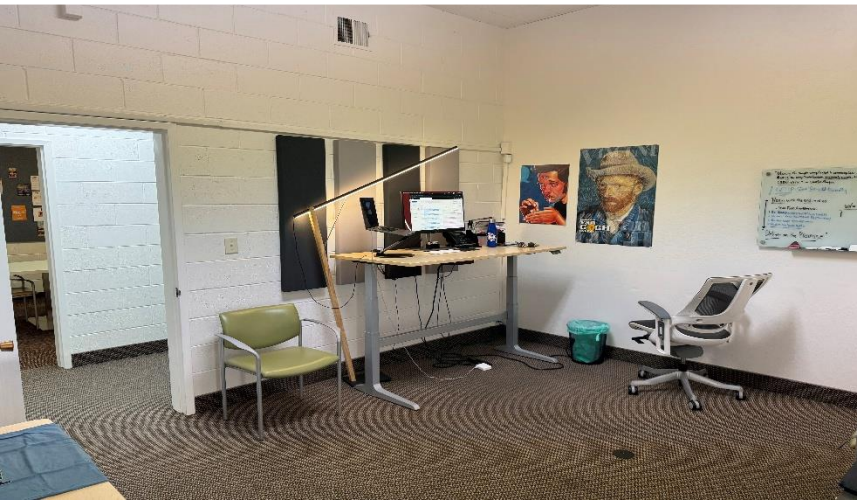


**Free Standing Art Deco Office Building with  
Inviting Front Courtyard  
Located in the Heart of Downtown Modesto  
1008 12<sup>th</sup> Street | Modesto, CA 95354**



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## EXECUTIVE SUMMARY

1008 12<sup>th</sup> Street, Modesto, CA 95354



### 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

297,055

Population

95,786

Households

\$90,618

Average  
Household  
Income

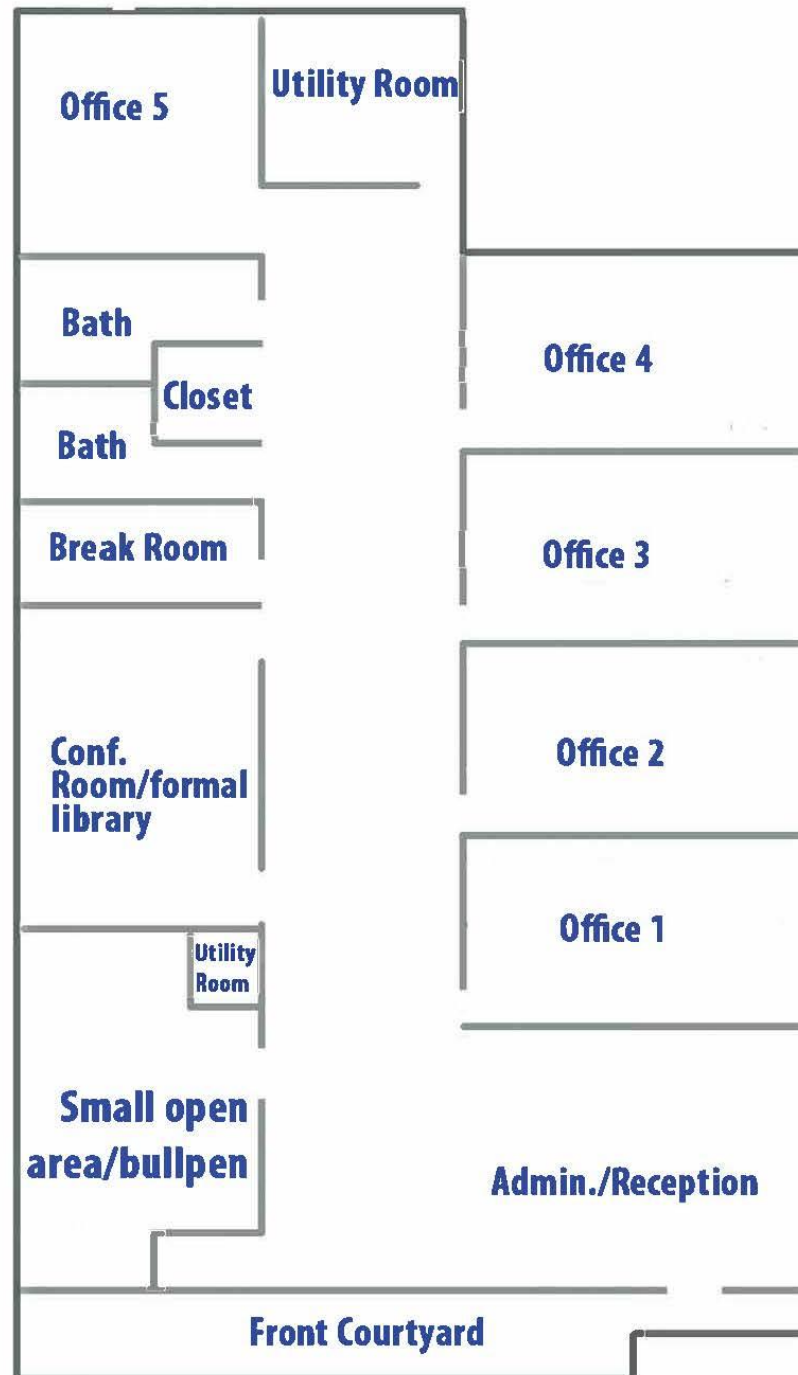


## Great Art Deco Free Standing Building

### HIGHLIGHTS

- Free Standing building
- Beautiful courtyard with breezeway allows for natural light and breeze to come through the building
- 2,595 SF
- Admin/reception area
- Small open area for cubes
- Five (5) Private Offices
- Large conference room
- Move-in condition
- Newer exterior and interior paint
- Newer ADA restrooms (2019)
- On 12th Street, between J and K Streets. Across Wells Fargo and steps away from US Bank
- Steps away from City/County offices, county clerk recorder's office, Courthouse, Gallo Center for the Arts and many local eateries.
- Furniture available for sale (ask broker for details)

# FLOOR PLAN





## DEMOGRAPHICS

| POPULATION         | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| TOTAL POPULATION   | 12,502 | 141,294 | 297,055 |
| Growth 2024 - 2029 | -0.14% | 0.06%   | 0.16%   |
| Growth 2020 - 2024 | -0.67% | 0.32%   | 0.85%   |

| HOUSEHOLDS & INCOME    | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|----------|----------|----------|
| TOTAL POPULATION       | 12,502   | 141,294  | 297,055  |
| 2024 Average HH Income | \$80,891 | \$78,891 | \$90,618 |

| STREET                  | CROSS STREET            | COUNT YEAR | ADT   | DISTANCE |
|-------------------------|-------------------------|------------|-------|----------|
| 12 <sup>th</sup> Street | K Street                | 2025       | 5,571 | .03      |
| K Street                | 12 <sup>th</sup> Street | 2025       | 5,232 | 0.06     |



## LOCAL AERIAL VIEW

