

For Sale

## Vacant Office Complex Located On Major Modesto Corridor



For Sale: \$1,200,000 (\$70.89/SF)

# 937 Coffee Rd

Modesto, California 95350

## Property Features

- 16,926 SF Building
- 6 office units ranging in size from 1,435 sf to 16,926 sf
- Great Traffic counts - 20,000 ADT
- Monument signage along Coffee Rd
- Each unit is plumbed with restrooms
- Located in central Modesto, minutes from Sutter Gould, Memorial Hospital, and Downtown Modesto
- 48 Parking Spaces, ratio: 1 space/375 SF

For more information contact:

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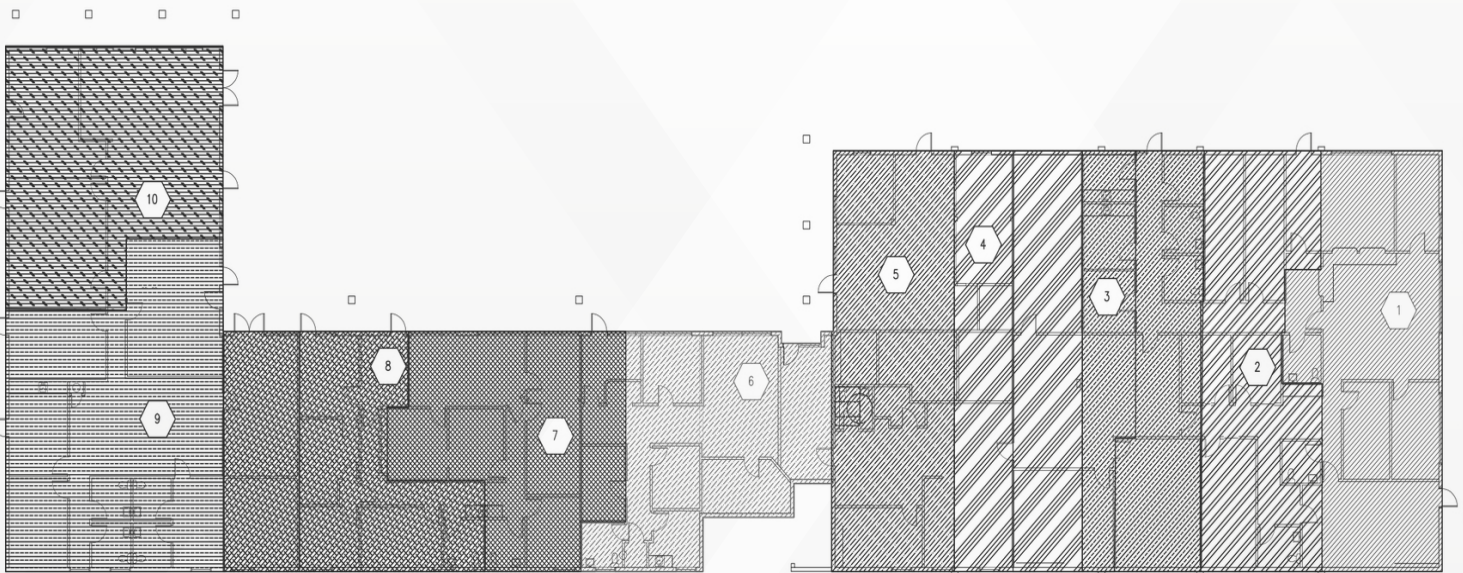


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SINCE 1957 REAL ESTATE

# Floor Plans

## 937 Coffee Rd, Modesto



TENANT AREA FLOOR PLAN

|            |          |                |
|------------|----------|----------------|
|            | SPACE 1  | 1,833.40 SF    |
|            | SPACE 2  | 1,531.00 SF    |
|            | SPACE 3  | 1,680.30 SF    |
|            | SPACE 4  | 1,792.30 SF    |
|            | SPACE 5  | 1,708.50 SF    |
|            | SPACE 6  | 1,435.20 SF    |
|            | SPACE 7  | 1,485.15 SF    |
|            | SPACE 8  | 1,656.85 SF    |
|            | SPACE 9  | 2,126.10 SF    |
|            | SPACE 10 | 1,677.40 SF    |
| TOTAL AREA |          | = 16,926.20 SF |

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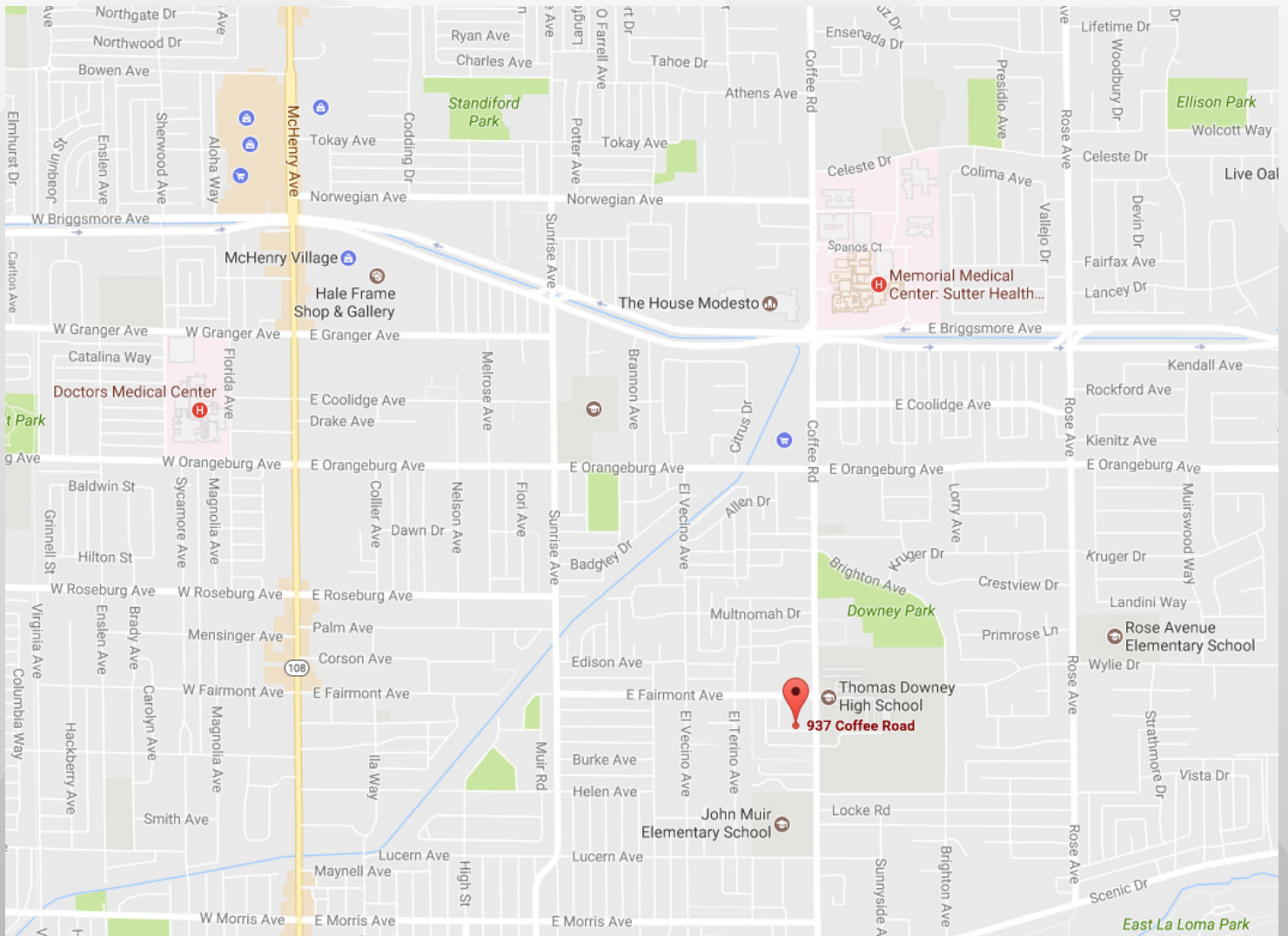
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# Area Map

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# Demographics Map

## 937 Coffee Rd, Modesto



\* Demographic data derived from 2010 US Census

| Population          | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 17,302    | 141,634   | 314,434   |
| MEDIAN AGE          | 36.1      | 34.0      | 32.9      |
| MEDIAN AGE (MALE)   | 33.3      | 32.3      | 31.3      |
| MEDIAN AGE (FEMALE) | 39.4      | 35.9      | 34.7      |
| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
| TOTAL HOUSEHOLDS    | 6,778     | 49,692    | 102,270   |
| # OF PERSONS PER HH | 2.6       | 2.9       | 3.1       |
| AVERAGE HH INCOME   | \$57,566  | \$63,833  | \$62,871  |
| AVERAGE HOUSE VALUE | \$287,113 | \$283,170 | \$268,986 |
| Race                | 1 Mile    | 3 Miles   | 5 Miles   |
| % WHITE             | 81.9%     | 78.0%     | 74.3%     |
| % BLACK             | 2.4%      | 3.6%      | 3.5%      |
| % ASIAN             | 2.9%      | 4.6%      | 6.0%      |
| % HAWAIIAN          | 0.3%      | 0.5%      | 0.7%      |
| % INDIAN            | 1.4%      | 1.0%      | 1.0%      |
| % OTHER             | 6.8%      | 7.8%      | 9.9%      |
| Ethnicity           | 1 Mile    | 3 Miles   | 5 Miles   |
| % HISPANIC          | 26.8%     | 35.0%     | 41.3%     |

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