

FOR LEASE

202 & 236 S. SANTA CRUZ AVENUE • MODESTO • CA • 95354



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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DESIREE HOLLAND
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PROPERTY SUMMARY

ADDRESS:	202 & 236 S. Santa Cruz Ave • Modesto	COUNTY:	Stanislaus
LEASE RATE:	\$0.65 PSF Gross	PROPERTY TYPE:	Industrial
AVAILABLE SIZE:	± 4,350 SF	PARCEL NUMBER:	202: 035-027-016 236: 035-027-002
LOT SIZE:	202: ± 1.21 AC 236: ± 1.9 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

Located in close proximity to Modesto's Beard Industrial District, 202 and 236 S Santa Cruz Avenue offer an exceptional commercial real estate opportunity ideal for a variety of professional or service-oriented users. These well-positioned properties benefit from excellent street visibility and convenient access to major thoroughfares, making them easily accessible. With flexible floor plans, ample parking, and close proximity to downtown amenities, these sites provide a strategic location for businesses looking to establish or expand their presence in the Central Valley. Whether leased together or individually, 202 and 236 S Santa Cruz Avenue present a compelling option for tenants seeking functionality, visibility, and convenience.

236 - SUITE G:

- ± 4,350 SF
- Office
- Restroom



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LOCATION MAP



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AERIAL VIEW



S. SANTA CRUZ AVENUE

K  CASA CULTURAL	J Velasco Electric	I Perfect Stone Tile Work	H SILVER EAGLES BRANDS	G  Artistic Edge Granite & Marble Fabrication Services
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A  Church in the Park Modesto	B  R&P Vending SERVICES SODA · SNACK · COLD FOOD COFFEE · LAUNDRY	C FURNITURE MENU	D FURNITURE MENU	E-F GCS Distribution Inc
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G AVAILABLE ± 4,350 SF	H  R&P Vending SERVICES SODA · SNACK · COLD FOOD COFFEE · LAUNDRY	I TOM PENNINGTON
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PARCEL MAP

PORTION N.W. 1/4 SEC. 34 T. 3 S. R. 9 E. M. D. B. & M.

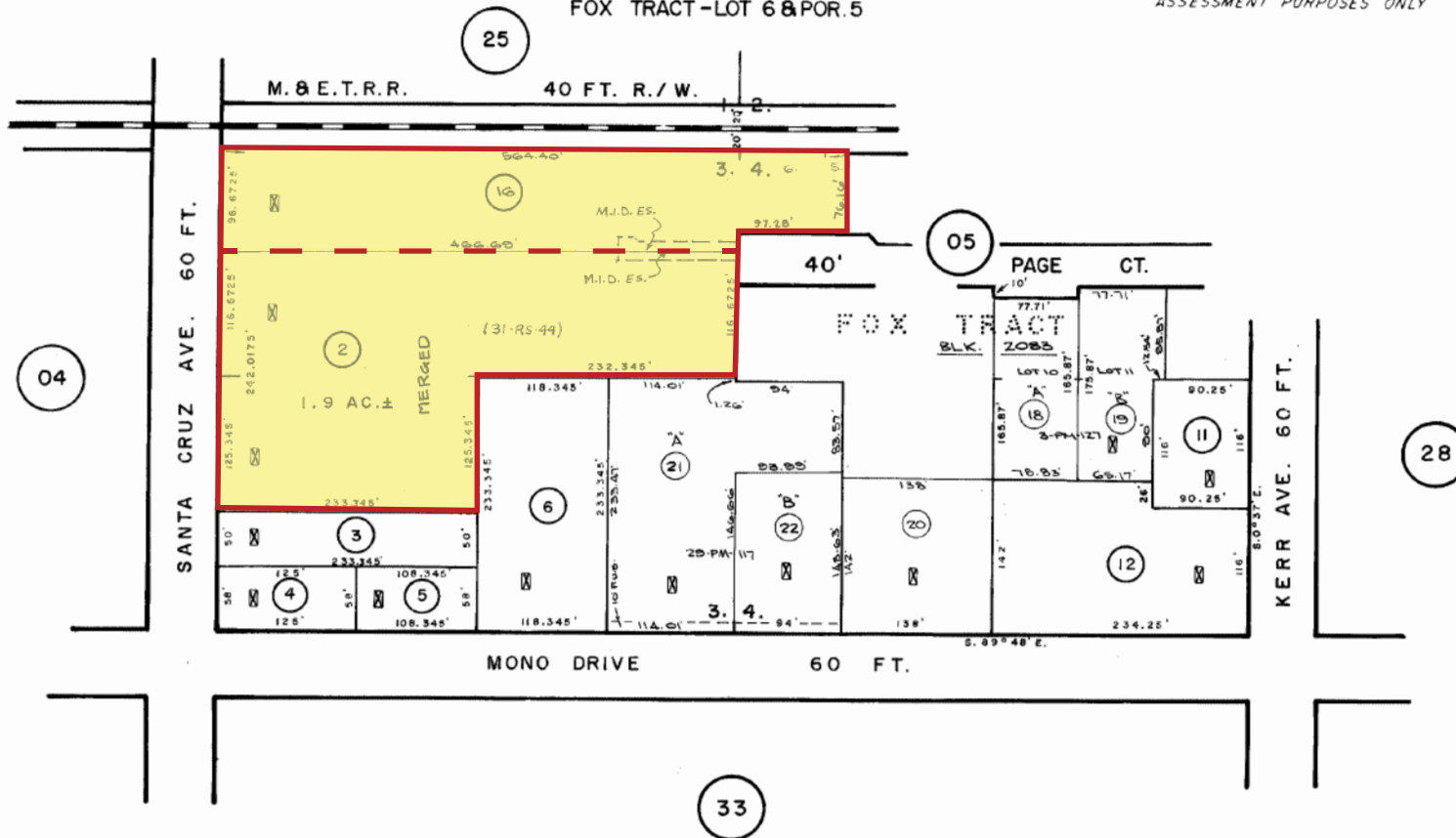
80 20

35-27

MODESTO COLONY BLOCK 3 LOT 3 AND S. 1/2 LOT 4

THIS MAP FOR ASSESSMENT PURPOSES ONLY

FOX TRACT - LOT 6 & POR. 5



FROM F-57
 ADE 56-69
 MAPS VOL. I.F.G. 33
 FEB. 12, 1963
 UPDATED 3-1-80, 11-1-80, 11-3-81, 07-08, 6-20-08 MF, 6-30-08 OH

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65,74

35-27

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