

OFFERING MEMORANDUM

3001 Health Care Way

Dale Road Corridor
Modesto, CA 95356

AVAILABLE
±2,324 SF

Floor plan w/ dimensions
available upon request

CO-TENANTS

F45 TRAINING

Functional fitness

FS8

Pilates · Tone · Yoga

DRYBAR

Blow-dry bar



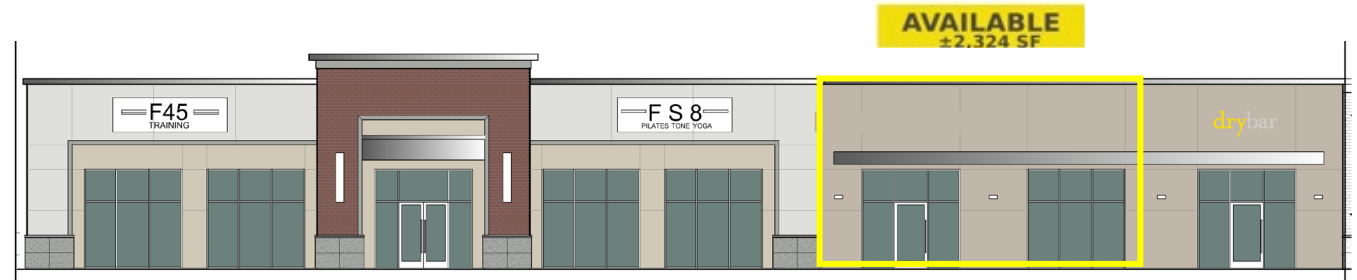
CoSol Commercial Real Estate

Thomas Solomon · 209-521-1591
Broker Associate
DRE #01954944

OFFERING MEMORANDUM

3001 Health Care Way

Modesto, California 95356



NEW CONSTRUCTION · MULTI-TENANT RETAIL, FITNESS & LIFESTYLE

A brand-new ±9,600 SF fully sprinklered retail building on ±1.73 acres along the Dale Road corridor in North Modesto — anchored by F45 Training, FS8, and Drybar with one prime ±2,324 SF suite available — directly across from Kaiser Permanente Modesto Medical Center.

±9,600 SF
Building Area

±1.73 AC
Site Area

Multi-Tenant
Fitness · Lifestyle · Retail

2026
Delivery

01 · AERIAL VIEW

3001 Health Care Way · Modesto, CA 95356



02 · CONFIDENTIALITY & CONTENTS

3001 Health Care Way · Modesto, CA 95356

TABLE OF CONTENTS

- 01 The Opportunity 3
- 02 Property Description 4
- 03 Site Plan & Parking 5
- 04 Co-Tenancy & Availability 6
- 05 Location & Market Overview 7
- 06 Demographics & Contact 8

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum (the “Memorandum”) has been prepared by CoSol Commercial Real Estate (“Broker”) for use by prospective tenants of the retail center commonly known as 3001 Health Care Way, Modesto, California (the “Property”), solely to assist in the evaluation of leasing opportunities at the Property.

The information contained herein has been obtained from sources believed to be reliable; however, neither Broker nor the Owner makes any representation or warranty, express or implied, as to its accuracy or completeness. All square footages, dimensions, renderings, and site plans are approximate, are based on architectural plans prepared by Edmond Jacobs Design, Inc., and are subject to verification, final field measurement, and change during construction. Quoted lease rates, terms, tenant improvement allowances, and availability are subject to change or withdrawal without notice.

Prospective tenants should conduct their own independent investigation of the Property, including zoning, permitted uses, signage criteria, utilities, and the suitability of the premises for their intended use. Nothing herein constitutes a binding offer to lease; any lease shall be effective only upon execution of a definitive lease agreement by both parties.



03 · THE OPPORTUNITY

3001 Health Care Way · Modesto, CA 95356

LEASE SUMMARY

Available	±2,324 SF
Lease Rate	Call Broker
Delivery	Cold shell — TI ready
Term	5–10 years
Building Area	±9,600 SF
Parking	±67 stalls
Year Built	2026 (new)
APN	078-069-020

WHY LEASE HERE

Brand-New 2026 Construction

Fully sprinklered Type V-B shell with new roof, storefront, and systems — minimal near-term capex.

Built-In Daily Traffic

F45 Training, FS8, and Drybar drive recurring morning-to-evening visits right past your door.

Kaiser-Adjacent Customer Base

3,200+ employees directly across Dale Road, plus new DaVita clinics — deep daytime demand.

Prominent Identity

Dale Road frontage, parapet signage band, and ±67 on-site stalls including EV-capable spaces.

Growing Trade Area

300+ new apartment units and two new Marriott hotels in the immediate area.

OPPORTUNITY

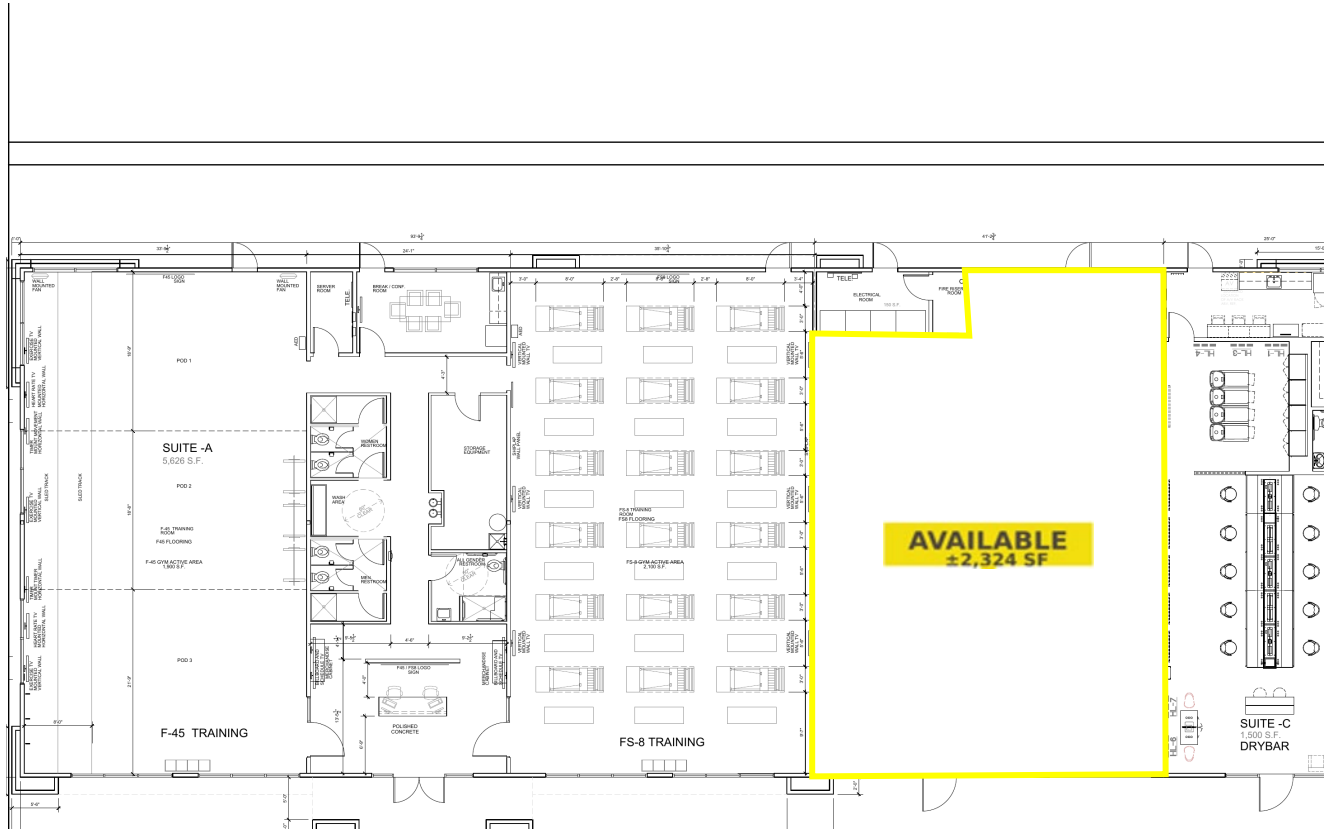
CoSol Commercial Real Estate is pleased to present the final ±2,324 SF suite at 3001 Health Care Way, a brand-new ±9,600 SF multi-tenant retail center in North Modesto. Join F45 Training, FS8, and Drybar in Modesto's premier medical and residential growth corridor — ideal for restaurant, medical, salon, wellness, boutique retail, and professional service users seeking new construction with built-in daily traffic.



Color elevation — conceptual; subject to change

04 · PROPERTY DESCRIPTION

3001 Health Care Way · Modesto, CA 95356



Floor plan — Building A · Suite A (F45/FS8 ±5,626 SF) · Suite B (±2,324 SF) · Suite C (Drybar ±1,500 SF)



Color elevation — conceptual; subject to change

CONSTRUCTION

Structure

Wood framing / concrete foundation

Roof

Single-ply system, R-30 insulation

Exterior

3-coat stucco, brick veneer, metal

Storefront

Full-height aluminum, black anodized

Fire / Safety

Fully sprinklered; alarm; PIV & FDC

Electrical

New UG service; main switchboard

Mechanical

Roof curbs in place; HVAC at TI

Plumbing

UG waste, water & gas distribution

Site Work

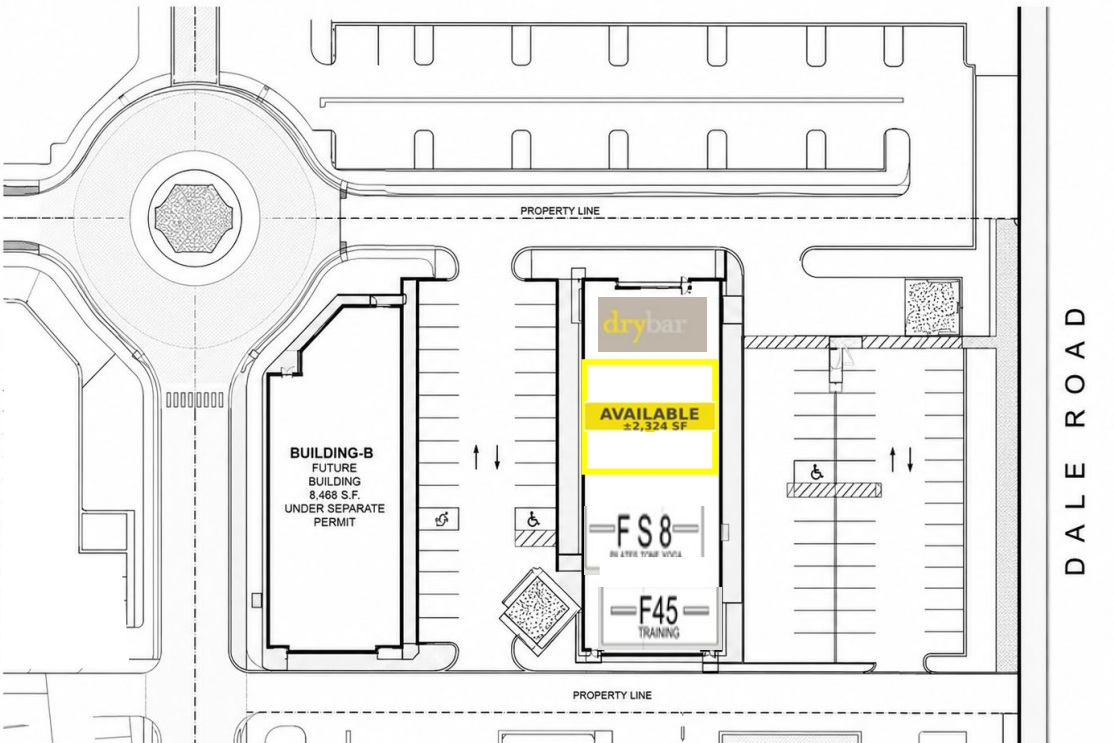
New paving, walks, utilities, landscape

Codes

2025 CBC / Energy / Fire / Green

05 · BUILDING A

3001 Health Care Way · Modesto, CA 95356



SITE DETAILS

Site Area	±1.73 AC
Building A	±9,600 SF
Zoning	SP (Specific Plan)
Frontage	Dale Road
Access	Health Care Way
Parking	±67 stalls — compact, ADA/van & EV-capable
Fire	On-site hydrants, full loop

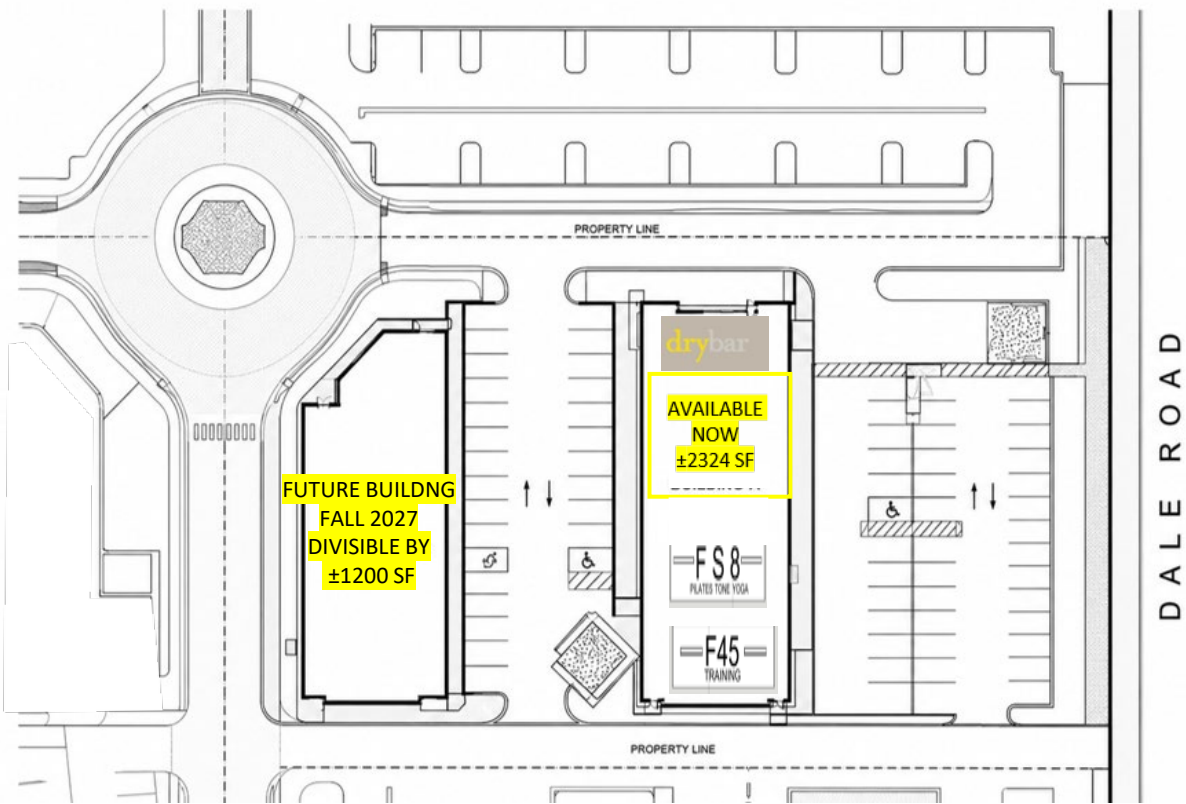
Site plan — Building A on Dale Road · Building B handled separately



06 · BUILDING B – COMING FALL 2027

3001 Health Care Way · Modesto, CA 95356

BUILDING B - COMING FALL 2027



Site Area	±1.73AC
Future Bldg B	±8,468SF
Divisible by	±1,200 SF
Zoning	SP (Specific Plan)
Frontage	Dale Road
Access	Health Care Way
Parking	±67 Stalls, compact, ADA/van & EV-capable
Fire	On-site hydrants, full loop

Site plan — Building B on Dale Road · Phase 2



07 · CO-TENANCY & AVAILABILITY

3001 Health Care Way · Modesto, CA 95356

CENTER LINE-UP

F45 TRAINING

Global functional-fitness franchise, 1,500+ studios worldwide. 45-minute team-based HIIT generates multiple member visits per week — consistent AM/PM traffic.

FS8 (Pilates · Tone · Yoga)

Low-impact boutique concept from the F45 family blending Pilates, tone, and yoga — a complementary demographic that widens the wellness draw.

DRYBAR

National blow-dry bar brand known for appointment-driven volume and affluent, repeat clientele — signature yellow storefront branding.

AVAILABLE — ±2,324 SF

Prime suite between FS8 and Drybar with full-height storefront glazing, prominent Dale Road frontage, and parapet signage band. Cold-shell delivery — TI ready.

AVAILABILITY

Suite	Tenant / Status	SF (±)	Lease Rate	NNN Est.	Condition	Availability
[A]	F45 / FS8 Sports — LEASED	5,626	—	—	—	—
[B]	AVAILABLE	2,324	SF NNN	\$	Cold shell — TI ready	Immediate
[C]	Drybar — LEASED	1,500	—	—	—	—
	TOTAL	9,450				

Quoted rates and terms subject to change. Suite areas approximate per plans; final measurements to govern. Dimensioned floor plan for the available suite provided upon request.



08 · LOCATION & MARKET OVERVIEW

3001 Health Care Way · Modesto, CA 95356

THE DALE ROAD CORRIDOR — NORTH MODESTO

3001 Health Care Way sits at the heart of North Modesto's medical and lifestyle hub. The Property fronts Dale Road directly opposite the Kaiser Permanente Modesto Medical Center campus — one of the city's largest employers with more than 3,200 employees — and is adjacent to the Dale Road medical office buildings and brand-new DaVita clinics.

The surrounding trade area is in an active growth cycle: more than 300 new apartment units are planned or under construction nearby, and two new Marriott-brand hotels are being added to serve the medical campus and business travelers. Minutes to the north, the Highway 219 / Kiernan Avenue interchange connects the corridor to SR-99, while Vintage Faire Mall anchors the broader regional trade area.

This combination of daytime medical employment, hotel demand, new rooftops, and regional retail gravity creates a deep, recurring customer base for fitness, food, health, beauty, and service tenancies — precisely the mix this Property was purpose-built to serve.

AREA DEMAND DRIVERS

3,200+

Kaiser Permanente Modesto
employees across Dale Road

300+

New apartment units planned or
under construction

2

New Marriott-brand hotels adjacent
to the campus

±219,000

City of Modesto population — 19th
largest in CA



09 · AERIAL VIEW

3001 Health Care Way · Modesto, CA 95356



10 · DEMOGRAPHICS & CONTACT

3001 Health Care Way · Modesto, CA 95356

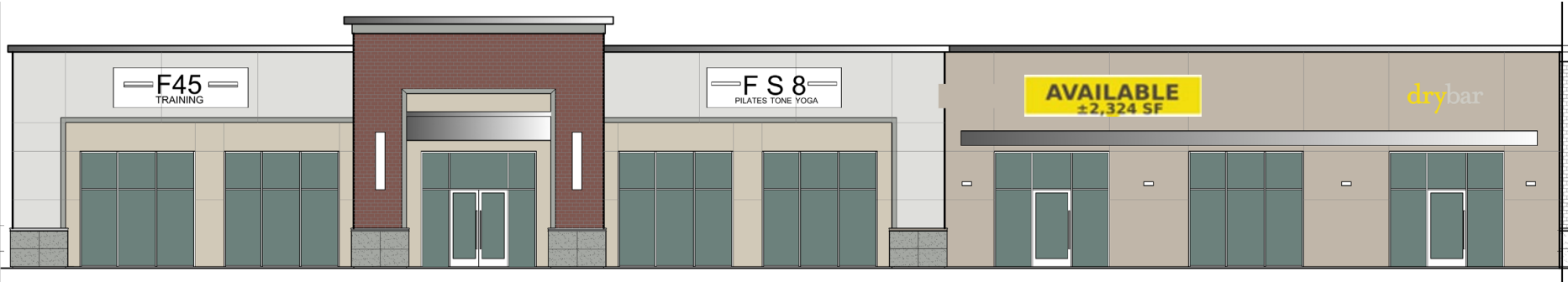
MODESTO AT A GLANCE

Population (City of Modesto)	±219,215
Median Household Income	±\$79,891
Average Household Income	±\$103,545
Median Age	±35 years
Households	±73,000
County	Stanislaus (±550,000)

Source: U.S. Census Bureau / ACS estimates. 1-, 3-, and 5-mile radius demographics available upon request.

FOR LEASING INFORMATION

CoSol Commercial Real Estate
Thomas Solomon
Broker Associate
209.521.1591 · thomass@cosol.net
DRE #01954944



The information contained herein was obtained from sources believed reliable; however, CoSol Commercial Real Estate makes no guarantees, warranties or representations as to its completeness or accuracy. Square footages are approximate and subject to verification. Renderings and plans are conceptual and subject to change.

