



FOR LEASE

1004 McHenry Avenue
Modesto, CA



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NAINorthgate
LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE
± 11,200 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- Prior top performing Kelly Moore Paints store with \$4.0M in sales in 2022
- Located on highly trafficked McHenry Avenue along Modesto's retail corridor
- High-visibility site with flexible C-2 zoning allowing for multiple business uses
- Gated yard with abundant parking
- Area co-tenancy includes Walgreen's, Subway, Aaron's, Little Caesar's Pizza, Modesto Car Toys, United Auto Repair & Body, Valley Veterinary Hospital, and more

PROPERTY INFO

LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	Total: ± 11,200 SF (Demisable 2,400 – 8,800 SF)
LAND	± 0.80 AC
ZONING:	General Commercial (C-2)
LEASE TYPE:	NNN
APN	112-045-015
TRAFFIC:	McHenry Ave 34,266 ADT Orangeburg Ave 18,846 ADT

MARKET AERIALS – Northern View



MARKET AERIALS – Southern View

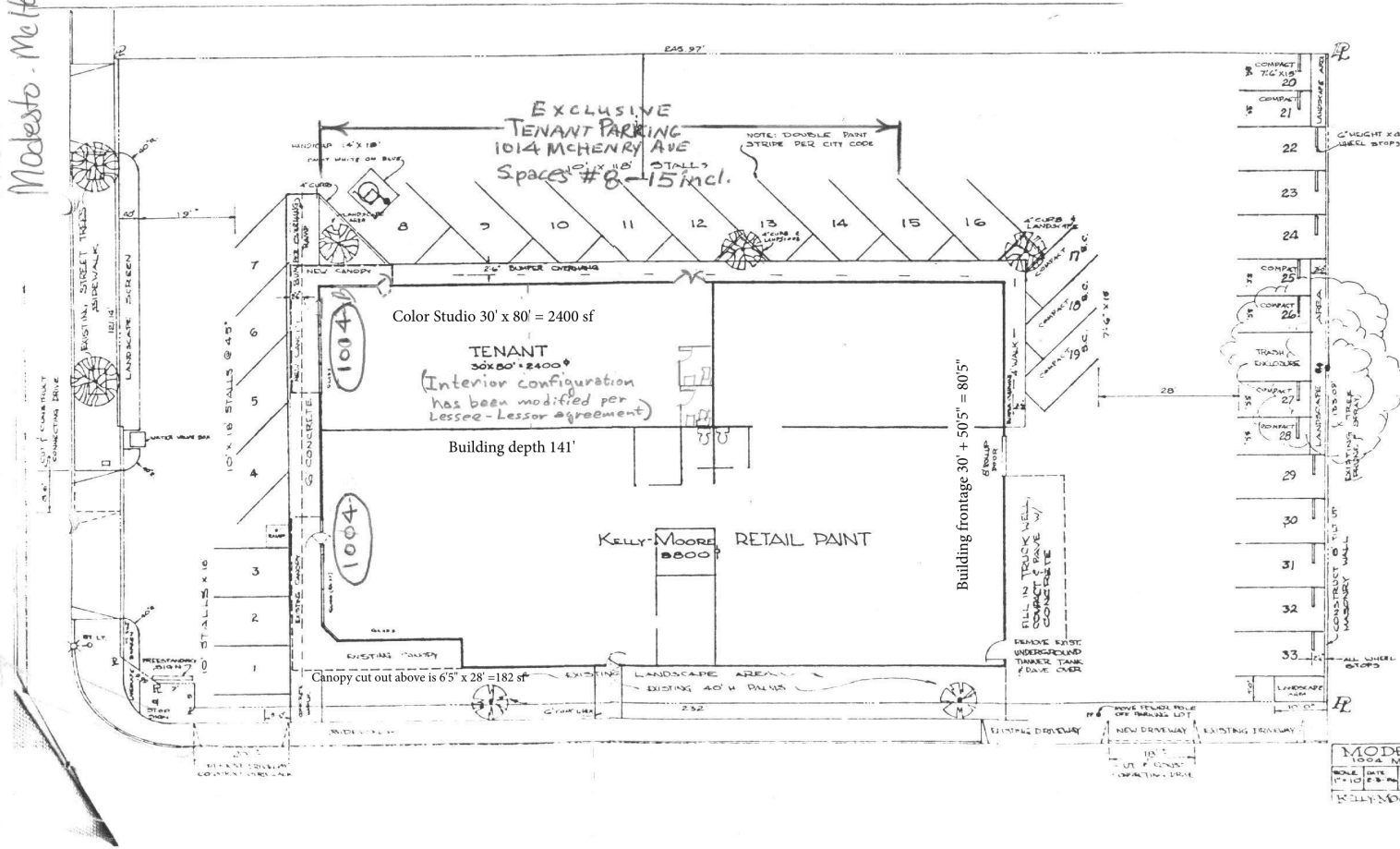


SITE MAP



SITE PLAN

Modesto - McHenry



EXCEPT FOR SPACES #8-15 incl., ALL PARKING SHALL BE EXCLUSIVE TO OCCUPANT OF 1004 MCHENRY AVE. (KELLY-MOORE PAINT STORE)

NOTE: This site plan is for illustrative purposes only. It identifies the approximate location and size of existing building spaces, parking, drives and service areas, etc. Lessor and agents make NO REPRESENTATIONS NOR WARRANTIES as to the accuracy hereof nor as to the existence of items shown hereon, and Lessor reserves the right to make changes at its sole discretion.

CITY PROFILE

■ MODESTO, CA

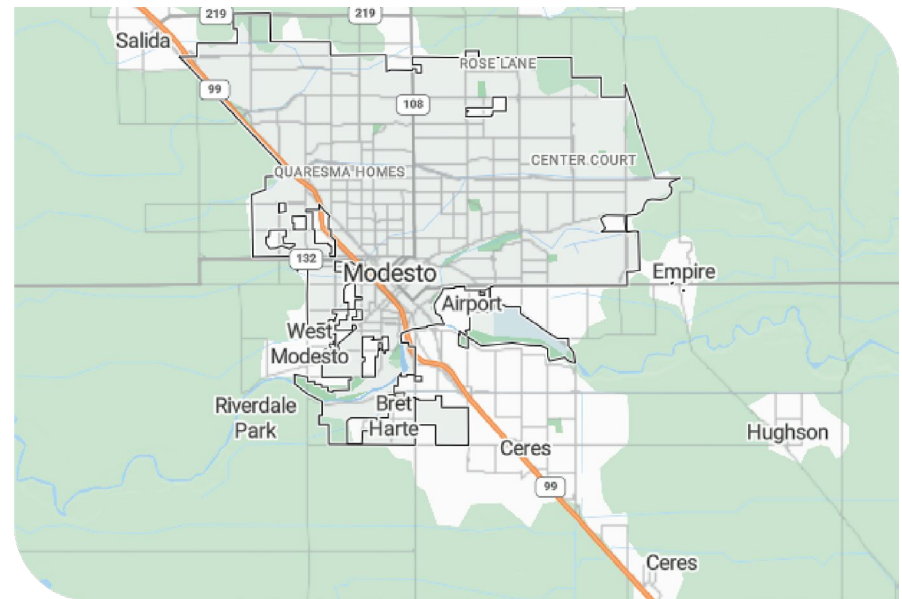
Agricultural Hub with a Modern Twist: As the county seat of Stanislaus County, Modesto is a cornerstone of California's agricultural sector, offering a rich tapestry of locally-sourced products that can be leveraged by retail businesses. The city's transition into contemporary industries, including tech and healthcare, provides a dual-edge to retailers: a chance to honor the region's roots while catering to a tech-savvy and health-conscious consumer base.

Strategic Location for Commerce: Modesto's strategic location on major highways and its proximity to both the San Francisco Bay Area and the Sierra Nevada mountains make it a magnet for commerce. Retailers benefit from this logistical advantage, drawing in customers traveling through and those from neighboring communities, expanding their reach beyond the city limits.

Cultural and Community Focal Point: Modesto's rich cultural scene, highlighted by the Gallo Center for the Arts, the Modesto Nuts minor league baseball team, and the historic downtown, provides a lively backdrop for a retail business. The city's array of festivals and events fosters a strong sense of community, which is ripe for retailers to create experiences that resonate with the local ethos and engage with the civic-minded populace.

Pro-Business Initiatives and Supportive Infrastructure: With targeted economic development programs, Modesto offers a supportive infrastructure for businesses. The city provides resources for business planning, financing, and incentives, making it easier for retail businesses to establish and grow. Retailers find a collaborative atmosphere where innovation is encouraged, and resources are accessible.


	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	17,210	156,821	283,174	
2028 Projected Population	17,399	158,232	290,536	
2023 Median Age	39	37	36	
INCOME				
2023 Estimated Average Household Income	\$83,884	\$78,212	\$82,118	
DIVERSITY				
2023 Estimated White	82%	80%	79%	
2023 Estimated African American/Black	5%	5%	5%	
2023 Estimated Hispanic	31%	44%	49%	



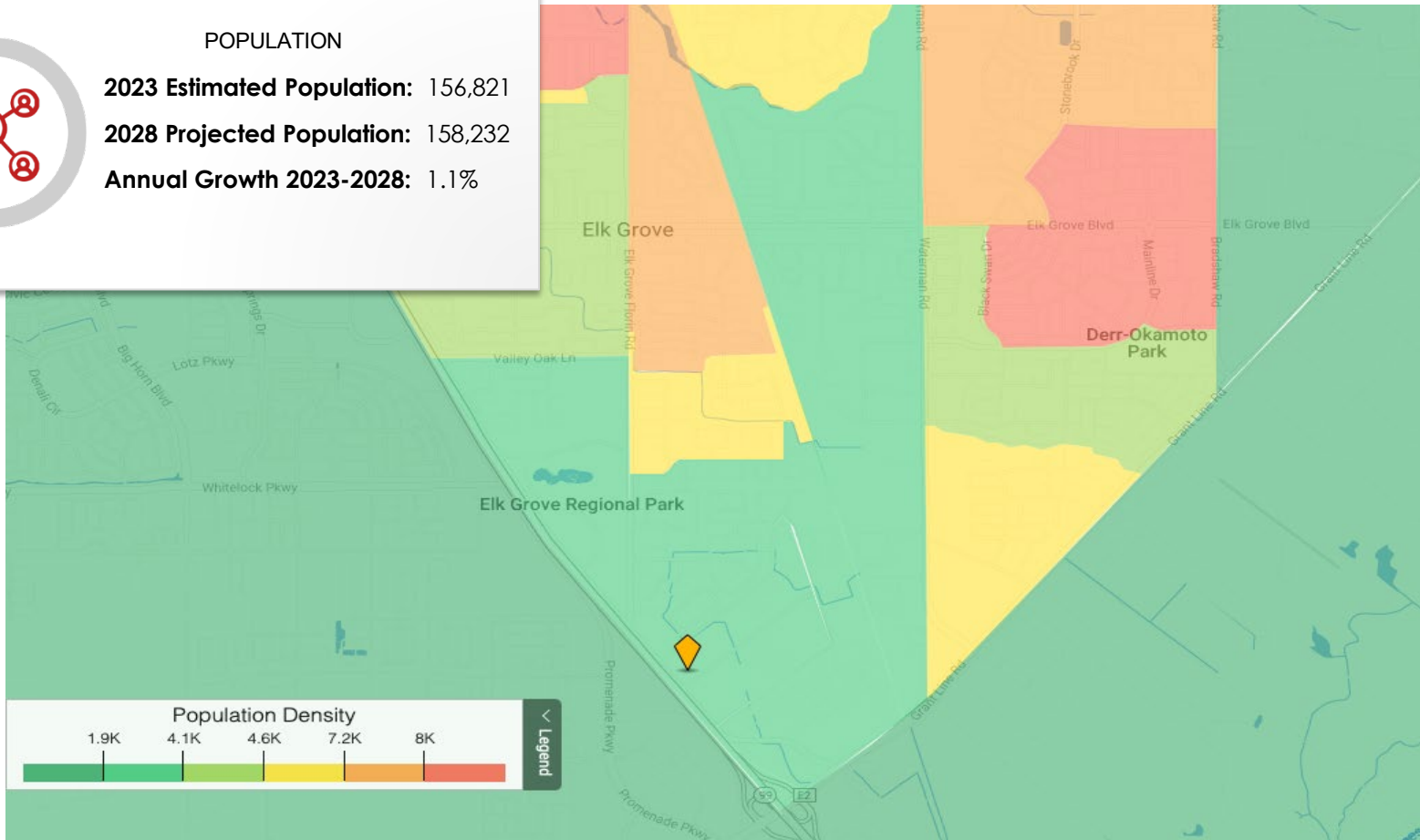
POPULATION DENSITY

■ MODESTO, CALIFORNIA

POPULATION



2023 Estimated Population: 156,821
2028 Projected Population: 158,232
Annual Growth 2023-2028: 1.1%



NAI Northgate

1004 MCHENRY AVE | MODESTO, CA



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