

# FOR SALE

914 14th Street | Modesto | CA | 95354-1011



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 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 Overview

**Address:** 914 14th Street | Modesto | CA | 95354  
**Sales Price:** \$1,195,000.00  
**Building Size:** ± 3,944 SF  
**Lot Size:** ± 6,969 SF / ± 0.16 AC  
**Year Built:** 1953

**County:** Stanislaus County  
**Use:** Commercial Office  
**Parcel Numbers:** 105-012-007  
**Procuring Broker Fee:** 2.5%

## Overview:

914 14th Street is a well-positioned commercial property in Downtown Modesto, offering an attractive opportunity for professional office, medical, or service-oriented users. The property is situated along 14th Street within an established business district surrounded by a mix of professional offices, residential neighborhoods, and local amenities. The ±0.16-acre site and existing commercial improvements provide a functional setting for an owner-user or investor seeking a centrally located property with convenient access to Downtown Modesto.

## Features:

- ± 3,944 SF
- Remodeled in 2020
- Welcoming reception area
- Secured office area
- Nine (9) private offices, including three (3) being executive offices
- Large conference room
- Dedicated file room with internet access and space for up to four (4) Additional Desks, if a file room is not needed.
- Spacious copy room with adjustable-height table tops providing additional work areas
- Comfortable kitchen with seating for multiple staff members
- Two (2) Restrooms



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

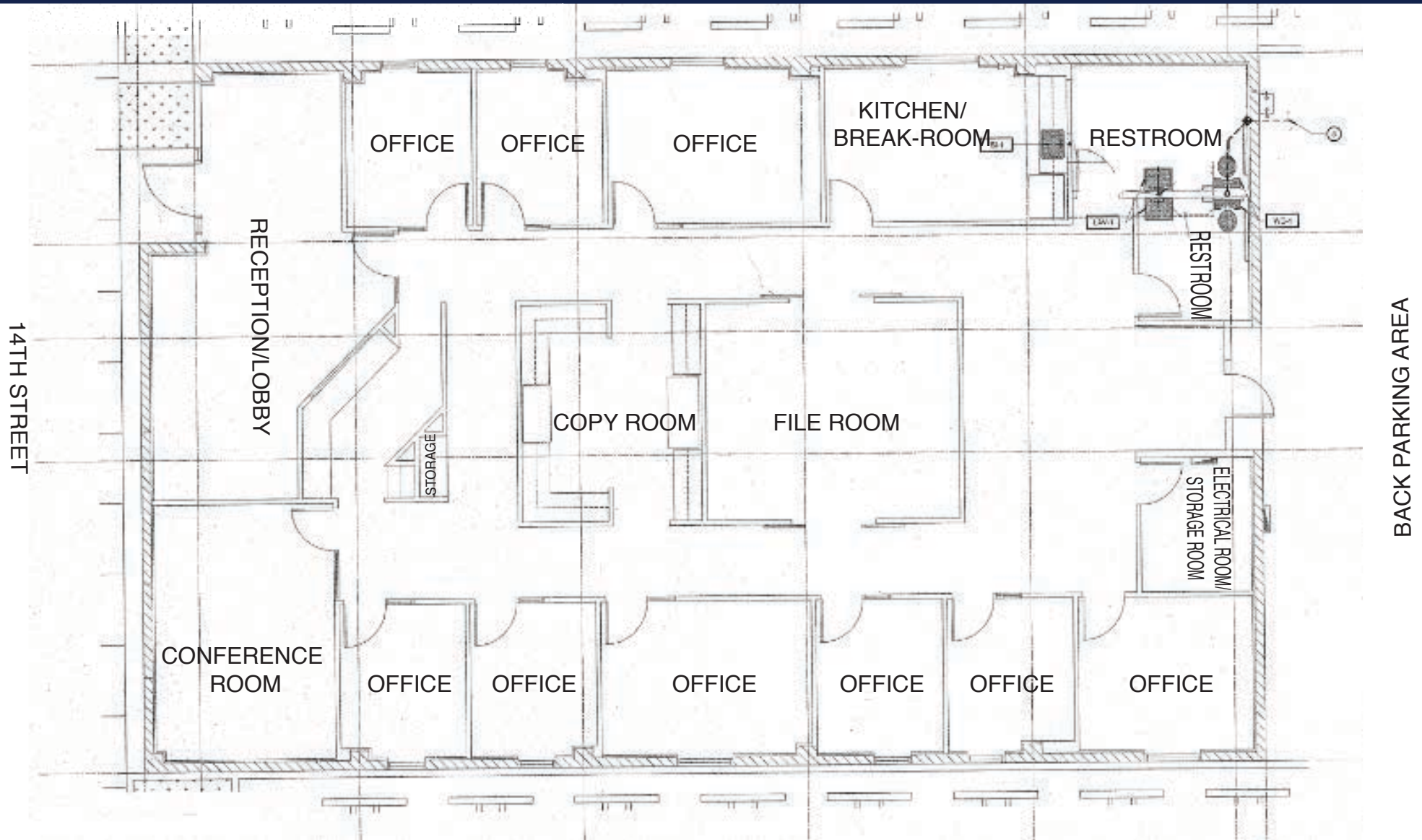
**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE

**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

# Floor Plan



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**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

# Location Map



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 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

# Photo Gallery



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

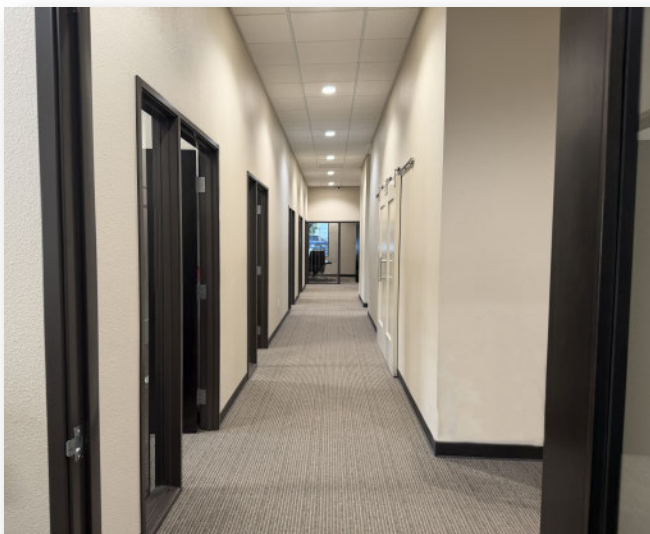
**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE

**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

# Photo Gallery



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

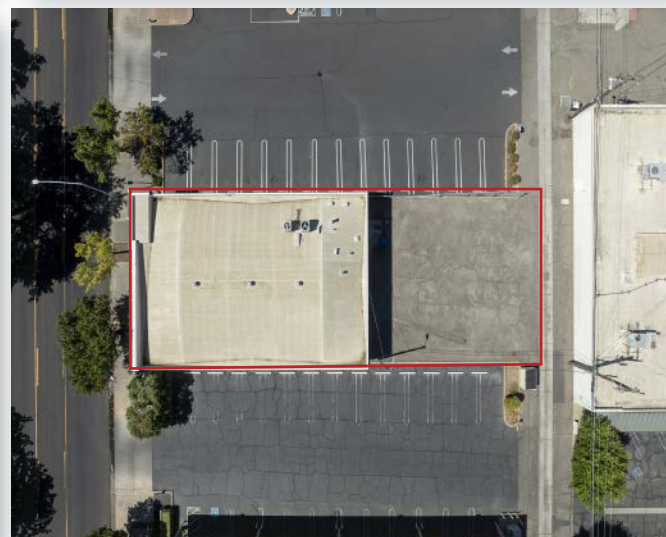
**PMZ COMMERCIAL**  
SINCE 1987 REAL ESTATE

**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

# Drone Photo Gallery



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 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

# Parcel Map

POR. SE 1/4 SEC. 29 T.3S. R.9E. M.D.B.& M.  
CITY OF MODESTO - BLK. 112 (13M112)

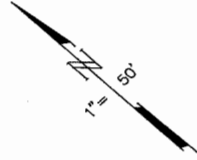
002 173

105 - 012

007

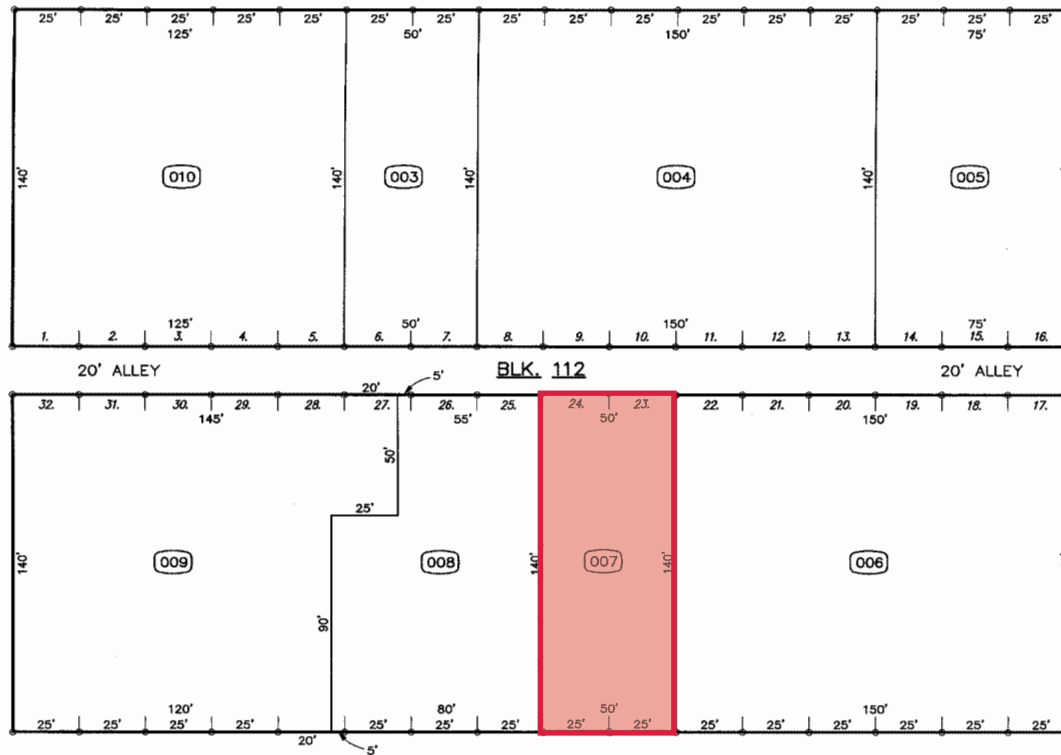
80' 15TH STREET

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY  
Copyright 2001 Stanislaus County  
All rights reserved



80' J STREET

100' I STREET



FROM 104-13  
DRAWN 3-6-69  
REVISED 1-21-72, 5-24-07 (V)DH

80' 14TH STREET



Back To  
Book  
Index

This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1987 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