

**Prime High Traffic Location on
Modesto's Main Commercial Corridor
1004-1010 McHenry Ave, Modesto CA 95350**



Price: \$1,690,000 (\$150.89/SF)

Lease Rate: \$1.65/SF NNN

Total Size: 11,200 SF | 33,775 SF Lot

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EXECUTIVE SUMMARY

1004-1010 McHenry Avenue
Modesto CA 95350



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

APN	112-045-015 112-045-016
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BUILDING SIZE	11,200 SF
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PARCEL SIZE	0.77 AC (33,775 SF)
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ZONING	C-2 General Commercial
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CONSTRUCTION TYPE	Wood Frame
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YEAR BUILT	1986
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HIGHLIGHTS

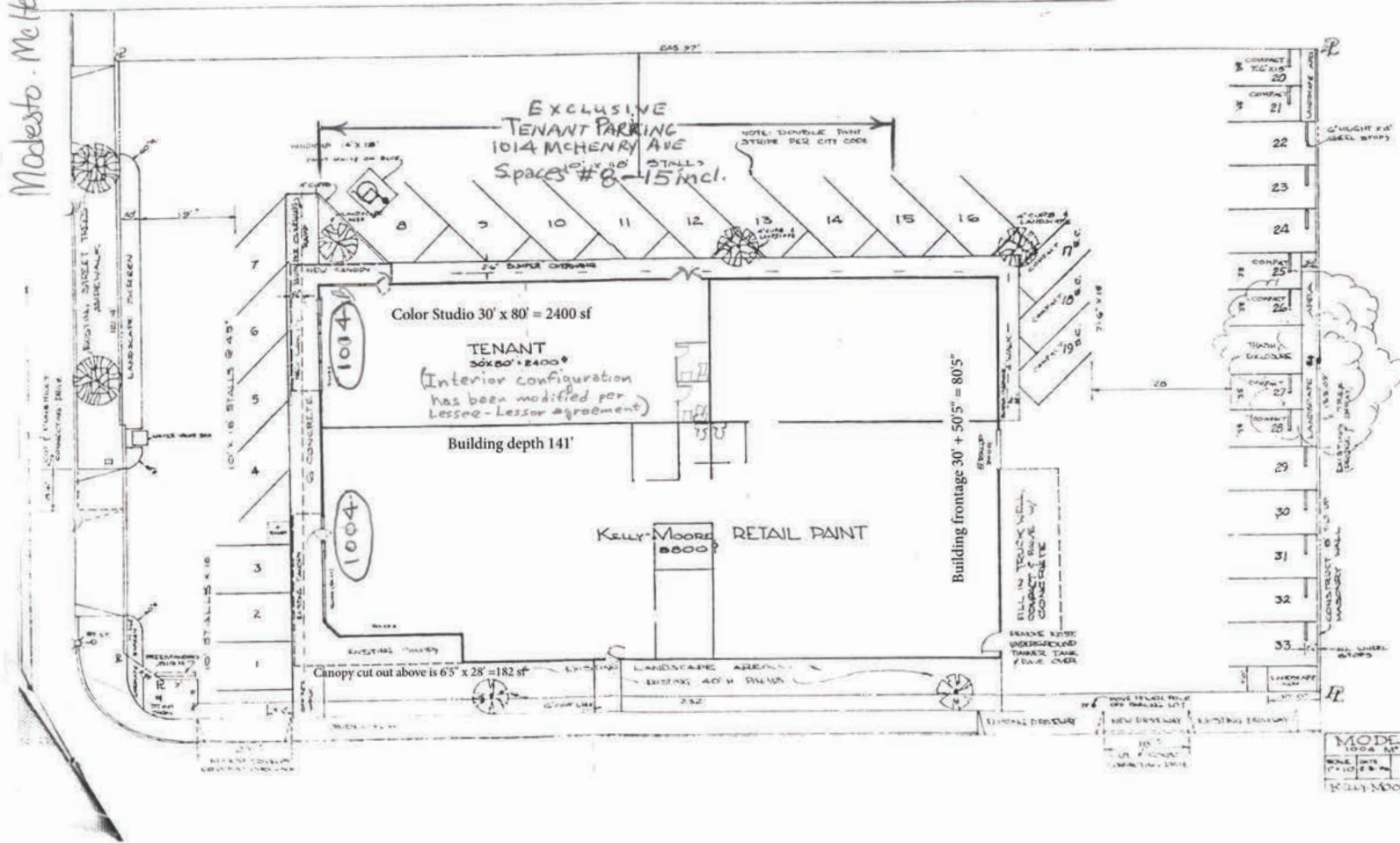
- Former Kelly-Moore Paint Store
- Retail showroom
- Business office
- Rear storage and receiving warehouse
- 33 Parking Spaces
- Small gated yard in rear of the property
- Located on one of Modesto's busiest corridors, with over 35,373 vehicles per day
- In close proximity to major retailers, including Walgreens
- Perfect for retailers including auto parts, flooring, painting, and home improvement





SITE PLAN

Modesto - McHenry



EXCEPT FOR SPACES #8-15 INCL, ALL PARKING SHALL BE EXCLUSIVE TO OCCUPANT OF 1004 McHENRY AVE. (KELLY MOORE PAINT STORE)

NOTE: This site plan is for illustrative purposes only. It identifies the approximate location and size of existing building spaces, parking, drives and service areas, etc. Lessor and agents make NO REPRESENTATIONS OR WARRANTIES as to the accuracy hereof nor as to the existence of items shown hereon, and Lessor reserves the right to make changes at its sole discretion.



AERIAL VIEW





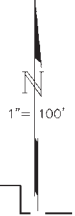
PARCEL MAP

PORTION SW. 1/4 SECTION 21 T.3S. R.9E. M.D.B.& M.

002 001 112 - 045

FAIRMONT TRACT - LOTS 1-10 (06M12)
BUSSINGER TRACT - LOTS 1-13 (09M48)
GILBERT TRACT (11M59)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 112-45
DRAWN: 02-16-78
REVISED: 6-06-88, 6-25-02, 1-22-04, 8-27-04 (V)MB/MF, 2-11-21 MF

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58,72,04,05,21

112 - 045



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,569	156,463	287,978
Growth 2024 - 2029	.30%	0.14%	0.18%
Growth 2020 - 2024	1.64%	0.76%	0.95%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,000	53,980	93,762
Growth 2024 - 2029	0.30%	0.11%	0.17%
Growth 2020 - 2024	1.61%	0.66%	0.95%
Average HH Income	\$93,916	\$85,664	\$91,906

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
McHenry Ave	E Fairmont Ave	2025	35,012	.05
McHenry Ave	E Fairmont Ave	2024	35,373	.05
E Roseburg Ave	Collier Ave	2022	3,843	.18
E Roseburg Ave	Collier Ave	2025	3,882	.18
Ila Way	Frances Ave	2025	3,046	.33
Ila Way	Frances Ave	2024	3,071	.33
W Roseburg Ave	Brady Ave	2022	5,850	.38
W Roseburg Ave	Brady Ave	2025	5,855	.38
E Roseburg Ave	Fiori Ave	2022	2,965	.41
E Roseburg Ave	Fiori Ave	2025	3,000	.41

DISCLAIMER

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