



FOR SALE

Retail Pad Site

2000 McHenry Avenue
Modesto, CA



3D TOUR [CLICK HERE](#)

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NAINorthgate

INVESTMENTS TEAM

PROPERTY SUMMARY

- Redevelopment, pad site opportunity along Modesto's primary retail corridor
- Located at the signalized, hard corner of McHenry and Tokay, just north of Briggsmore
- Hard corner of anchored retail center
- Strong retail within the immediate area including Safeway, Sprouts, Burlington, CVS, Rite Aid, McDonalds and many others.
- 4 point of ingress/egress located on the parcel
- Reciprocal access with shopping center
- Current leasehold is short-term allowing a perspective buyer to continue the income stream while the process plans for a potential development. (please do not disturb tenant)

ASKING PRICE	Contact Broker
PROPERTY TYPE	Service Commercial & Retail
ADDRESS	2000 McHenry Avenue, Modesto, CA
BUILDING SIZE	1,787 SF
LOT SIZE	±0.42 Acres
APN	120-46-51
TRAFFIC COUNTS	McHenry Avenue: 37K



SITE MAP



AERIAL OVERVIEW



MARKET AERIALS



MARKET AERIALS

- ANCHOR MAP



MARKET AERIALS

- OUTPARCEL MAP

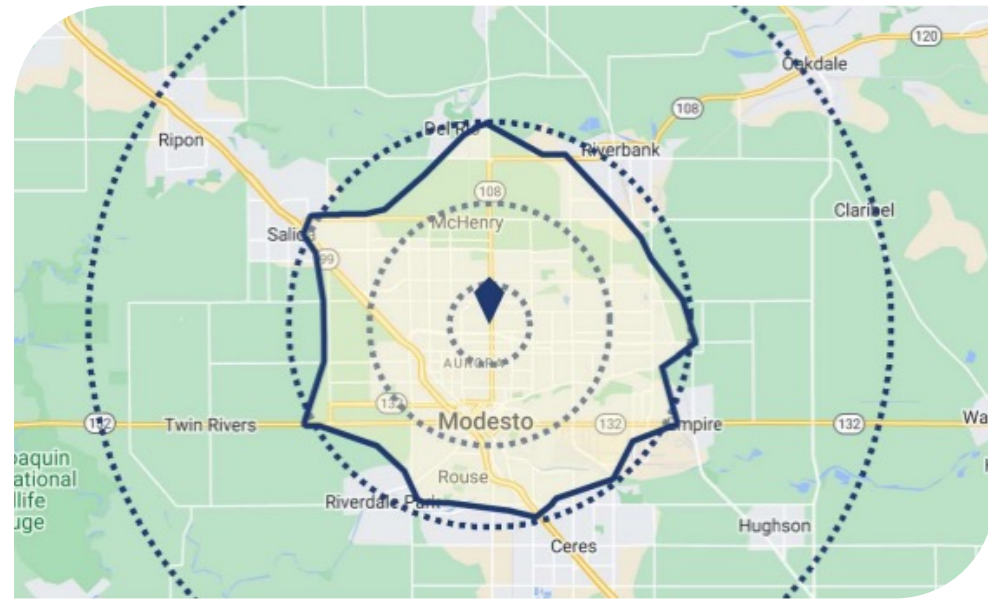


AREA OVERVIEW

MODESTO , CALIFORNIA

- **Population Growth:** Modesto is part of the Central Valley, one of California's fastest-growing regions. This growth can lead to an increase in consumer demand for retail products and services, creating opportunities for investors to tap into a growing customer base.
- **Economic Development:** The city's economy has diversified over the years, with a focus on industries like agriculture, manufacturing, distribution, and healthcare. A diverse economy can contribute to a stable local market and provide a range of potential customers.
- **Strategic Location:** Modesto is strategically located along major transportation corridors like Highway 99 and Interstate 5, making it accessible for both residents and visitors. Proximity to these routes can attract customers from neighboring cities and towns.
- **Affordability:** Compared to some other parts of California, real estate and business operating costs in Modesto can be more affordable. This can lead to a more favorable cost-to-profit ratio for retail businesses.
- **Market Diversity:** The city's diverse population can lead to varied preferences and demands. A well-researched retail concept that caters to this diversity can attract a wide range of customers.

POPULATION	1 Mile	3 Mile	5 Mile
2022 Estimated Population	17,381	146,313	275,994
2022 Median Age	39	38	36
INCOME			
2022 Estimated Average Household Income	\$85,185	\$84,296	\$84,161
DIVERSITY			
2022 Estimated White	83%	78%	79%
2022 Estimated Black	5%	5%	5%
2022 Estimated Hispanic	31%	47%	47%



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**2000 MCHENRY AVENUE
MODESTO, CA**

These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property, and/or to terminate discussion at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither NAI Northgate nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

This Memorandum contains select information pertaining to the property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable. But has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors, which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form.



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