

FOR LEASE

RETAIL | FOR LEASE | MODESTO, CA

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1230 H Street

Modesto, California 95354



AVAILABLE SPACE

±1,600 SF

Main Floor

LEASE RATE

\$1.25 PSF MG

Modified Gross

LOCATION

Downtown Modesto

H Street Corridor

OVERVIEW

Space Overview

CoSol Commercial Real Estate is pleased to present Suite A at 1230 H Street, Modesto — ±1,600 SF of retail space available for lease in the heart of Downtown Modesto's H Street commercial corridor.

Previously occupied by a bridal boutique, this well-appointed suite features three private dressing rooms, a loft area overlooking the main floor, a private office, one restroom, and basement-level storage. The space is turnkey for boutique retail, salon, beauty services, or specialty retail users.

Downtown Modesto offers an established daytime population, strong foot traffic from surrounding professional offices, and convenient access to the city's core retail and dining destinations. Monument signage and street-facing frontage provide excellent visibility for the right operator.

ADDRESS

1230 H Street, Modesto, CA 95354

SUITE

Suite A

AVAILABLE SPACE

±1,637 SF

LEASE RATE

\$1.35 PSF, MG

LEASE TYPE

Modified Gross (MG)

ZONING

C-1

APN

106-027-011

FRONTAGE

H Street Retail Frontage

PARKING

On-Street & Nearby Public Lots

STATUS

Available — Call for Information

Property Highlights

01

Downtown Modesto Location

Prime H Street address in the heart of Downtown Modesto — surrounded by professional offices, dining, and established daily foot traffic.

02

Boutique-Ready Layout

Three private dressing rooms, loft area, private office, restroom, and basement storage — ideal for salon, boutique retail, or beauty services.

03

High Street Visibility

Direct H Street frontage with excellent pedestrian and drive-by exposure in one of Downtown Modesto's most recognizable retail corridors.

04

Flexible Use Potential

C-1 zoning accommodates a wide range of retail and service uses. Previously a bridal boutique; layout adapts easily to multiple concepts.

05

Competitive Lease Rate

\$1.35 PSF Modified Gross — a compelling value for 1,637 SF of finished retail space in a proven downtown address.

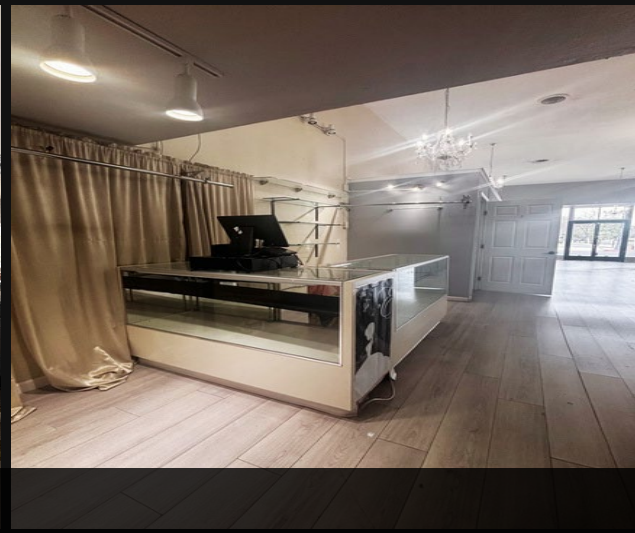
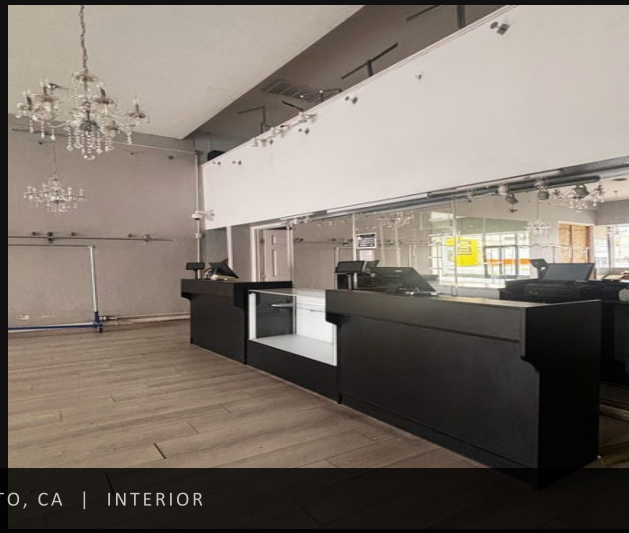
06

Move-In Ready Condition

Well-maintained interior with hardwood-style flooring, chandelier lighting, dressing rooms, and a functional loft — minimal TI needed.

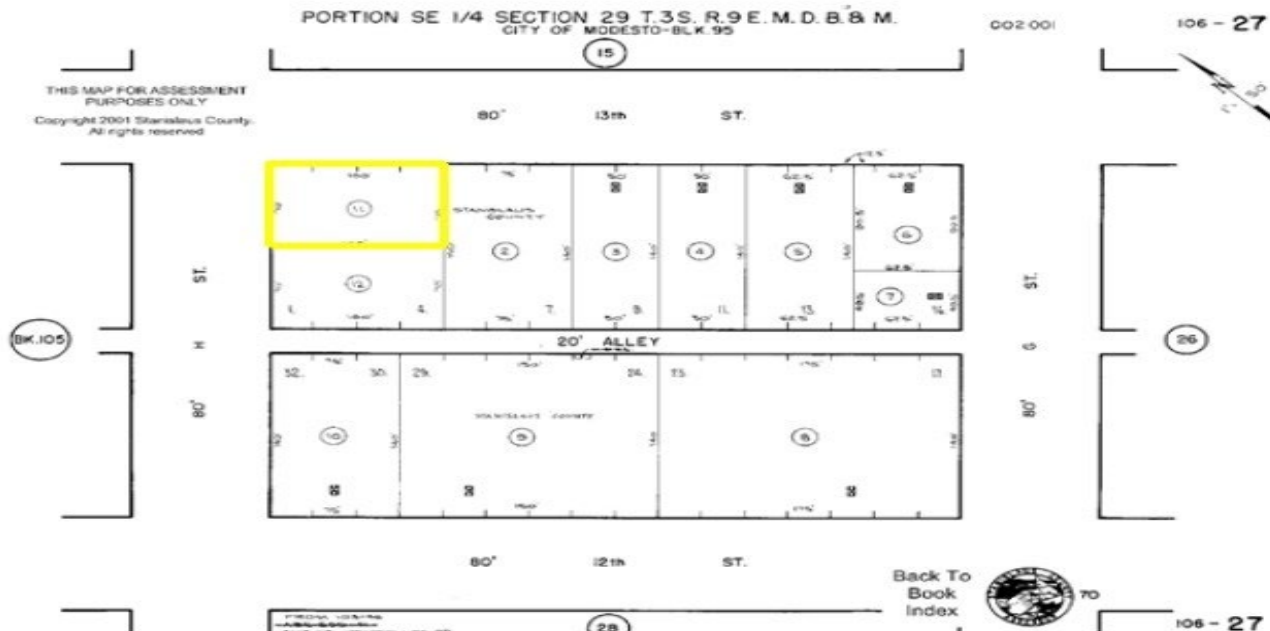


PROPERTY PHOTOGRAPHY | 1230 H STREET, MODESTO, CA | EXTERIOR



Site Plan — Parcel Overview

SITE PLAN



Property Details

Address

1230 H Street, Modesto, CA 95354

Available SF

±1,600 SF

Lease Type

Modified Gross (MG)

APN

106-027-011

Frontage

H Street Retail

Status

Available — Call for Information

Suite

Suite A

Lease Rate

\$1.25 PSF, MG

Zoning

C-1

County

Stanislaus

Parking

On-Street + Public Lots

City

Modesto, CA 95354

FOR MORE INFORMATION

1230 H Street, Modesto

±1,600 SF | Suite A | \$1.25 PSF MG | Modesto, CA 95354



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