

FOR LEASE

2605 Coffee Road | Suite 100 | Modesto | CA | 95355-2064



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address:	2605 Coffee Rd., Suite 100 Modesto, CA 95355	County:	Stanislaus County
Lease Rate:	\$1.65 PSF Gross	Year Built:	1978
Available SF:	± 2,754 SF	Zoning:	Commercial
Lot Size:	± 26,571 SF / ± 0.61 AC	Parcel Number:	013-085-036
Parking:	37 Spaces	Procuring Broker Fee:	2.5%

Highlights:

This prime commercial property at 2605 Coffee Road in Modesto, California, occupies a highly visible hard corner location at the signalized intersection of Coffee Road and Floyd Avenue, offering excellent exposure and direct access from both major roadways. The freestanding retail/office building sits on a ±0.61-acre lot with abundant parking for 37 vehicles and features strong building and monument signage opportunities. Ideally positioned in a vibrant professional and medical office corridor, the property lies in close proximity to Memorial Medical Center, generating consistent daytime traffic and client potential. The building is shared with the established Western Dental tenant, and the available ±2,754 SF space has been nicely improved—previously used as an insurance office—with a large conference room, five private offices, a kitchenette, and two restrooms, making it well-suited for professional office, financial services, or retail users.

- ± 2,754 SF
- One (1) Large Conference Room
- Five (5) Private Offices
- Kitchenette
- Two (2) Private Restrooms

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Location Map



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Photo Gallery



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Drone Photo Gallery



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Parcel Map

POR. NE. 1/4 SECTION 16 T.3S. R.9E. M.D.B. & M.

TRA
002 008

013 - 085

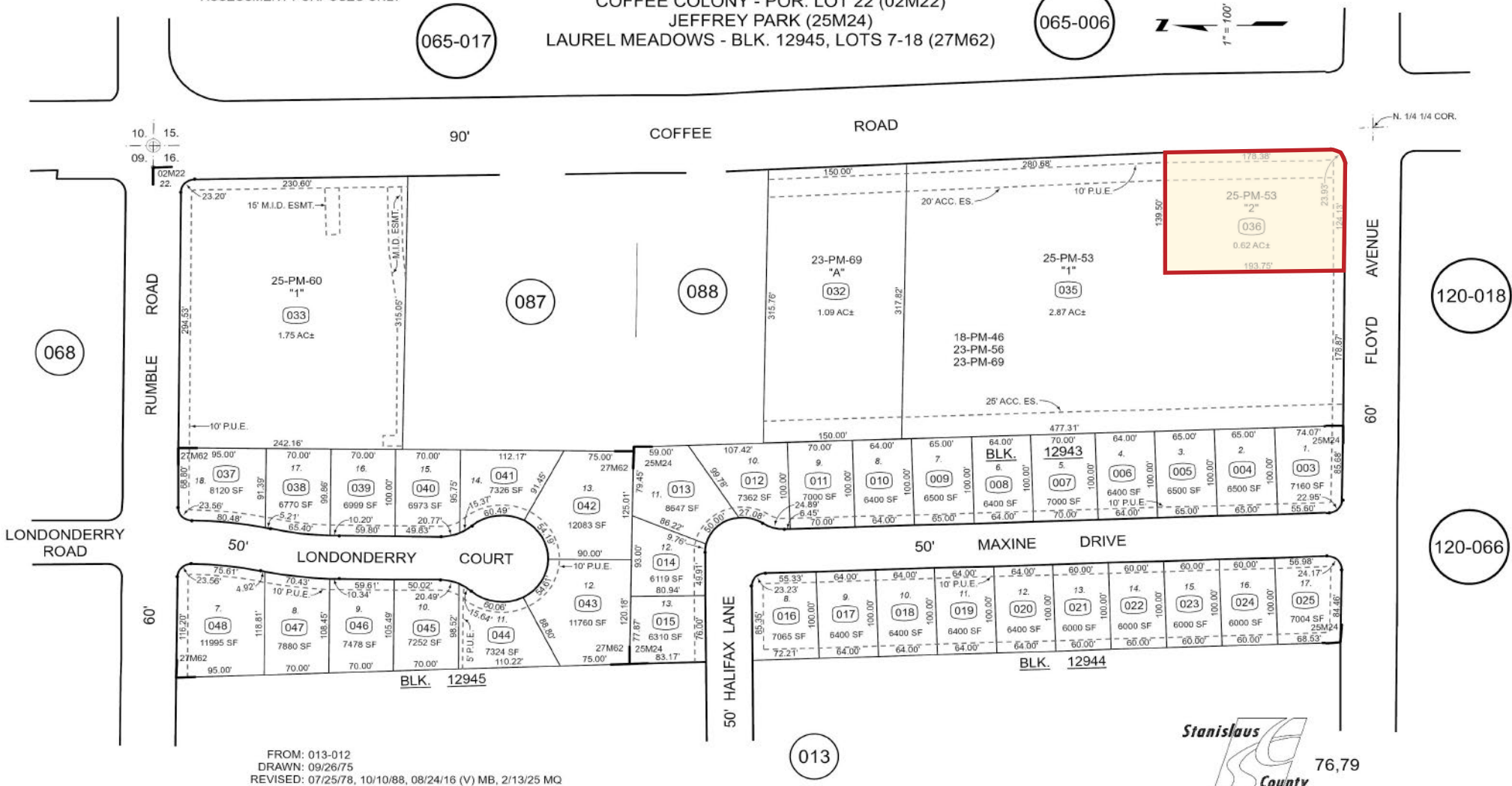
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

COFFEE COLONY - POR. LOT 22 (02M22)
JEFFREY PARK (25M24)
LAUREL MEADOWS - BLK. 12945, LOTS 7-18 (27M62)

065-006



065-017



FROM: 013-012
 DRAWN: 09/26/75
 REVISED: 07/25/78, 10/10/88, 08/24/16 (V) MB, 2/13/25 MQ



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