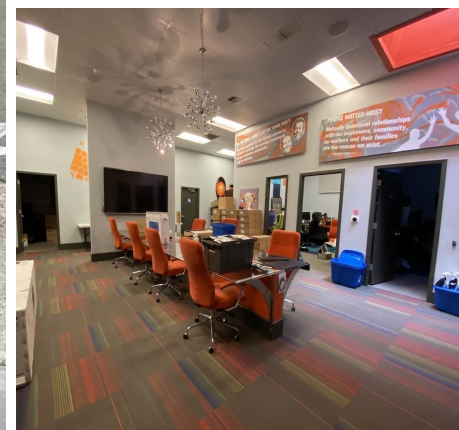
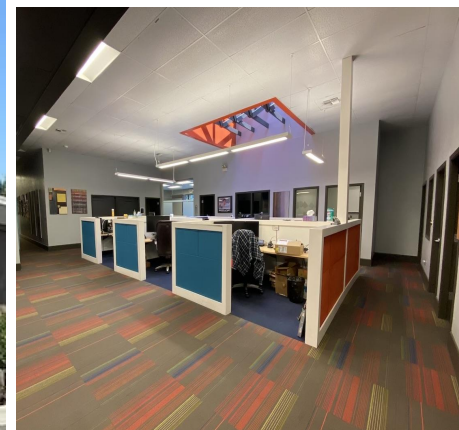
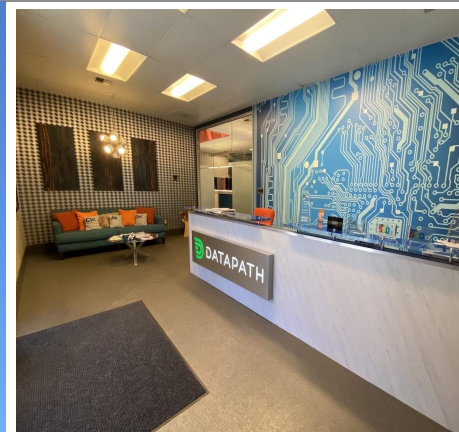


Former DataPath HQ



318 McHenry Ave
Modesto, CA 95354

Jason Winter
916-677-9090
Lic: 01736374
Jwinter@racps.com

 **RAND**
COMMERCIAL PROPERTIES

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rand Commercial Properties and it should not be made available to any other person or entity without the written consent of Rand Commercial Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rand Commercial Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rand Commercial Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rand Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Rand Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

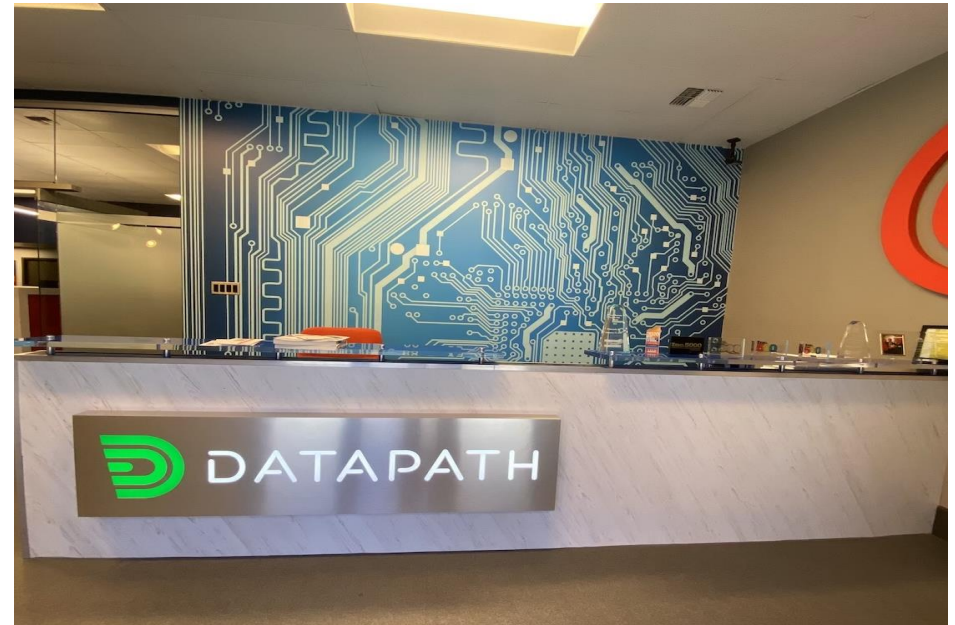
PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RAND COMMERCIAL PROPERTIES FOR MORE DETAILS.

Copyright © 2020 CREOP, LLC. All Rights Reserved.

HIGHLIGHTS

- Frontage on McHenry Ave
- Proximity to Downtown Core
- Multiple Upgrades
- Furnishings Available
- High Visibility Building
- Ample on and off street parking
- Corner Location



Suite	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
1	1	3822	\$1.55	MTG	Can be rented fully or partially furnished.
1 & 2	1	6063	\$1.50	STG	Can be rented fully or partially furnished.
2	1	2241	\$1.55	MTG	Can be rented fully or partially furnished.



POPULATION

1 MILE	3 MILE	5 MILE
13,700	151,014	291,433



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$72,537	\$66,962	\$73,721



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,718	50,752	94,099

PROPERTY FEATURES

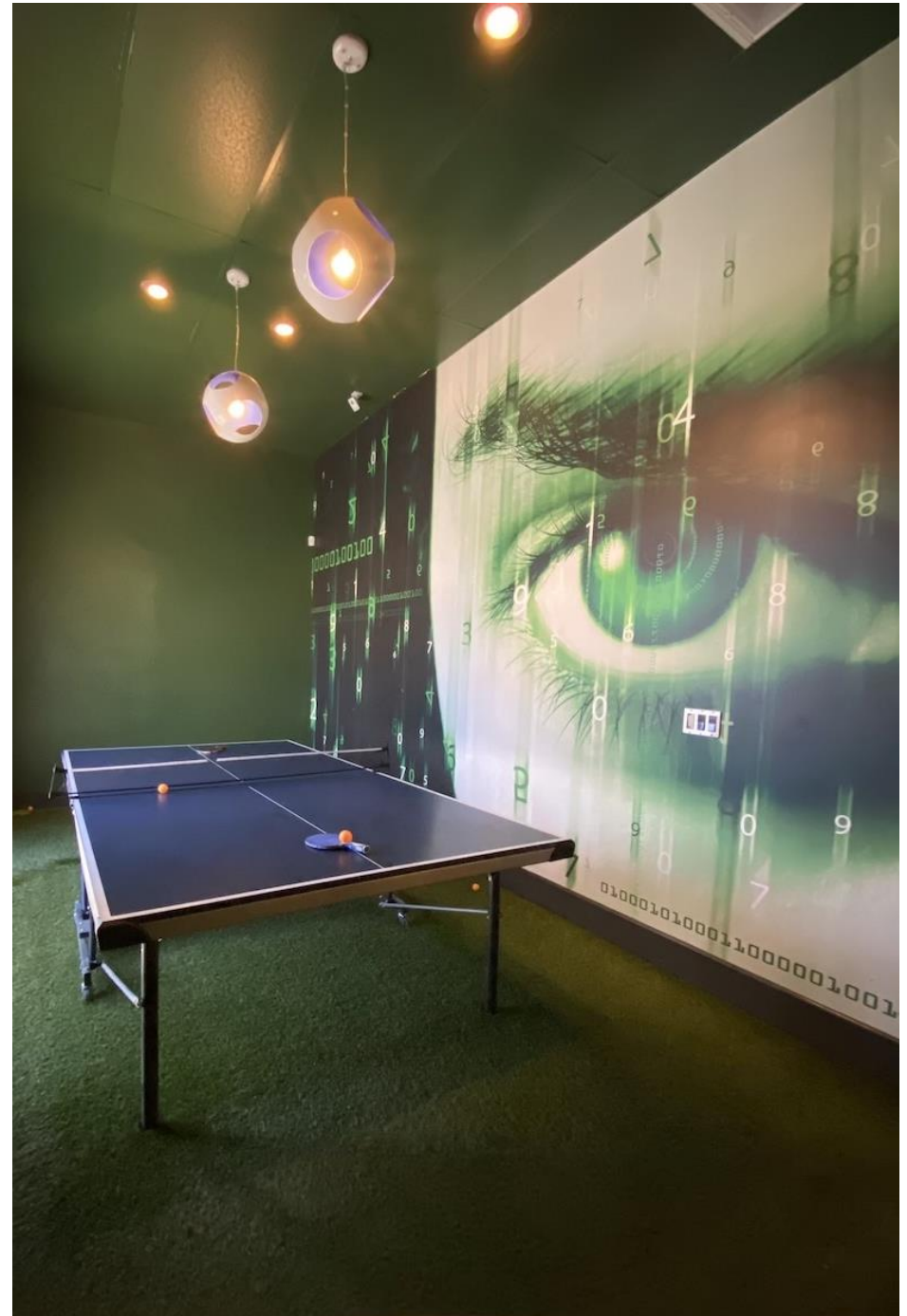
TOTAL TENANTS	1
BUILDING SF	6,063
GLA (SF)	6,063
LAND SF	18,295
LAND ACRES	0.42
YEAR BUILT	1970
YEAR RENOVATED	2013
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	19
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

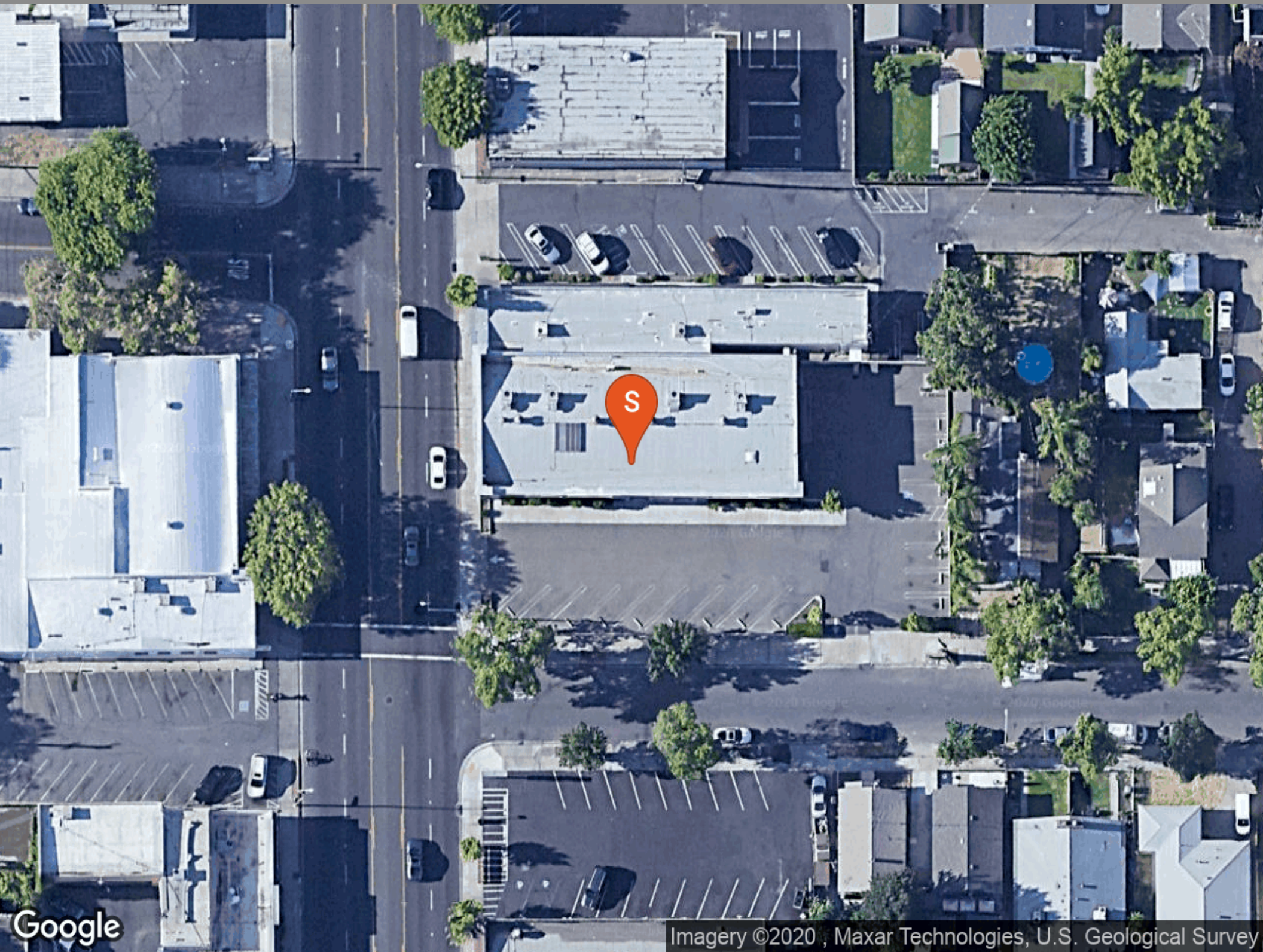
NEIGHBORING PROPERTIES

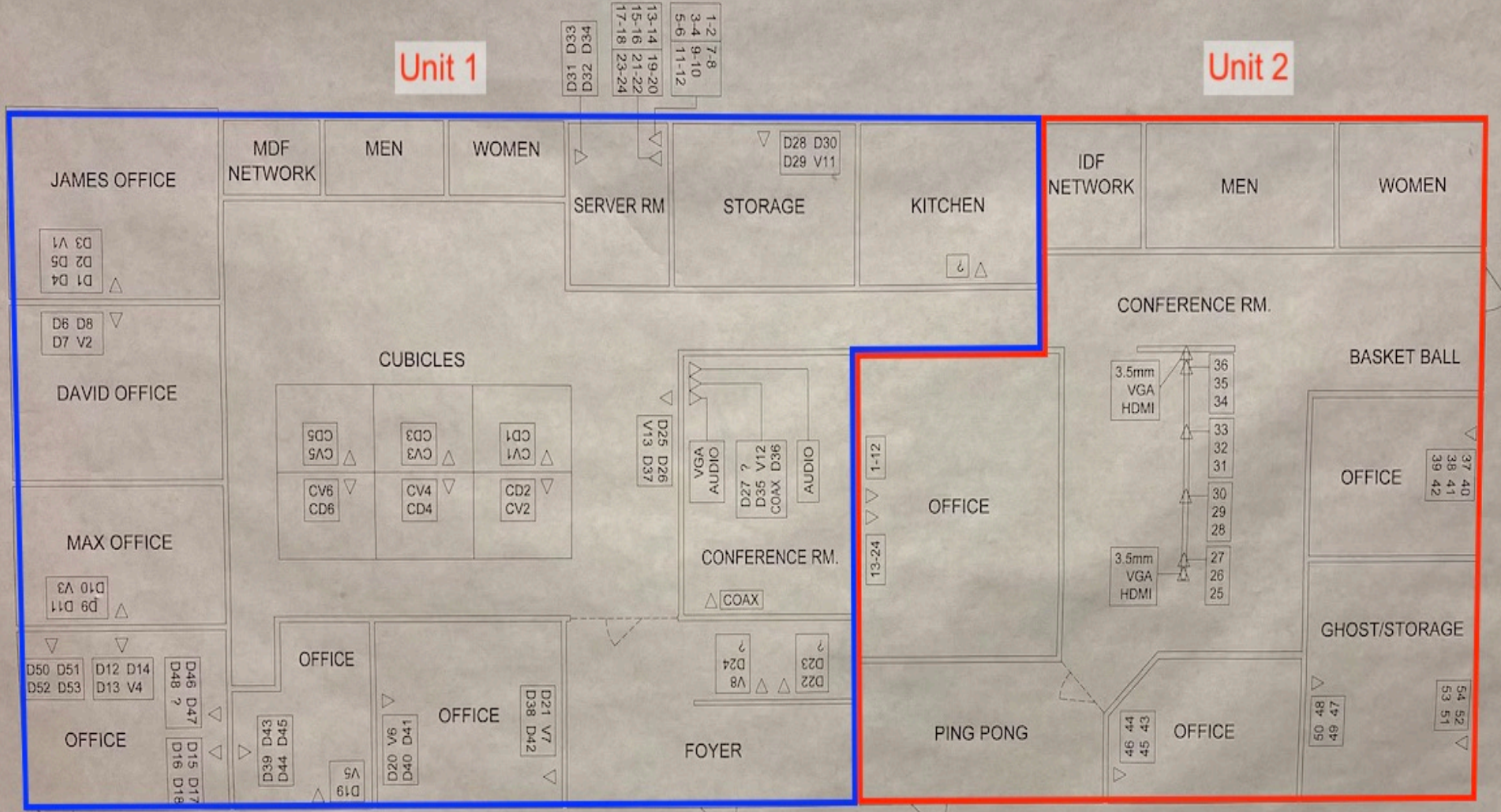
NORTH	Office/Retail
SOUTH	Office/Retail
EAST	Residential
WEST	Office/Retail

MECHANICAL

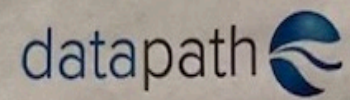
HVAC	Yes - Newer
ELECTRICAL / POWER	Yes - Upgraded
LIGHTING	Yes - Upgraded







DATA PATH HQ
 318 McHENRY AVE
 MODESTO, CA 95354



SCALE: 1/4"=1' (24"x36")

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,214	150,196	255,695
2010 Population	13,176	144,115	276,822
2019 Population	13,700	151,014	291,433
2024 Population	14,027	155,071	299,456
2019 African American	550	6,149	11,137
2019 American Indian	209	2,177	3,824
2019 Asian	433	7,756	19,751
2019 Hispanic	4,083	71,997	138,569
2019 Other Race	1,571	33,248	63,328
2019 White	9,858	90,298	171,424
2019 Multiracial	1,033	10,164	19,184
2019-2024: Population: Growth Rate	2.35 %	2.65 %	2.70 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	812	6,452	9,931
\$15,000-\$24,999	660	5,825	9,300
\$25,000-\$34,999	629	5,295	8,910
\$35,000-\$49,999	566	7,737	13,861
\$50,000-\$74,999	999	9,027	17,227
\$75,000-\$99,999	679	6,331	12,451
\$100,000-\$149,999	860	6,577	14,412
\$150,000-\$199,999	286	2,067	4,506
\$200,000 or greater	228	1,442	3,500
Median HH Income	\$53,445	\$50,123	\$55,419
Average HH Income	\$72,537	\$66,962	\$73,721

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,060	52,267	87,426
2010 Total Households	5,501	48,529	89,970
2019 Total Households	5,718	50,752	94,099
2024 Total Households	5,853	52,047	96,522
2019 Average Household Size	2.27	2.92	3.05
2000 Owner Occupied Housing	2,746	27,739	50,191
2000 Renter Occupied Housing	3,057	22,638	34,136
2019 Owner Occupied Housing	2,409	24,594	51,140
2019 Renter Occupied Housing	3,309	26,158	42,960
2019 Vacant Housing	560	3,884	6,227
2019 Total Housing	6,278	54,636	100,326
2024 Owner Occupied Housing	2,526	25,540	53,042
2024 Renter Occupied Housing	3,327	26,507	43,480
2024 Vacant Housing	574	3,942	6,323
2024 Total Housing	6,427	55,989	102,845
2019-2024: Households: Growth Rate	2.35 %	2.55 %	2.55 %

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	926	11,180	22,136
2019 Population Age 35-39	932	9,871	19,312
2019 Population Age 40-44	832	8,436	16,665
2019 Population Age 45-49	834	8,242	16,450
2019 Population Age 50-54	866	8,369	16,583
2019 Population Age 55-59	932	9,043	17,329
2019 Population Age 60-64	878	8,393	15,903
2019 Population Age 65-69	762	7,185	13,372
2019 Population Age 70-74	590	5,411	10,102
2019 Population Age 75-79	337	3,550	6,565
2019 Population Age 80-84	231	2,425	4,364
2019 Population Age 85+	296	2,827	4,827
2019 Population Age 18+	10,935	112,579	216,653
2019 Median Age	38	34	34

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,361	\$53,151	\$56,729
Average Household Income 25-34	\$72,536	\$67,608	\$71,719
Median Household Income 35-44	\$69,183	\$56,191	\$65,020
Average Household Income 35-44	\$88,325	\$74,550	\$82,379
Median Household Income 45-54	\$69,910	\$60,269	\$69,235
Average Household Income 45-54	\$91,071	\$78,404	\$87,618
Median Household Income 55-64	\$58,959	\$55,003	\$60,777
Average Household Income 55-64	\$77,949	\$70,908	\$78,103
Median Household Income 65-74	\$43,288	\$43,726	\$49,537
Average Household Income 65-74	\$61,824	\$61,739	\$68,080
Average Household Income 75+	\$39,060	\$45,432	\$47,272

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	997	12,092	24,872
2024 Population Age 35-39	855	10,848	22,232
2024 Population Age 40-44	899	9,827	19,186
2024 Population Age 45-49	815	8,300	16,151
2024 Population Age 50-54	836	8,123	15,932
2024 Population Age 55-59	827	8,008	15,568
2024 Population Age 60-64	898	8,540	16,091
2024 Population Age 65-69	785	7,668	14,299
2024 Population Age 70-74	707	6,262	11,656
2024 Population Age 75-79	477	4,536	8,450
2024 Population Age 80-84	271	2,811	5,167
2024 Population Age 85+	290	2,759	4,840
2024 Population Age 18+	11,255	115,659	222,475
2024 Median Age	39	35	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,617	\$59,533	\$63,938
Average Household Income 25-34	\$85,068	\$76,930	\$82,123
Median Household Income 35-44	\$78,984	\$65,964	\$77,018
Average Household Income 35-44	\$100,953	\$85,617	\$95,181
Median Household Income 45-54	\$80,543	\$69,163	\$78,981
Average Household Income 45-54	\$104,600	\$90,305	\$100,854
Median Household Income 55-64	\$68,848	\$61,686	\$69,712
Average Household Income 55-64	\$90,426	\$81,463	\$90,461
Median Household Income 65-74	\$52,140	\$50,215	\$55,476
Average Household Income 65-74	\$72,458	\$71,506	\$79,417
Average Household Income 75+	\$46,657	\$54,139	\$56,455

Former DataPath HQ



Exclusively Marketed by:

Jason Winter
916-677-9090
Lic: 01736374
Jwinter@racps.com



1718 H Street, Modesto, CA 95354

powered by CREOP