

Make Offer!!! 13th & J STREET - By State Theatre

Jacqueline Stovall · (209) 836-9492 · jqstovall@aol.com

ARS Commercial



1004- 1008 13th & 1301-1303 J Street
Modesto, CA 95354

County:	Stanislaus
Property Type:	Retail Street Retail
Building Size:	4,480 SF
Price:	\$875,000
Price/SF:	\$195.31/SF
Status:	Active
LoopNet ID:	16054728

<http://listing.loopnet.com/16054728>

Property Description

Great downtown location, next door to the local State Theatre, close to the newly refurbished Gallo Center! Great street visibility. J Street is downtown Modesto's most utilized thorough fare. The State Theatre host a year round schedule of films and live shows to support the necessary goals and objectives of many business. Strong check cashing tenant, High end Hair Salon, Real Estate office and one 976 SF space available for Lease. Building recently painted. Great upside potential or redevelopment opportunity!!!

Location Description

Corner of 13th and J Street, Modesto



- Great Street Visibility!
- Great Tenant Mix!
- High Traffic Location!
- Great Downtown Location!
- Great Upside potential!

Contact

Jacqueline Stovall

ARS Commercial

(209) 836-9492

Created: 2/10/2010

LoopNet, Inc. © Copyright 1995 - 2010

This information comes from users and sources believed to be reliable, but is not guaranteed.

1303 J. STREET, MODESTO - Direct Lease

Jacqueline Stovall · (209) 836-9492 · jqstovall@aol.com

ARS Commercial



1303 J. St.
Modesto, CA 95354

County:	Stanislaus
Suite/Floor:	Space 1
Space Type:	Retail Street Retail
Lease Type:	N/A
Date Available:	Immediate
Space Available:	976 SF
Rental Rate:	\$15.00/SF/Year
Building Size:	4,400 SF
Year Built:	
Status:	Available
LoopNet ID:	16533234

<http://listing.loopnet.com/16533234>

Space Description

Property Description

This unit is located next door to the State Theatre. J Street is downtown Modesto's most utilized thorough fare. The State Theatre host a year round schedule of films and live shows to support the necessary goals and objectives of many business. This unit has great visibility and is surrounded by many potential customers.

Location Description

Corner of 13th and J Street, next to The State Theatre.



Contact

Jacqueline Stovall

ARS Commercial

(209) 836-9492

Created: 2/10/2010

LoopNet, Inc. © Copyright 1995 - 2010

This information comes from users and sources believed to be reliable, but is not guaranteed.

Powered by  LoopNet