

# FOR SALE

615, 619 & 621 Kansas Avenue • Modesto • CA • 95351



*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 Overview

**Address:** 615, 619, 621 Kansas Avenue  
Modesto, CA 95351

**Sales Price:** \$5,950,000.00

**Building SF:** ± 72,100 SF

**Lot Size:** ± 199,069 SF / ± 4.57 AC

**County:** Stanislaus County

**Tenancy:** Multi

**Property Type:** Light Industrial

**Parcel Numbers:** 029-014-005

**Procuring Broker Fee:** 2.5%

## Property Description:

615 Kansas Avenue offers an excellent commercial real estate opportunity in a highly visible and accessible Modesto location. Positioned along a well-traveled corridor, the property benefits from steady traffic counts and close proximity to established businesses and key amenities. The site is versatile and suitable for a range of commercial uses, providing strong potential for tenants looking to expand their presence in the Central Valley market. With its strategic location and prominent frontage, 615 Kansas Avenue delivers both convenience and exposure, making it an attractive choice for long-term growth.



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# Rent Roll

Tenant Name	Building Suite No.	Square Feet	Move In Date	Expiration Date	PSF	Monthly Rent	Reimbursements
Fleet Pride	621	± 12,000	January 8, 2019	September 30, 2028	\$ 0.75	\$ 9,052.99	\$ -
Ruiz Furniture Inc	615-A	± 6,300	March 1, 2023	February 28, 2037	\$ 0.62	\$ 3,925.00	\$ -
Mango Crazy	615-B	± 300	January 8, 2019	M-T-M	\$ 0.77	\$ 230.00	\$ -
Pippa and The Crue LLC	615-E	± 5,420	January 1, 2026	December 31, 2029	\$ 0.62	\$ 3,342.35	\$ -
M & M Automotive, LLC	615-F	± 8,400	February 1, 2024	February 29, 2028	\$ 0.58	\$ 4,893.00	\$ 722.71
Floors Plus	619-A	± 17,630	January 8, 2019	May 31, 2026	\$ 0.63	\$ 11,030.27	\$ 1,841.16
KHB Construction	619-B	± 11,000	April 1, 2026	April 30, 2029	\$ 0.55	\$ 6,050.00	\$ 990.00
Napa Auto Parts	619-D	± 9,675	November 1, 2022	December 31, 2028	\$ 0.70	\$ 6,742.02	\$ -
Mango Crazy	619-C1	± 1,000	January 8, 2019	M-T-M	\$ 0.54	\$ 540.00	\$ -
Mango Crazy	Modular	± 375	January 8, 2019	M-T-M	\$ 4.42	\$ 1,659.00	\$ -
<b>TOTALS:</b>		<b>± 72,100</b>			<b>\$ 10.18</b>	<b>\$ 47,464.63</b>	<b>\$ 3,553.87</b>

**Total Monthly Income: \$ 51,018.50**  
**Less Vacancy Reserve (3%): \$ 1,530.56**  
**Total Monthly: \$ 49,487.95**  
**Total Annual: \$ 593,855.34**

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# Income and Expense

Current		
<b>January - December 2025</b>		
<b>Square Feet:</b>		72,100
<b>Total Monthly Income:</b>	\$	51,018.50
<b>Vacancy (Less) 3%:</b>	\$	1,530.56
<b>Total Monthly :</b>	\$	49,487.94
<b>Total Annual:</b>	\$	<b>593,855.28</b>
<b>Expenses:</b>		
<b>Electricity:</b>	\$	20,000.00
<b>Insurance:</b>	\$	39,794.59
<b>Property Taxes:</b>	\$	75,000.00
<b>Water:</b>	\$	3,753.88
<b>Landscaping:</b>	\$	8,965.00
<b>Security:</b>	\$	1,339.52
<b>Repairs/Maintenance:</b>	\$	25,000.00
<b>Management:</b>	\$	29,692.77
<b>Total Direct Expenses:</b>	\$	<b>203,545.76</b>
<b>NOI:</b>	\$	390,309.52
	PSF	Total ±
<b>6.50%</b>	\$ 83.28	\$ 6,004,761.85
<b>7%</b>	\$ 77.33	\$ 5,575,850.29
<b>7.50%</b>	\$ 72.18	\$ 5,204,126.93

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# Tenant Map



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# Location Map



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# Photo Gallery



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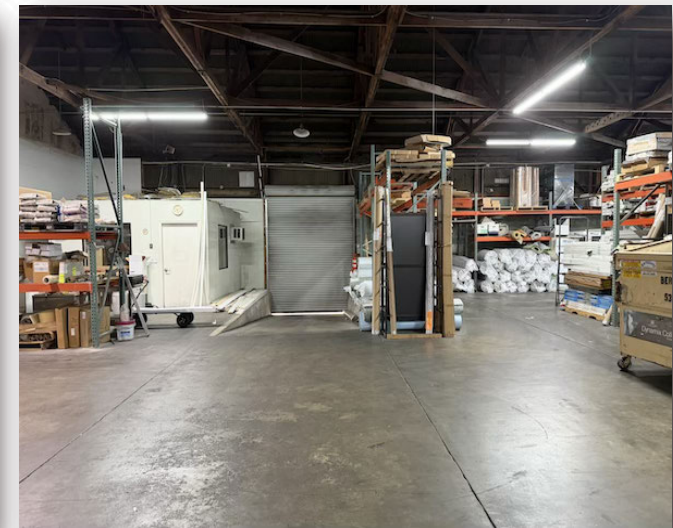
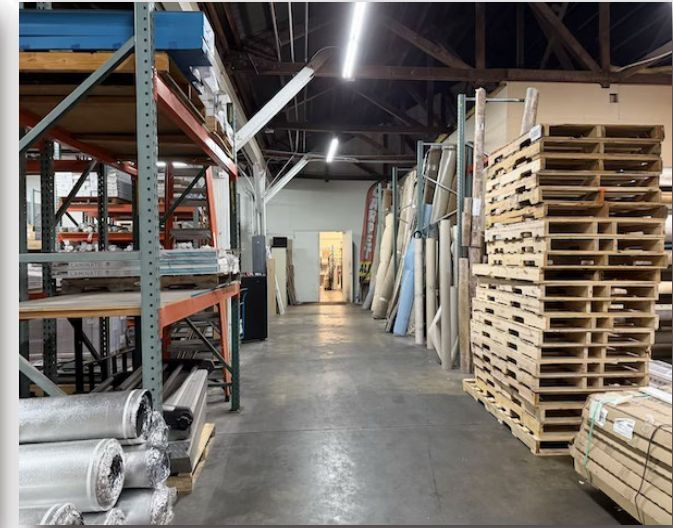
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# Exterior Photo Gallery



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# Drone Photo Gallery



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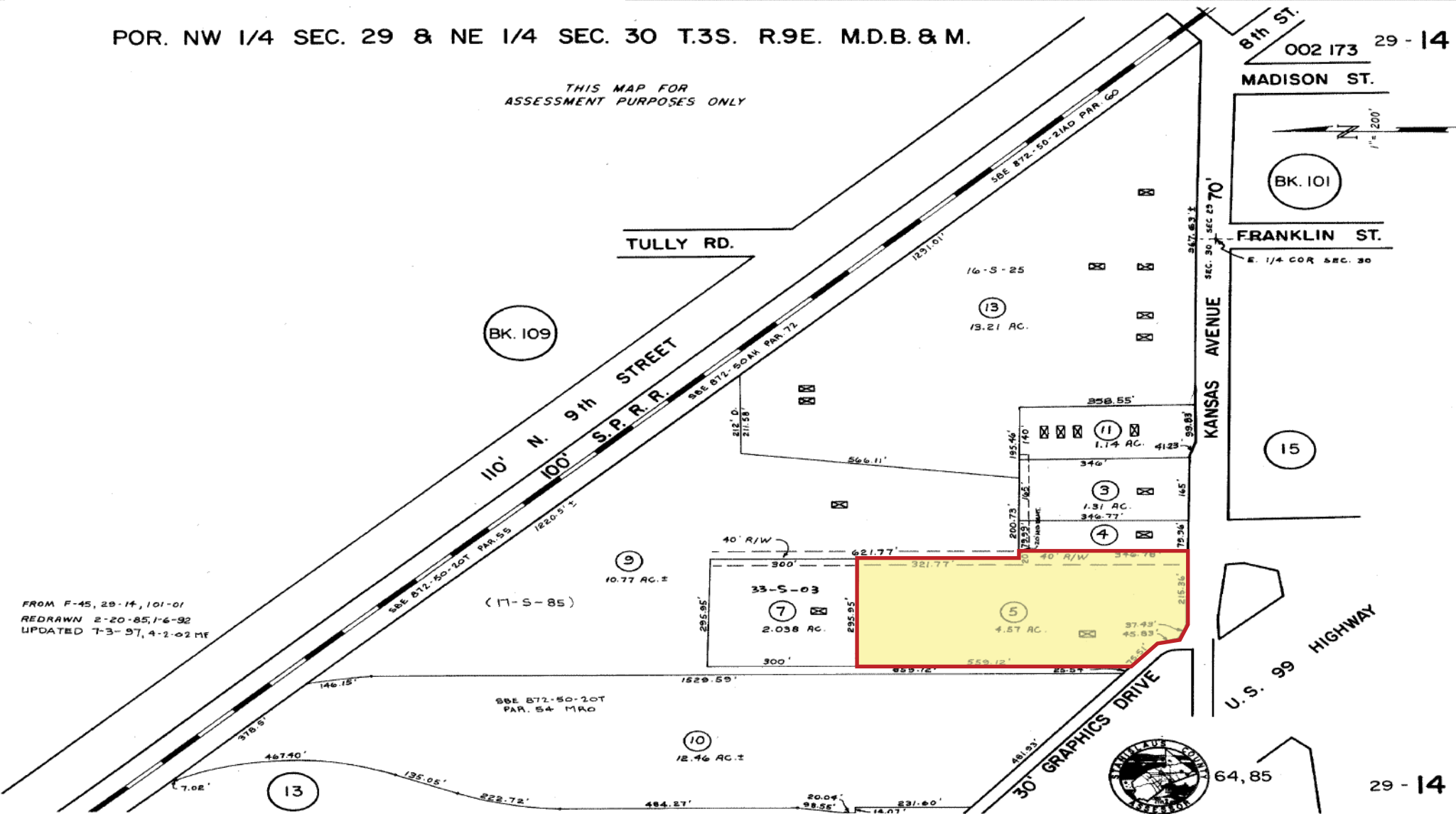
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# Parcel Map

POR. NW 1/4 SEC. 29 & NE 1/4 SEC. 30 T.3S. R.9E. M.D.B. & M.

THIS MAP FOR ASSESSMENT PURPOSES ONLY



FROM F-45, 29-14, 101-01  
 REDRAWN 2-20-85, 1-6-92  
 UPDATED 7-3-97, 4-2-02 MF

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