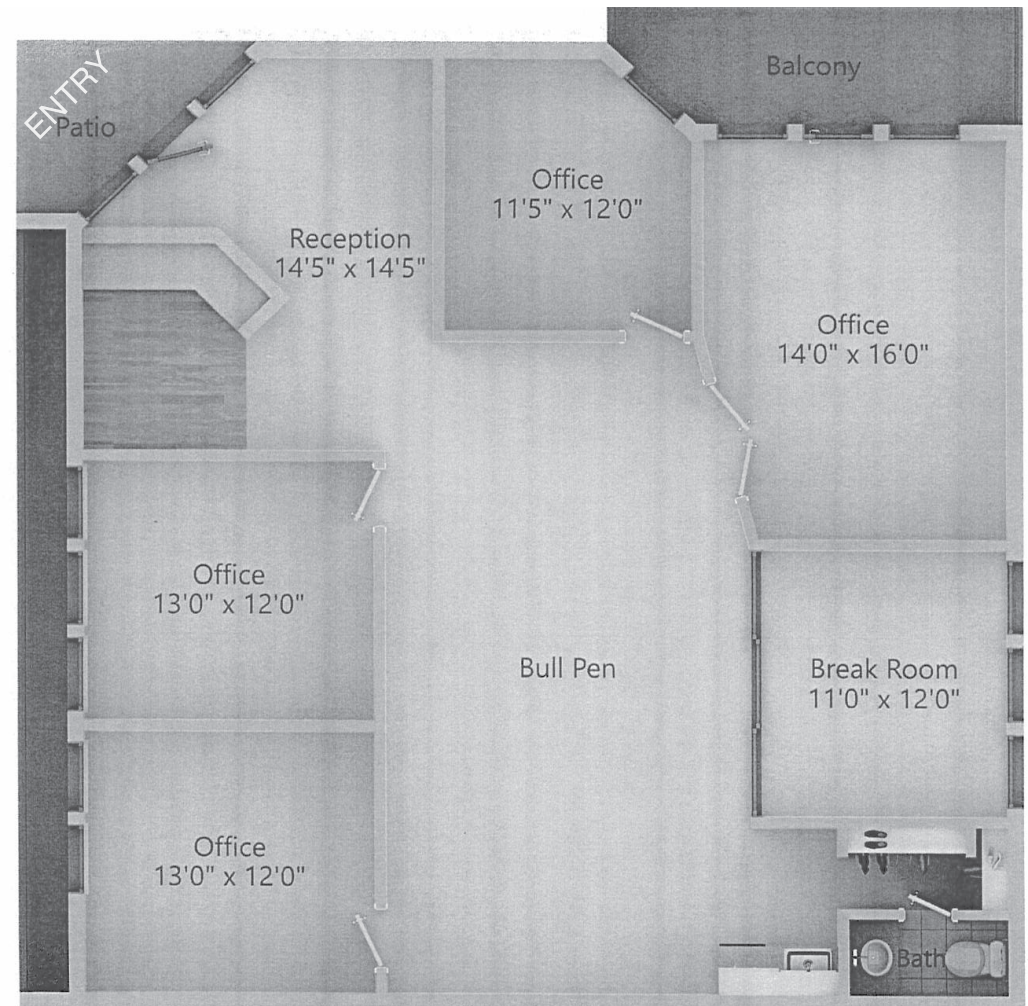
Lease Rate: \$1.25/SF Modified Gross
Availability: Now

SUITE OVERVIEW

Suite F - 2nd Floor

HIGHLIGHTS

- Size: 1,823 SF
- Admin/Reception
- Bullpen
- 4 Offices
- Break Room
- Restroom
- Patio and Private Balcony



1518 Coffee Rd., Ste. F +/- 1,823 sq. ft.

Lease Rate: \$1.25/SF Modified Gross
Availability: Now

SUITE OVERVIEW

Suite G/H - 2nd Floor
Can Be Demised Into
Smaller Suites

HIGHLIGHTS

- Size: 2,915 SF
- Admin/Reception
- Bullpen
- 9 Offices
- Conference Room
- Storage
- Restroom
- Multiple Private Balconies



ENTRY

1518 Coffee Rd., Ste. G & H +/- 2,915 sq. ft.

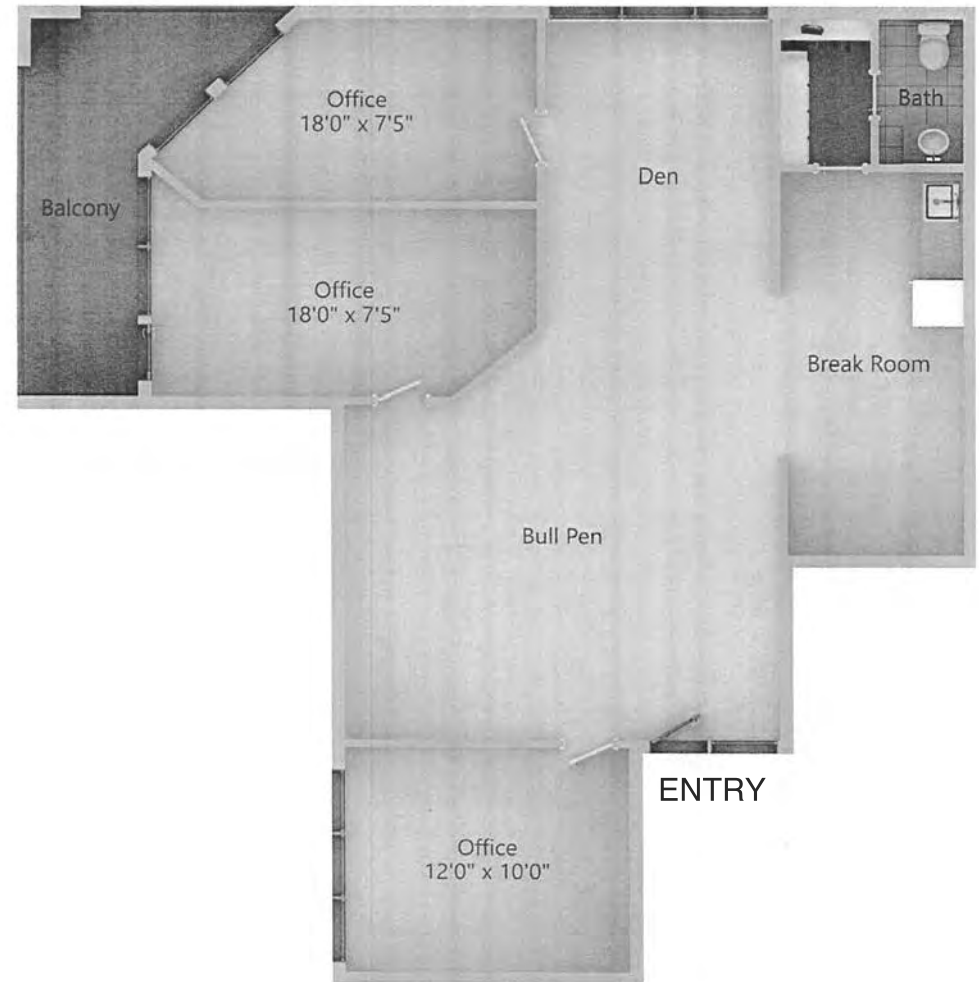
Lease Rate: \$1.20/SF Modified Gross
Availability: Now

SUITE OVERVIEW

Suite I - 2nd Floor

HIGHLIGHTS

- Size: 1,484 SF
- Admin/Reception
- Bullpen
- 3 Offices
- Break Room and Kitchen
- Storage Area
- Restroom
- Private Balcony



1518 Coffee Rd., Ste. I +/- 1,484 sq. ft.

Lease Rate: \$1.35/SF Modified Gross
Availability: Now



DEMOGRAPHICS

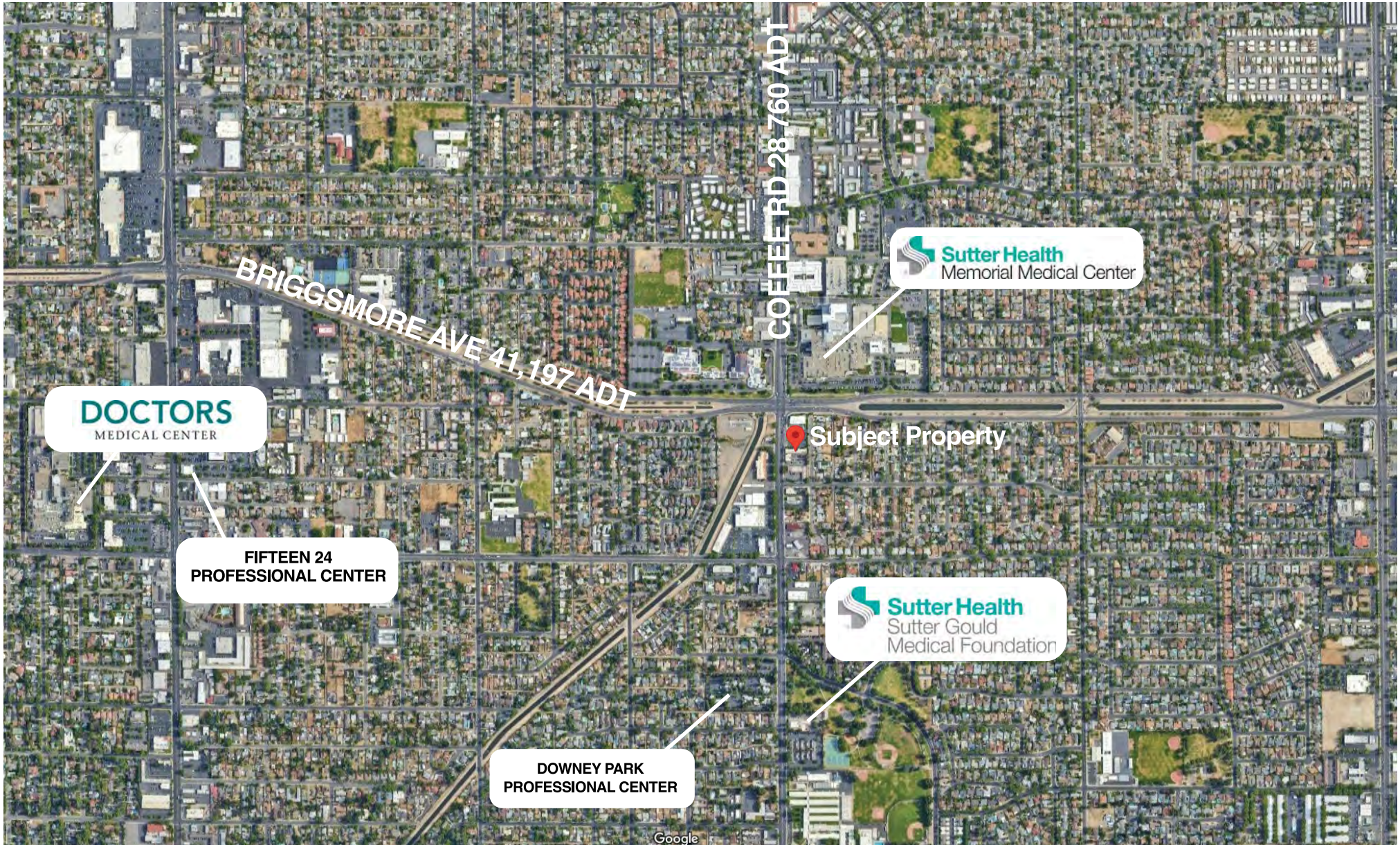
POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	22,030	150,973	293,220
Growth 2022 - 2027	2.37%	2.39%	2.38%
Growth 2010 - 2022	8.28%	8.38%	8.27%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,655	50,285	89,031
Growth 2022 - 2027	2.35%	2.31%	2.34%
Growth 2010 - 2022	8.22%	7.79%	7.98%
2022 Average HH Income	\$70,102	\$81,576	\$79,842

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Coffee Road	E Coolidge Avenue	2022	23,084	.10
E Orangeburg Avenue	Palomar Way	2022	11,550	.19
E Orangeburg Avenue	Allen Drive	2022	18,071	.19
E Briggsmore Avenue	Brannon Avenue	2022	41,197	.21
E Briggsmore Avenue	Coffee Road	2022	35,327	.21



LOCAL AERIAL VIEW





REGIONAL AERIAL VIEW

