

FOR LEASE

1601 McHenry Village Way | Modesto | CA | 95350



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

Randy High Jr., CCIM

DRE Lic. No. 01238404

(209) 491-3413

randyhighjr@gmail.com

Danny Price

DRE Lic. No. 01895497

(209) 491-3415

dprice@highpriceleffler.com

Desiree Holland

Administrative & Marketing Assistant

(209) 672-6792

pmzdes@gmail.com

Property Summary

Address:	1601 McHenry Village Way Modesto	County:	Stanislaus
Lease Rate:	\$1.50 PSF MG	Year Built:	1956
Availability:	Multiple Suites Available	Property Type:	Office/Medical
Tenancy:	Multi-Tenant	Parcel Number:	120-033-021
Lot Size (SF/AC):	± 10,454 SF / ± 0.24 AC	Procuring Broker Fee:	2.5%

Property Description:

Located in the highly desirable McHenry Village area of Modesto, 1601 McHenry Village Way offers a premier commercial opportunity in one of the city's most established retail and professional corridors. Surrounded by a strong mix of national and local tenants, the property benefits from excellent visibility, convenient access, and consistent foot traffic driven by the neighboring shopping center and dense residential communities. The space is well-suited for a variety of retail or office users seeking a high-traffic, amenity-rich environment, with ample parking and close proximity to major thoroughfares. This location provides an ideal setting for businesses looking to establish or expand their presence in a vibrant and well-trafficked area of Modesto.

Suite 4

- ± 527 SF
- Reception Area
- Three (3) Exam Rooms
- One (1) Restroom
- Two (2) Closets/Storage

Suite 5

- ± 541 SF
- Reception Area
- Three (3) Offices
- One (1) Restroom
- Open Area
- Closet/Storage

Suite 6

- ± 567 SF
- Reception Area
- Three (3) Offices
- Kitchen/Storage Area
- One (1) Restroom
- Closet/Storage

Suite 8

- ± 1,059 SF
- Reception Area
- Three (3) Offices
- Exam Area
- Lab/Storage
- Two (2) Restrooms

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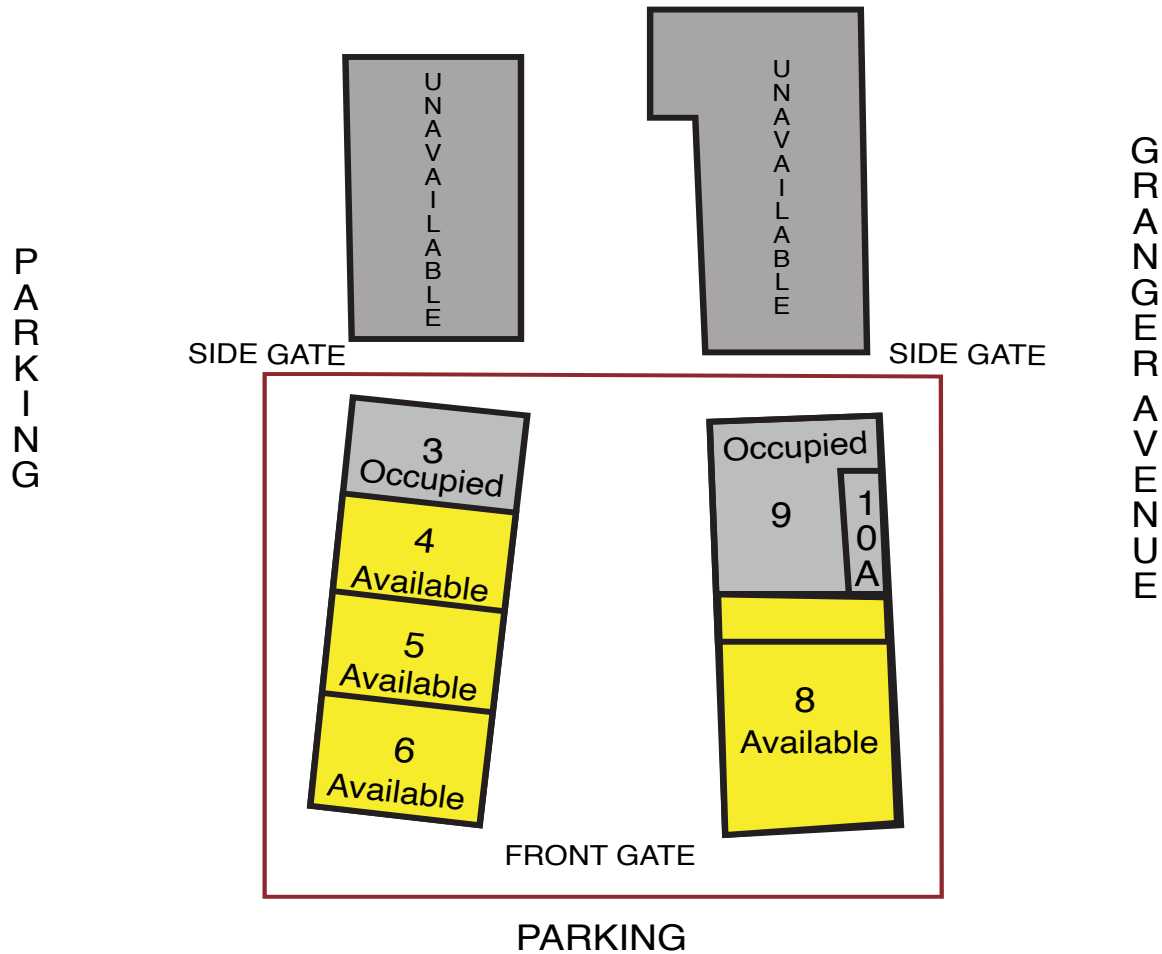
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Site Map



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Photo Gallery • Suite 4



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Photo Gallery • Suite 5



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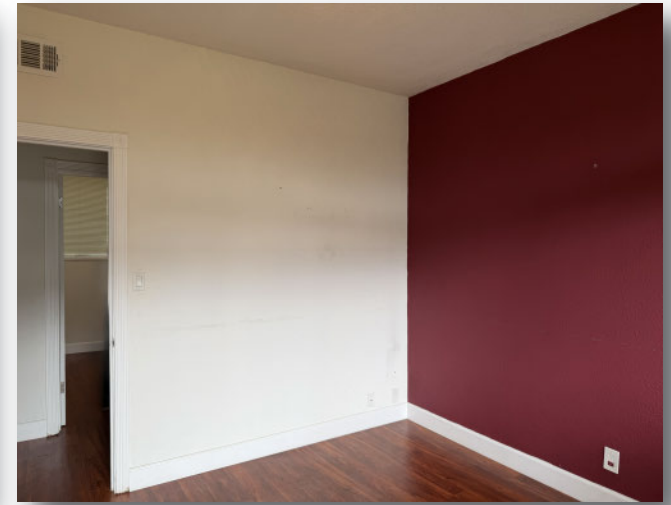
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Drone Photo Gallery



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Location Map



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Aerial View

 **Sutter Health**
Memorial Medical Center



 **GOLDEN VALLEY**
HEALTH CENTERS

 **McHenry**
Village

DOCTORS
MEDICAL CENTER

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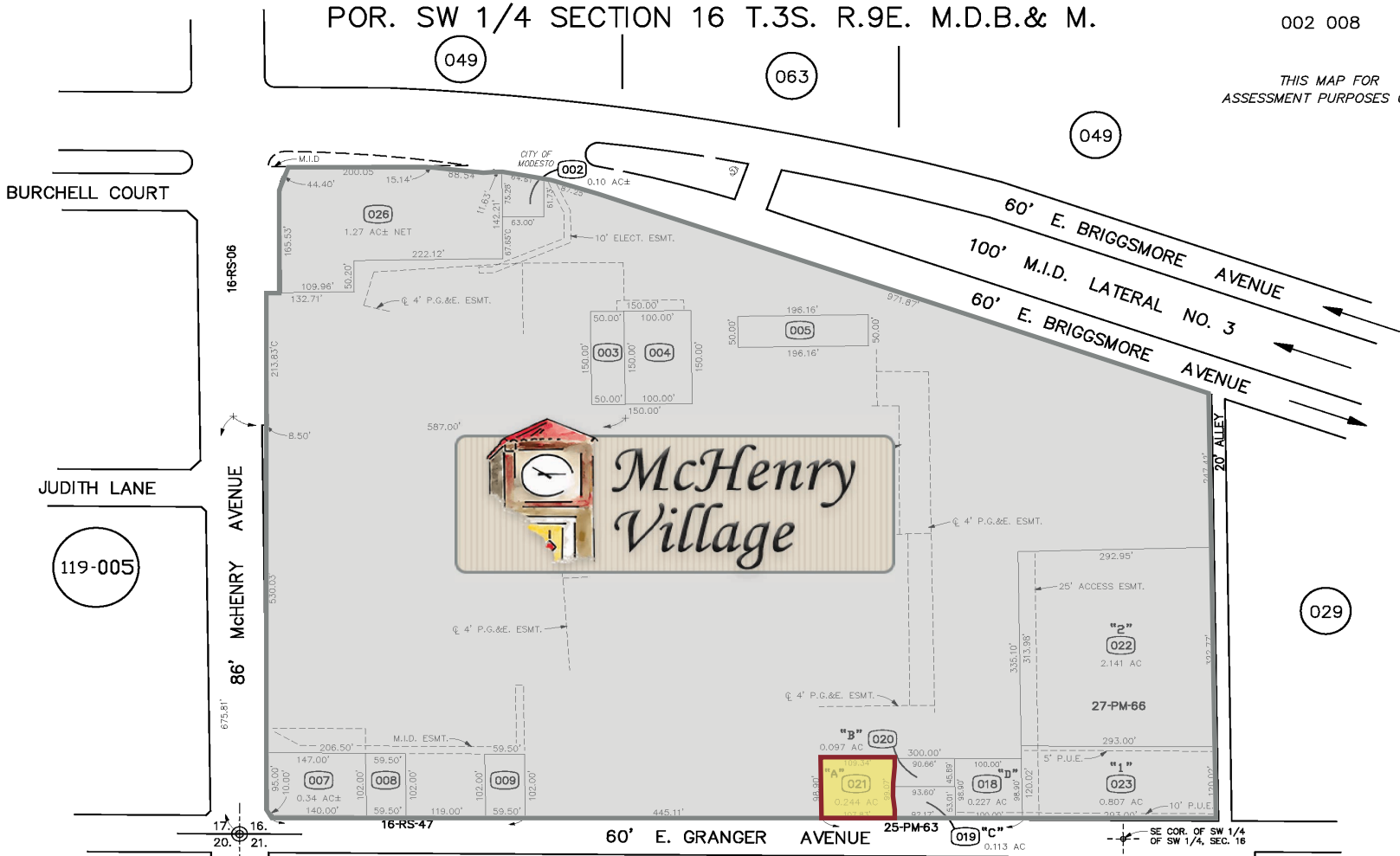
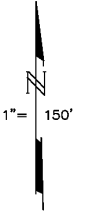
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Parcel Map

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

002 008 120 - 033

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



119-005

031-001

FROM: 115-028 & 029, 120-043 & 033
 DRAWN: 11-1-77
 REVISED: 7-26-85, 9-7-05 MB, 7-14-06 DH, 7-14-09 DH, 9-10-09 (V)MF,
 4-23-10 MF, 6-11-10 MF

Stanislaus
County
Assessor 69,86,10

120 - 033

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