



PROPERTY DESCRIPTION

Well-maintained downtown building located within walking distance to the new Stanislas County courthouse, shops, public library, and more. Excellent visibility along 13th St. with ample street parking and dedicated on-site parking. The suites feature multiple private offices and flexible floorplans. Ideal for attorneys, tax professionals, bookkeepers, nonprofits and similar uses.

PROPERTY HIGHLIGHTS

- Downtown Modesto location
- Multiple suite sizes available
- Private offices in each suite
- Close proximity to restaurants and shops
- 14 dedicated on-site parking spaces
- Attractive lease rate

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (MG)
Number of Units:	3
Available SF:	812 – 4,054 SF
Lot Size:	17,530 SF
Building Size:	9,014 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	870	4,591	10,555
Total Population	1,970	11,931	30,117
Average HH Income	\$63,309	\$79,289	\$85,329

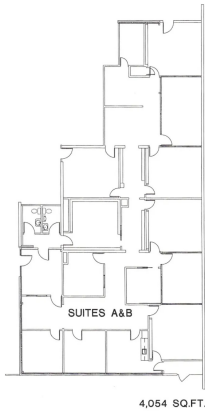
BOWEN CARDOZA

President
209.996.7418
bowen@linkcpgr.com
CalDRE #01419028

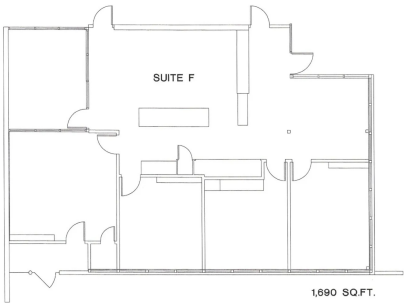
PATRICK ZADO

209.202.6898
patrick@linkcpgr.com
CalDRE #01707199

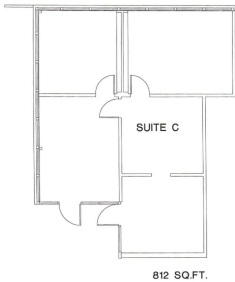




Suites A&B
Lease Plan
821 13th Street
Hendley Properties
L Street Architects, Limited
8.11.2017 A1 000



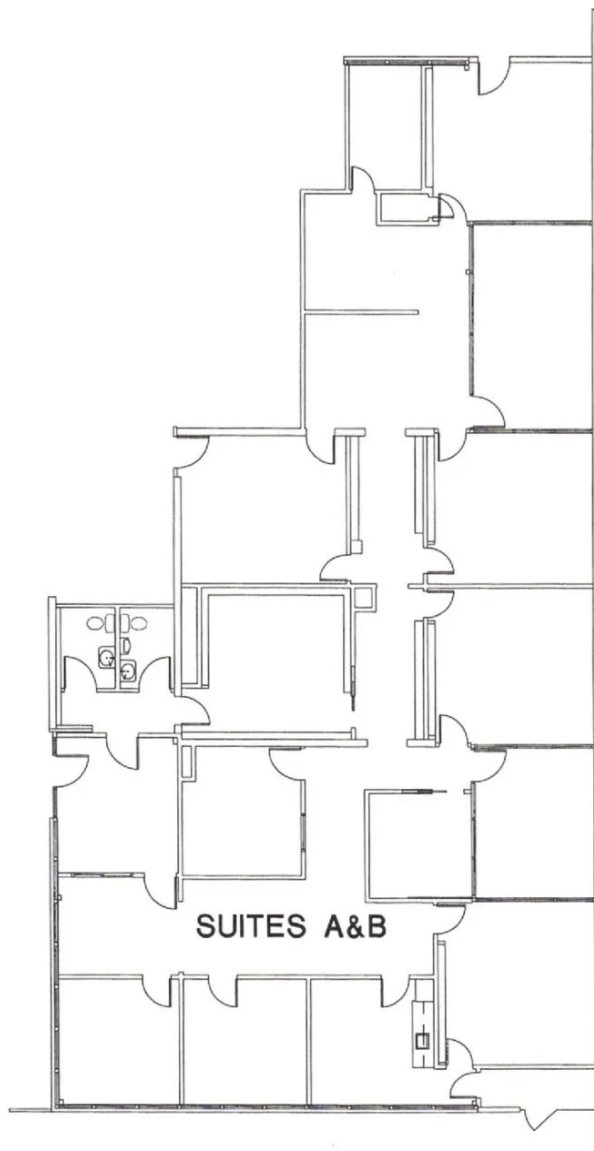
Suite F
Lease Plan
821 13th Street
Hendley Properties
L Street Architects, Limited
8.11.2017 A1 000



BOWEN CARDOZA
President
209.996.7418
bowen@linkcp.com
CalDRE #01419028

PATRICK ZADO
209.202.6898
patrick@linkcp.com
CalDRE #01707199





4,054 SQ.FT.

Suites A&B Lease Plan

821 13th Street
Hensley Properties

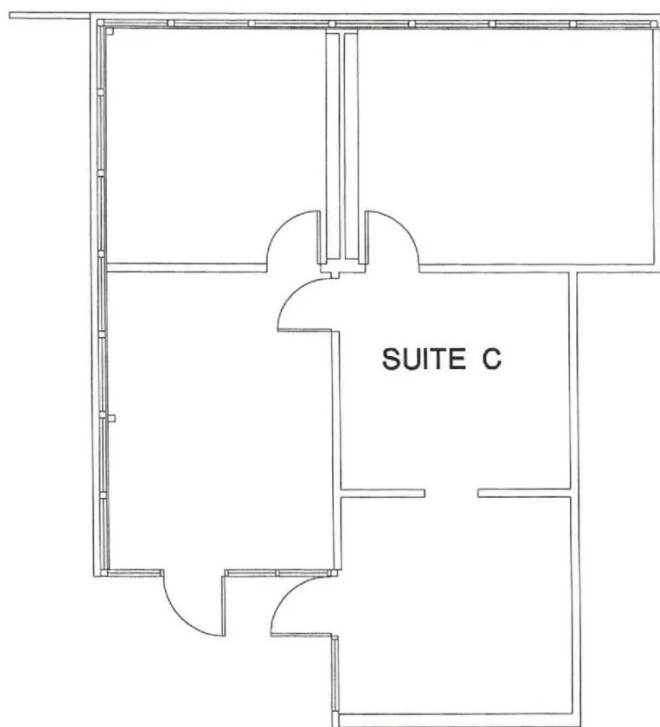
L Street Architects, Limited
8-11-2010 51.999

BOWEN CARDOZA

President
209.996.7418
bowen@linkcpg.com
CalDRE #01419028

PATRICK ZADO

209.202.6898
patrick@linkcpg.com
CalDRE #01707199



812 SQ.FT.



BOWEN CARDOZA

President

209.996.7418

bowen@linkcpg.com

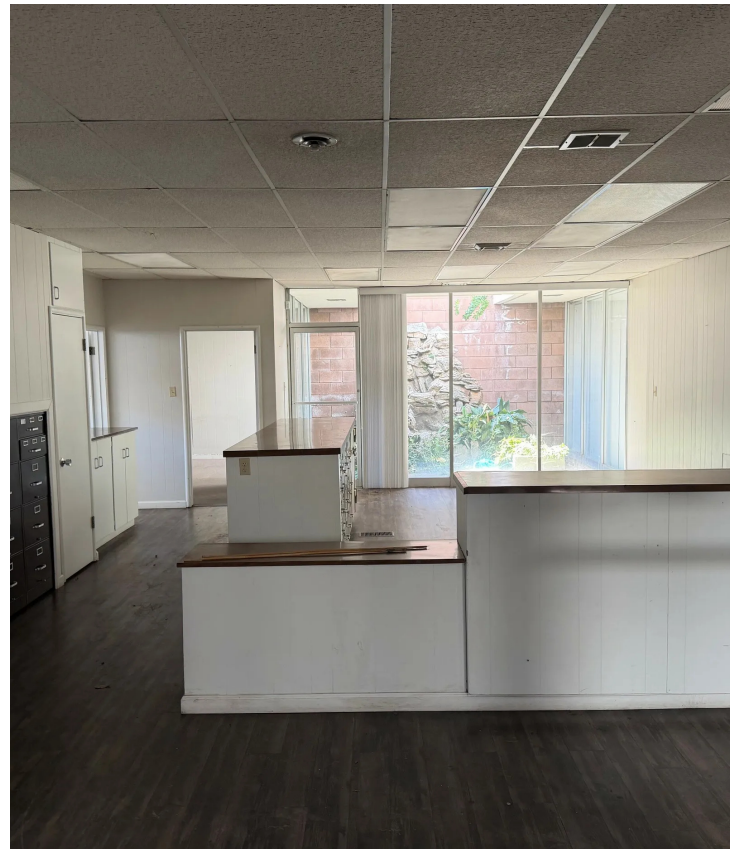
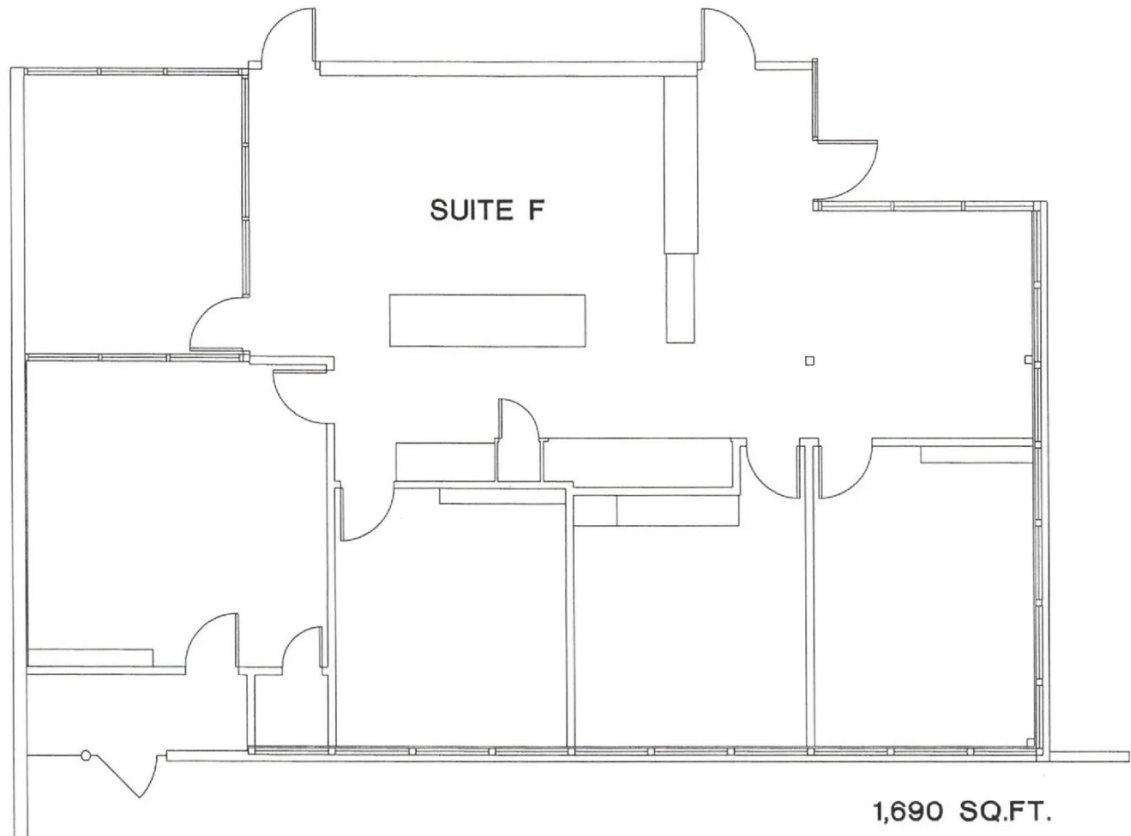
CalDRE #01419028

PATRICK ZADO

209.202.6898

patrick@linkcpg.com

CalDRE #01707199



BOWEN CARDOZA

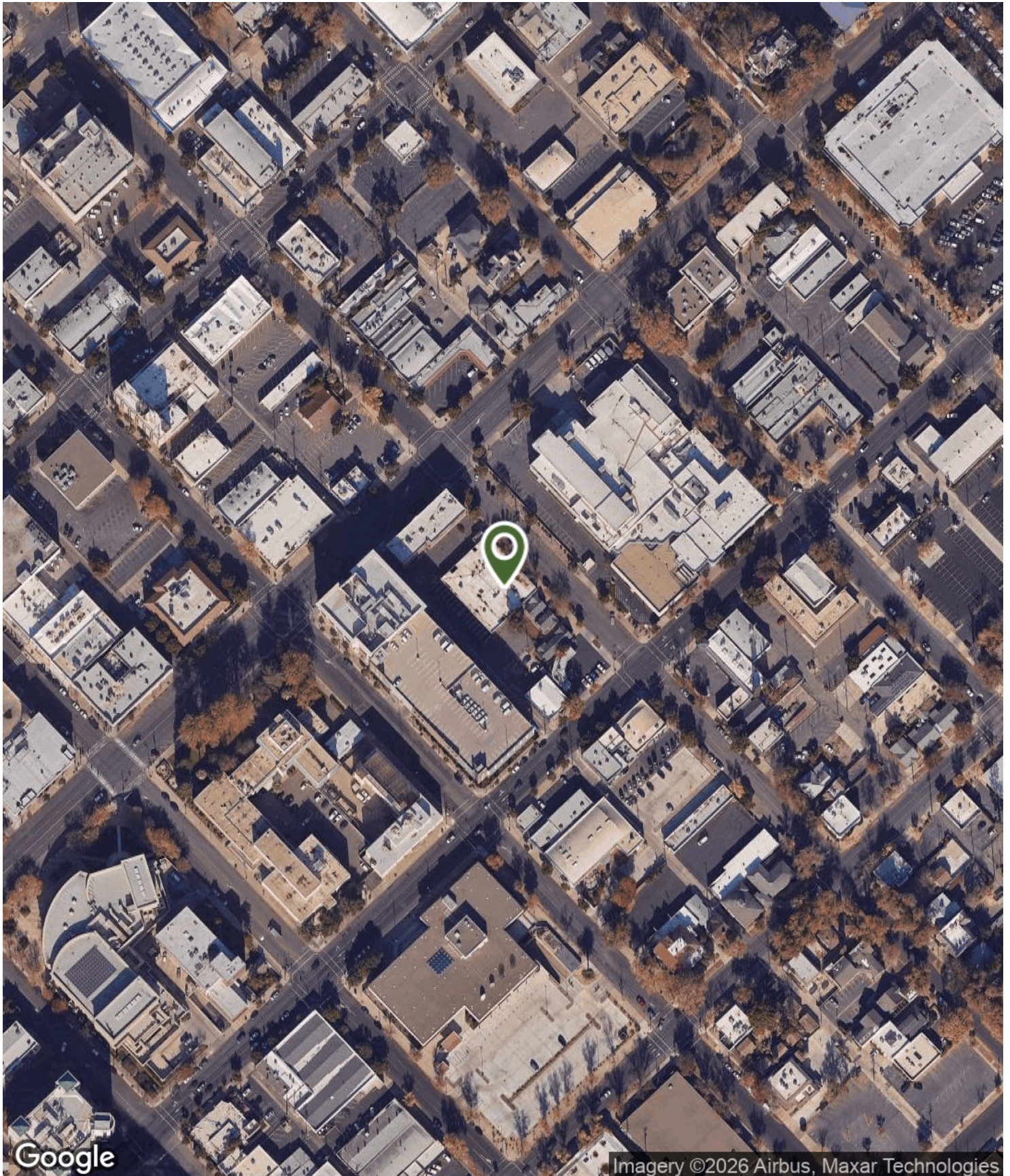
President
209.996.7418
bowen@linkcp.com
CalDRE #01419028

PATRICK ZADO

209.202.6898
patrick@linkcp.com
CalDRE #01707199

821 13th St | Modesto, CA 95354

FOR LEASE



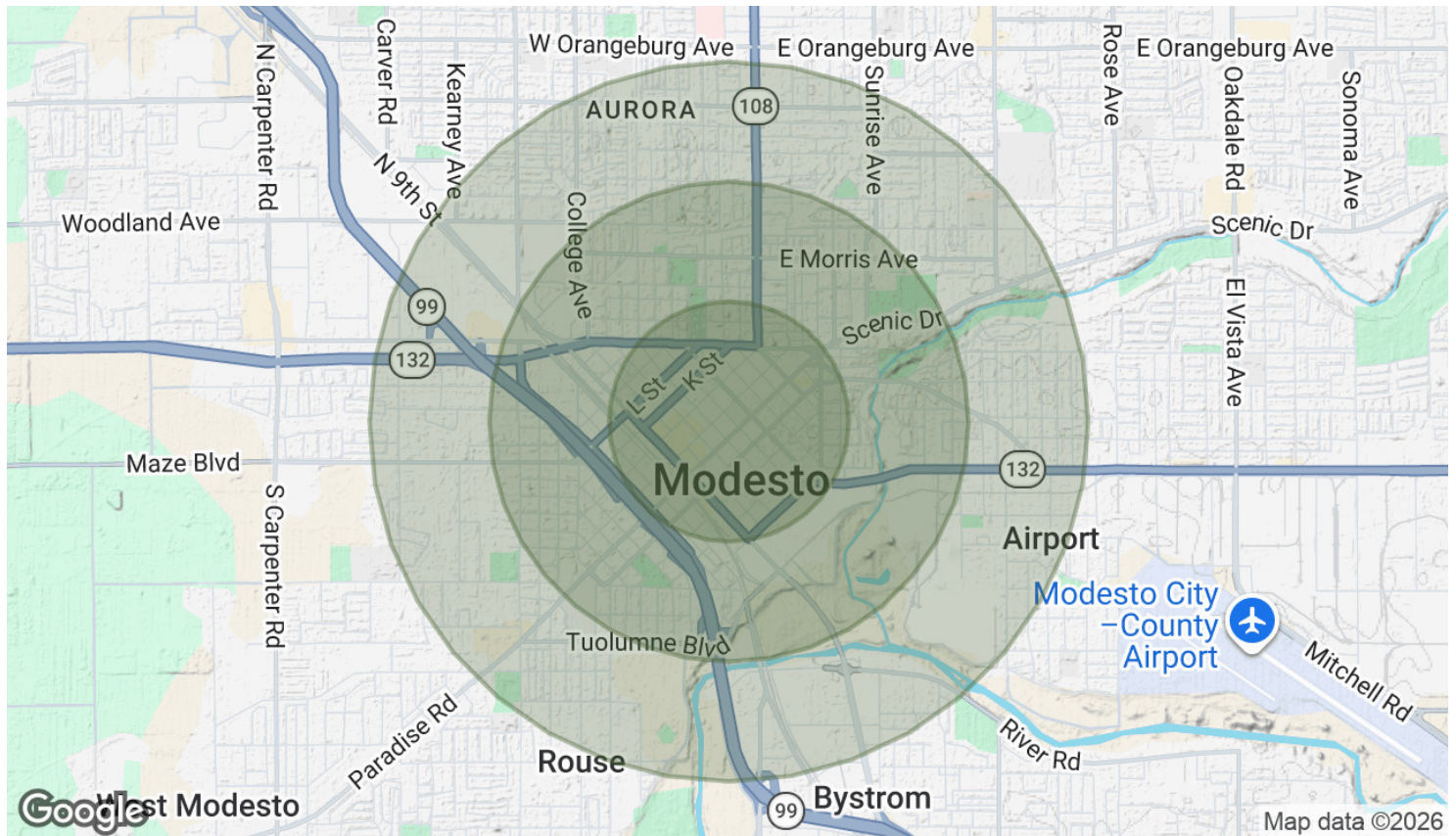
BOWEN CARDOZA

President
209.996.7418
bowen@linkcpg.com
CalDRE #01419028

PATRICK ZADO

209.202.6898
patrick@linkcpg.com
CalDRE #01707199





POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,970	11,931	30,117
Average Age	37.7	36.1	35.6
Average Age (Male)	35.5	34.3	34.6
Average Age (Female)	41.2	38.3	37.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	870	4,591	10,555
# of Persons per HH	2.3	2.6	2.9
Average HH Income	\$63,309	\$79,289	\$85,329
Average House Value	\$461,484	\$429,506	\$389,987

2023 American Community Survey (ACS)

BOWEN CARDOZA

President
209.996.7418
bowen@linkcp.com
CalDRE #01419028

PATRICK ZADO

209.202.6898
patrick@linkcp.com
CalDRE #01707199