FOR SALE

INDUSTRIAL

2234 Hoover Ave, Modesto, CA 95354

5k SF Freestanding Owner-User Industrial with Secure Yard



EXCLUSIVELY LISTED BY

NORTHGATE

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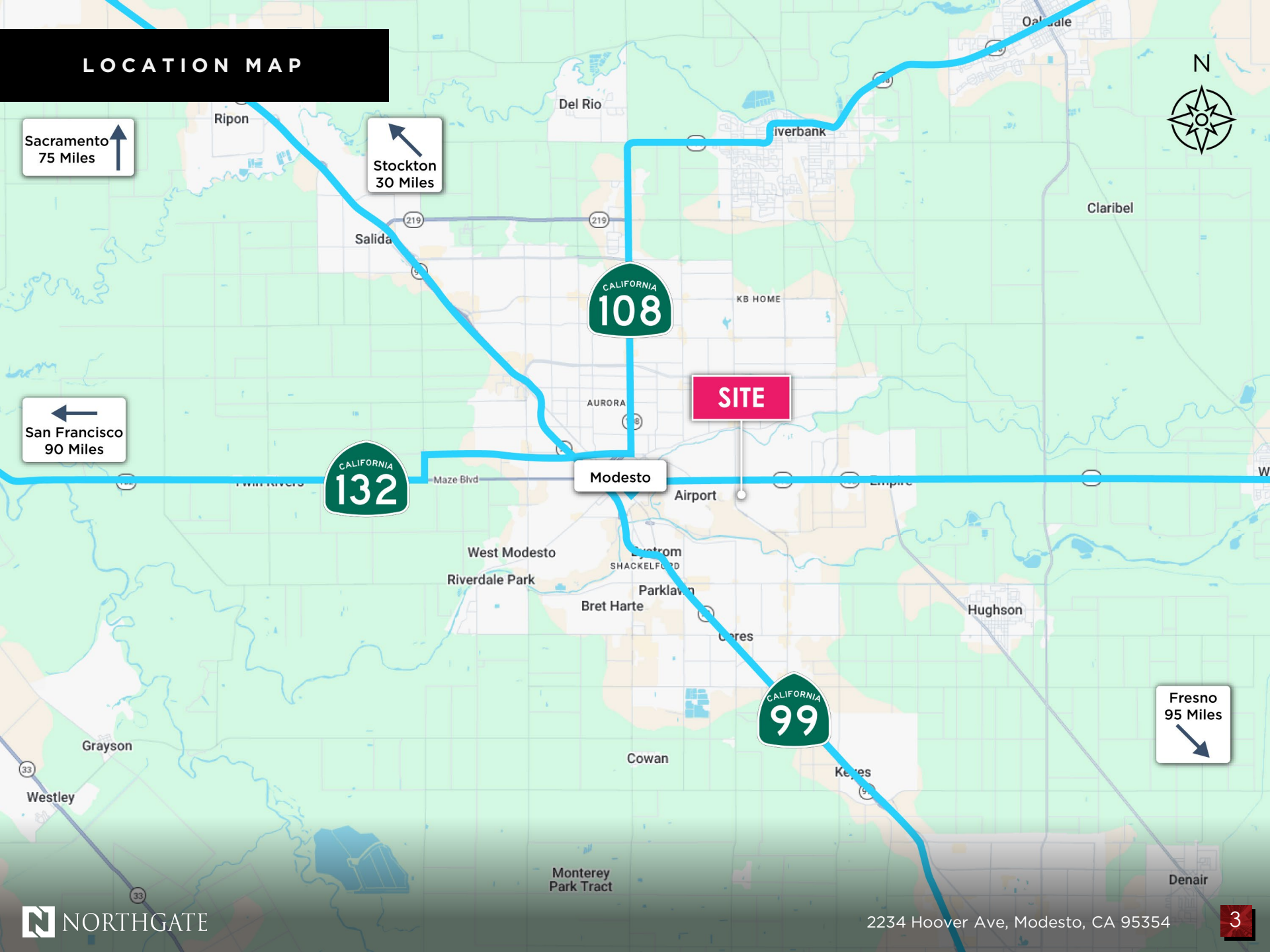
HIGHLIGHTS

- Newly reduced to $950,000 ($190/SF), ideal for owner-users
- ±5,000 SF clear-span metal building on ±0.44 acres, built 2006
- Low ±26% site coverage with a gated, CCTV-secured yard
- Heavy 3-phase 480V, 400A power for fabrication or production
- Industrial (M) zoned in an established industrial corridor
- Near Hwy 132, Hwy 99, and Modesto City-County Airport

PROPERTY OVERVIEW

PROPERTY TYPE	Industrial Single-Tenant	
SALE TYPE	Owner-User	
SALE PRICE	$950,000 Total	$190 / SF
BUILDING SIZE	5,000 SF	
PARCEL SIZE	0.44 acres	
ZONING	Industrial (M)	
APN	036-001-079-000	

LOCATION MAP

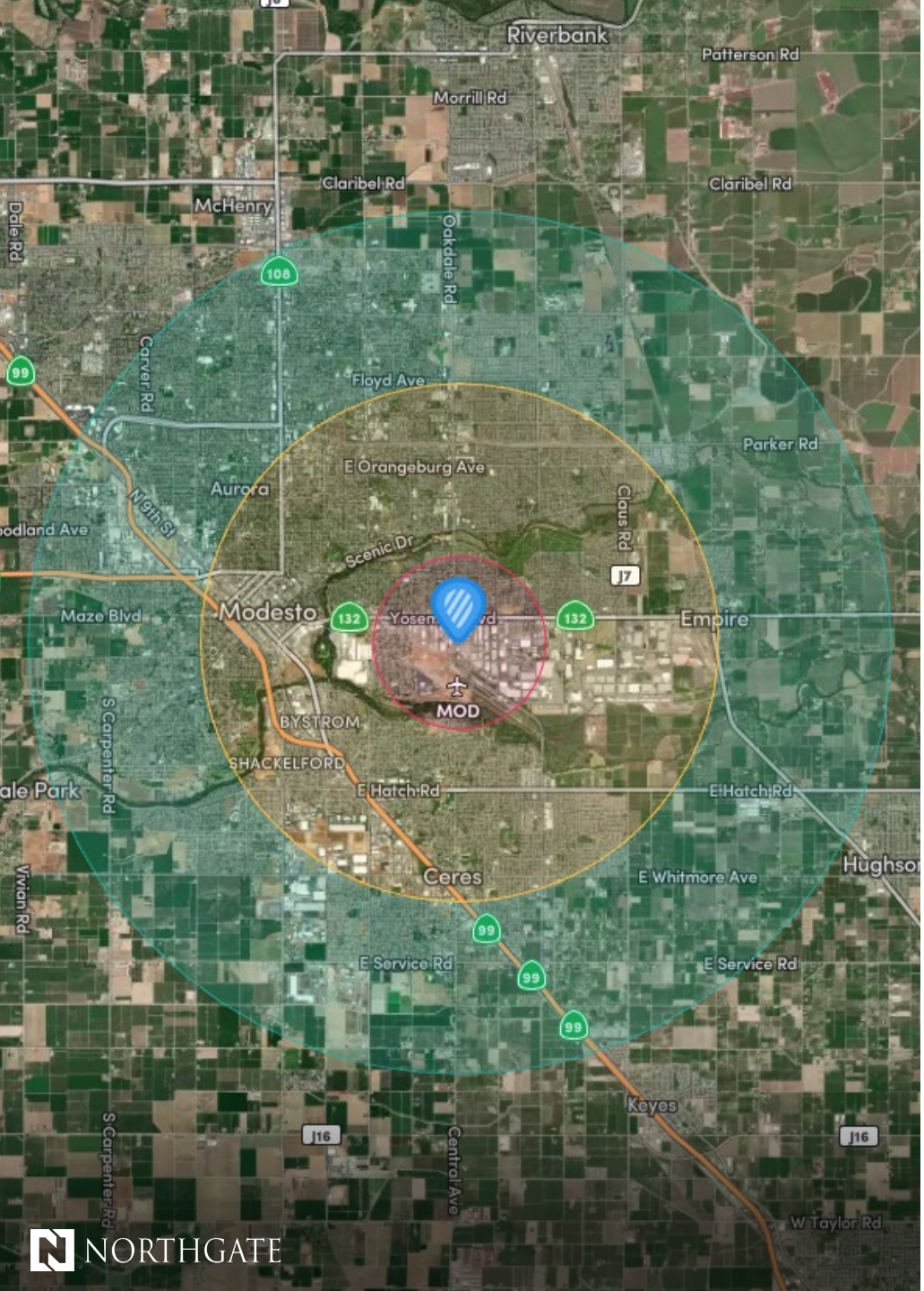


LOCATION MAP



AERIAL VIEW





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	11,171	132,852	268,932
Projected Population (5 Yr)	11,169	134,082	272,080
Average Age	37	38	38
Households	3,566	43,464	85,499
White Population	4,065	48,243	93,593
Black Population	564	4,731	9,323
Am Indian Population	338	3,052	5,964
Asian Population	349	8,539	19,922
Other Population	5,855	68,287	140,130
Hispanic Population	62.77%	60.11%	60.63%
Average HH Income	$72.2k	$90.0k	$95.5k
High School Graduates	5,295	67,507	136,470
College Graduates	1,526	19,732	41,423
Total Employees	4,473	56,049	114,075

NORTHGATE

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