

# Former Smart & Final

801 9<sup>TH</sup> STREET  
MODESTO, CA



**CoSoL Commercial  
Real Estate**

2020 Standiford Ave., A  
Modesto, CA. 95350  
(209) 521-1591 OFFICE  
(209) 521-0142 FAX

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**Location:** 801 9<sup>th</sup> Street, Modesto, CA

**Neighbors:** Taco Bell

**Available Space:** Building: ± 16,125 Square Feet  
Parcel: ± 34,760 Square Feet

**Lease Rate:** Call for pricing

## Demographics

	1 Mile	3 Mile	5 Mile
Population	12,317	136,495	291,394

## Traffic Counts

9 <sup>th</sup> Street:	22,160 ±ADT
Highway 99:	133,704 ±ADT



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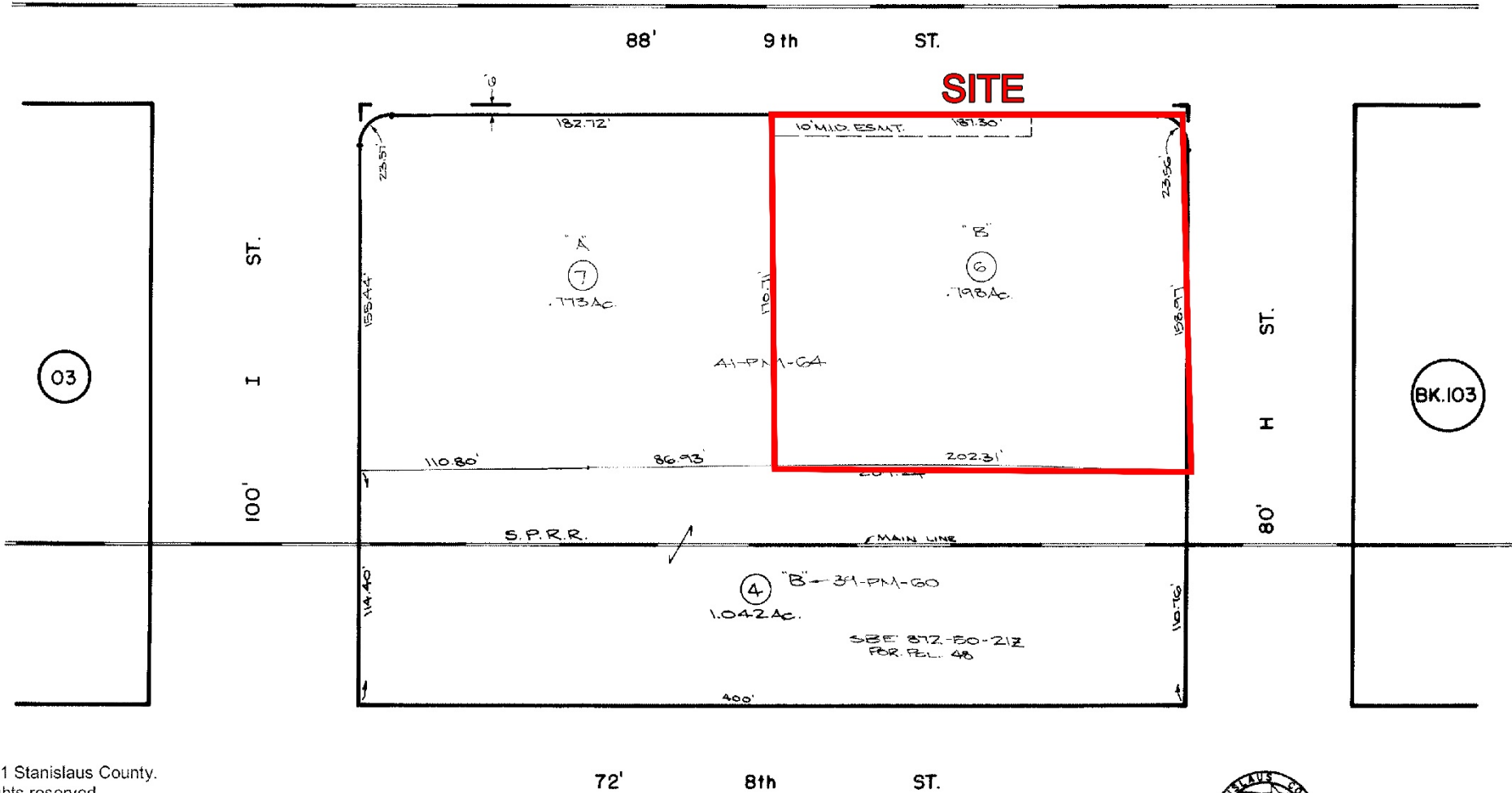
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