

Medical Professional Office Building

FOR LEASE

2209 Coffee Rd
Modesto, CA 95355

THE SPACE

Location	2209 Coffee Rd, Modesto, CA, 95355
County	Stanislaus
APN	120-020-032
Cross Street	Coffee Rd & Athens Ave
Traffic Count	+/- 30,600
Square Feet	1750
Lease Type	MG
Floor	2

Notes TI Negotiable, Previous Wellness Use, Reception, Multiple Private Offices



HIGHLIGHTS

- Attractive Medical Space
- Excellent Visibility on Coffee Rd
- Close to Hospitals
- Covered Parking
- Large Parking Field
- TI Negotiable



POPULATION

1 MILE	3 MILE	5 MILE
22,764	137,013	271,849



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$66,514	\$77,847	\$74,516



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
8,414	49,795	89,954

PROPERTY FEATURES

CURRENT OCCUPANCY	78.00 %
TOTAL TENANTS	7
GLA (SF)	13,023
LAND SF	38,765
YEAR BUILT	1982
YEAR RENOVATED	Various
ZONING TYPE	Professional Office
BUILDING CLASS	B/C
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes

Co-Tenants

1ST FLOOR	Medallion Weight Loss
1ST FLOOR	NTouch BodyWork & Healing Arts
2ND FLOOR	Dr. Pardeep Brar, M.D
2ND FLOOR	Dr. David G Fuller, M.D.

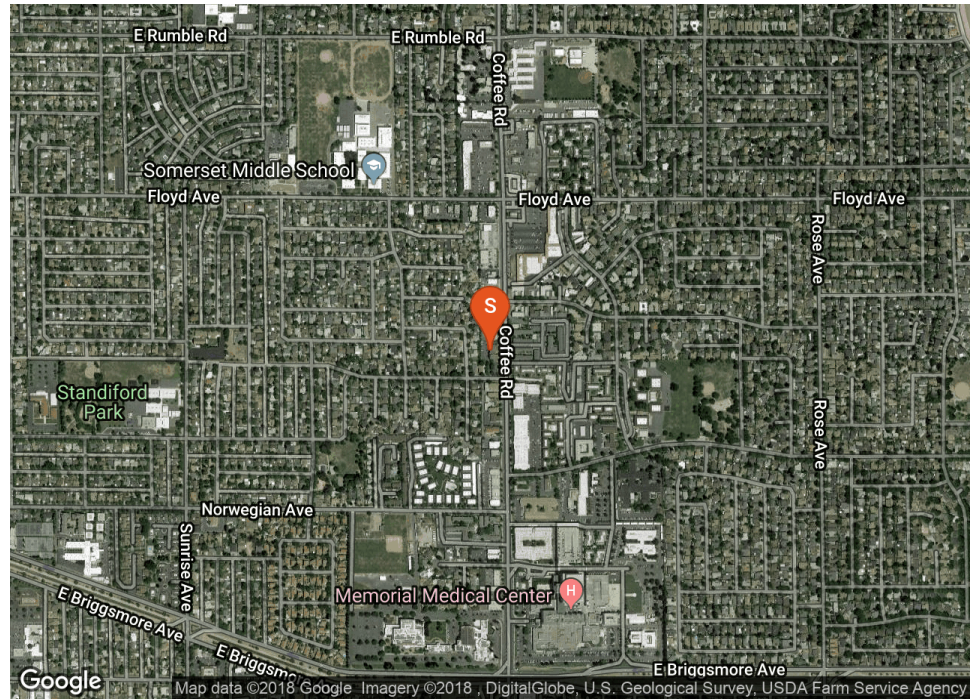


Locator Map

Over-parked medical/professional building centrally located on Modesto's premier office corridor

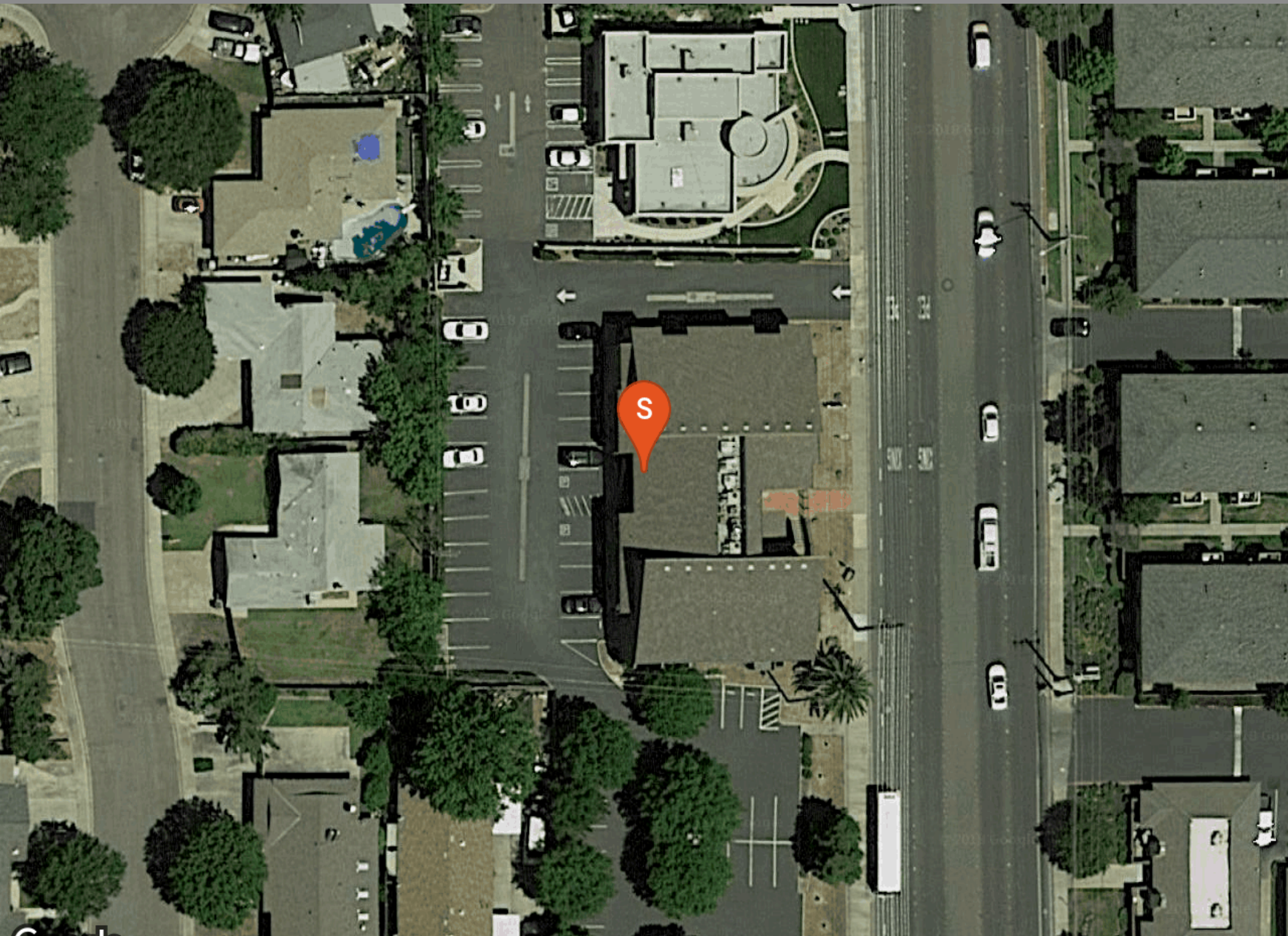
TI allowance negotiable

Centrally located on Coffee Rd between Briggsmore and Floyd (corner of Coffee and Athens)



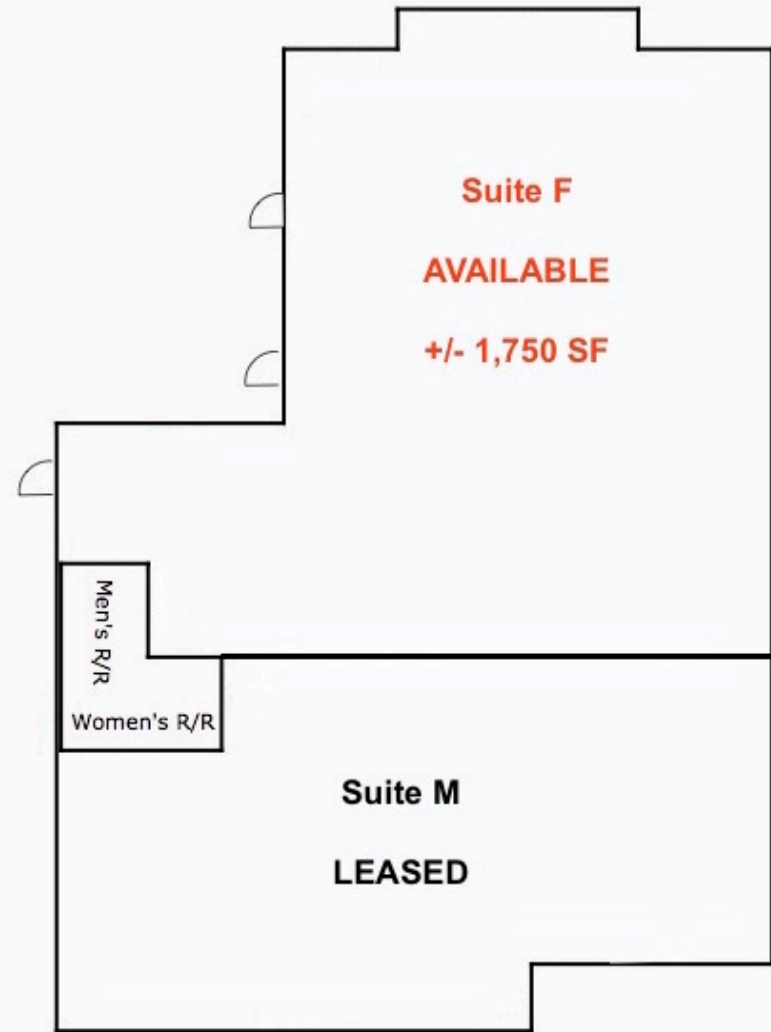
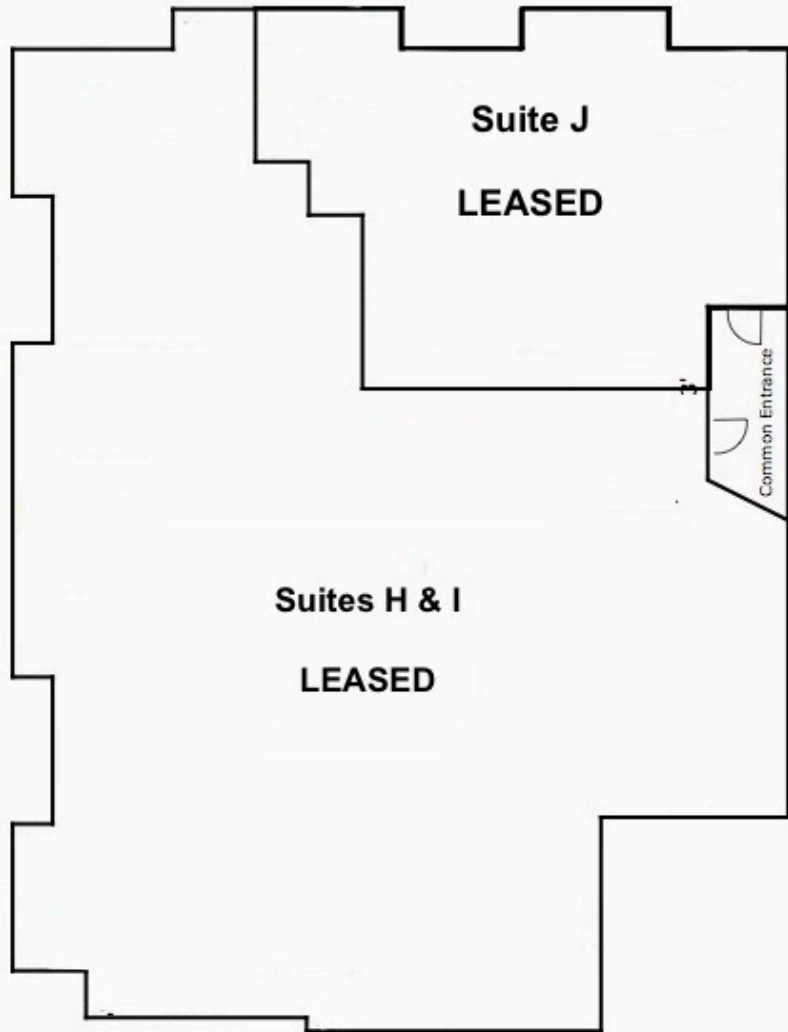
Regional Map





Second Floor

2209 Coffee Road, Modesto, CA



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,608	120,836	240,398
2010 Population	21,801	130,714	258,805
2017 Population	22,764	137,013	271,849
2022 Population	23,584	142,176	282,328
2017 African American	1,061	5,663	10,248
2017 American Indian	357	1,823	3,586
2017 Asian	977	8,846	17,400
2017 Hispanic	7,560	44,819	120,764
2017 White	15,398	91,402	165,836
2017 Other Race	3,074	18,242	54,319
2017 Multiracial	1,688	9,704	17,895
2017-2022: Population: Growth Rate	3.55 %	3.70 %	3.80 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,032	5,666	11,007
\$15,000-\$24,999	1,042	4,951	9,588
\$25,000-\$34,999	918	4,779	8,866
\$35,000-\$49,999	1,288	6,380	12,180
\$50,000-\$74,999	1,553	8,895	16,260
\$75,000-\$99,999	1,016	6,395	10,792
\$100,000-\$149,999	1,030	7,364	12,314
\$150,000-\$199,999	240	2,727	4,559
\$200,000 or greater	295	2,639	4,388
Median HH Income	\$48,862	\$56,681	\$53,663
Average HH Income	\$66,514	\$77,847	\$74,516

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,673	46,186	83,398
2010 Total Households	8,071	47,725	86,119
2017 Total Households	8,414	49,795	89,954
2022 Total Households	8,710	51,579	93,225
2017 Average Household Size	2.63	2.71	2.98
2000 Owner Occupied Housing	4,322	26,234	48,206
2000 Renter Occupied Housing	4,148	18,527	32,269
2017 Owner Occupied Housing	3,968	27,588	49,957
2017 Renter Occupied Housing	4,446	22,207	39,997
2017 Vacant Housing	551	3,089	6,304
2017 Total Housing	8,965	52,884	96,258
2022 Owner Occupied Housing	4,406	30,226	54,559
2022 Renter Occupied Housing	4,304	21,354	38,666
2022 Vacant Housing	565	3,067	6,357
2022 Total Housing	9,275	54,646	99,582
2017-2022: Households: Growth Rate	3.45 %	3.55 %	3.60 %

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