

RETAIL SPACE FOR LEASE

HIGH-TRAFFIC MCHENRY AVE RETAIL

±2,000 SF AVAILABLE · NNN LEASE

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3125 MCHENRY AVENUE

MODESTO, CALIFORNIA

RETAIL · COMMERCIAL SPACE

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

— IMPORTANT INFORMATION

Lease Brochure Disclaimer

Prepared for prospective tenants evaluating the 3125 McHenry Avenue leasing opportunity.

This Lease Brochure has been prepared for limited informational purposes only. It is intended to assist prospective leasers in evaluating the opportunity, but it is not a substitute for a party's own independent investigation and professional review.

Important: By accepting and reviewing this material, each recipient acknowledges its confidential nature and agrees to rely solely on its own due diligence, advisors, and investigations.

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INDEPENDENT DUE DILIGENCE REQUIRED

Each party should conduct its own independent investigation of the property, tenancy, financial information, physical condition, title, permits, environmental matters, and all other issues that may affect investment or operational decisions.

CONSULT QUALIFIED PROFESSIONALS

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Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

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— **PROPERTY OVERVIEW**

High-traffic retail opportunity along McHenry Avenue

Available Space

±2,000 SF

Lease Type

NNN

Lease Rate

Contact Broker

Suite Available

Suite 3

3125 McHenry Avenue offers approximately 2,000 square feet of retail and commercial space for lease in Modesto, California. Suite 3 combines a large open central area with four private rooms and one bathroom, creating a flexible configuration for a variety of retail, showroom, service, or office-oriented users.

The property benefits from a high-traffic McHenry Avenue location and is surrounded by established retailers, banks, restaurants, and service businesses. This active commercial setting provides convenient access, strong visibility, and a recognizable Modesto address.

WHY 3125 MCHENRY

- High-traffic McHenry Avenue location
- Flexible open retail or work area
- One private bathroom
- Convenient access across Modesto
- Zoned Mixed-Use Highway Oriented (MU-H)
- Approximately 2,000 SF available
- Four private rooms
- Nearby retailers, banks, and restaurants
- NNN lease structure

Suite Location Aerial

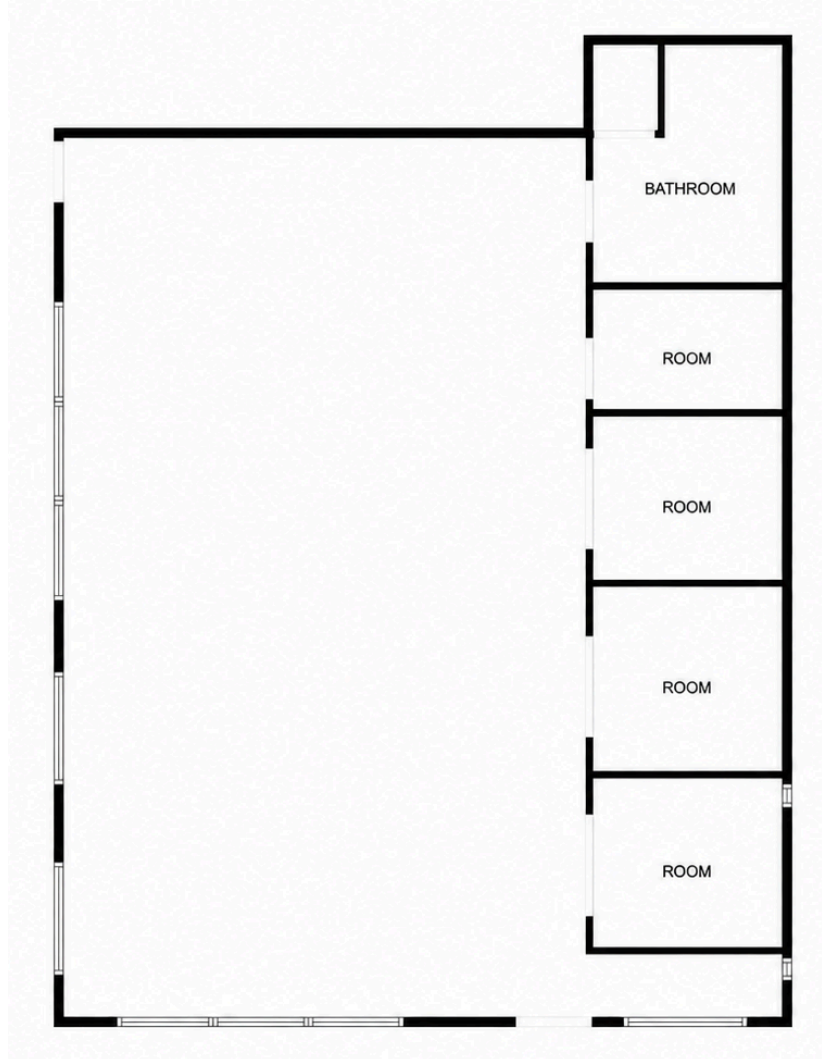
Subject suite highlighted in orange.



— FLOOR PLAN & AVAILABLE SPACE

A flexible ±2,000 SF retail layout

The plan includes a large open area, four private rooms, and one bathroom.



RETAIL / COMMERCIAL

3125 McHenry Avenue

±2,000^{SF}

Flexible commercial suite with an open central area and a private-room configuration along one side of the premises.

LAYOUT HIGHLIGHTS

- Large open area
- Four private rooms
- One bathroom

LEASE STRUCTURE

NNN

Contact Andy Le or Jose Altamirano for lease-rate information and tour availability.

— LOCATION

McHenry Avenue Corridor & Surrounding Occupiers

The aerial highlights the subject property along McHenry Avenue and identifies nearby national retailers, banks, restaurants, and service businesses.



— DEMOGRAPHICS & TRADE AREA

Population, household and income profile

Key demographics within 0.25-, 0.5- and 1-mile radii of 3125 McHenry Avenue, presented alongside a live, interactive location map.

ONE-MILE SNAPSHOT

Source: 2023 American Community Survey (ACS)

Strong surrounding household base

POPULATION

19,297

within 1 mile

HOUSEHOLDS

7,232

within 1 mile

AVG. HH INCOME

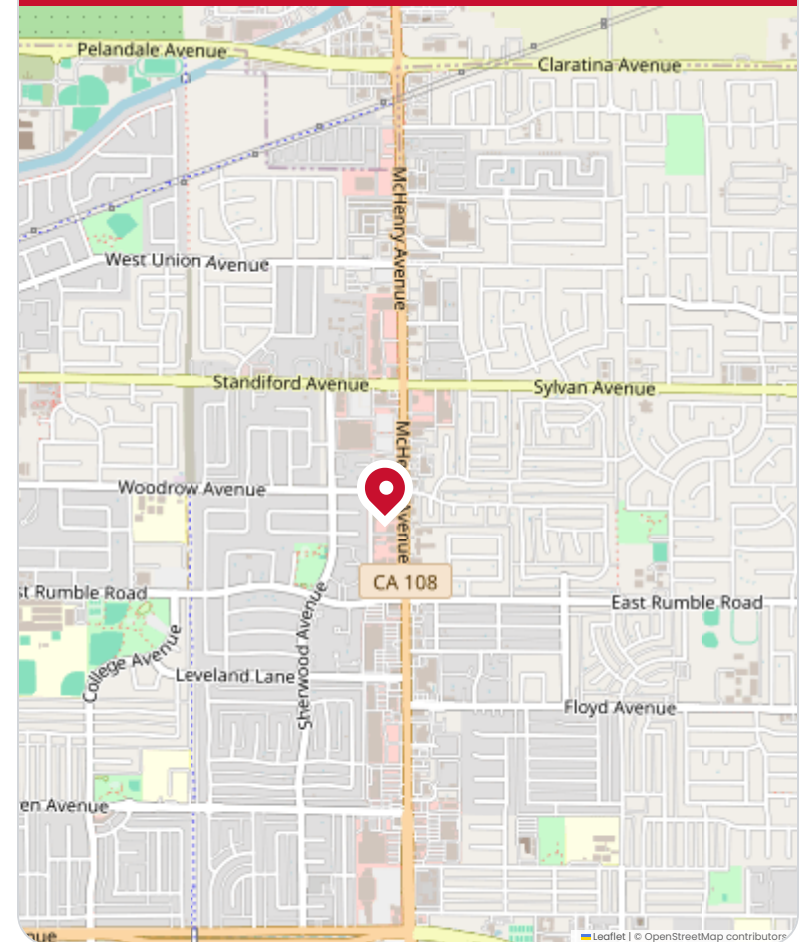
\$103,464

within 1 mile

METRIC	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,238	4,752	19,297
Average Age	47.0	43.7	40.9
Average Age — Male	53.5	47.8	40.8
Average Age — Female	43.2	41.6	41.3
HOUSEHOLDS & INCOME			
Total Households	440	1,727	7,232
Persons per Household	2.8	2.8	2.7
Average Household Income	\$153,872	\$132,358	\$103,464
Average House Value	\$491,373	\$499,079	\$486,133
RACE — TOTAL POPULATION / SHARE			
White	923 74.6%	3,389 71.3%	12,807 66.4%
Black	114 9.2%	274 5.8%	509 2.6%
Asian	32 2.6%	160 3.4%	859 4.5%
Hawaiian	0 0.0%	2 0.0%	117 0.6%
American Indian	9 0.7%	37 0.8%	267 1.4%
Other	49 4.0%	352 7.4%	1,924 10.0%

INTERACTIVE LOCATION MAP

3125 McHenry Avenue



RETAIL SPACE FOR LEASE

MCHENRY AVENUE RETAIL

3125 MCHENRY AVENUE • MODESTO, CALIFORNIA



EXCLUSIVELY LISTED BY:



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