



**PROPERTY DESCRIPTION**

Seven (7) Private Offices  
 Shared conference room access  
 Private restrooms  
 Well-maintained building  
 Private parking lot across the street  
 Prime Downtown Modesto location

**PROPERTY HIGHLIGHTS**

- Close proximity to Downtown Modesto and Highway 99
- Private parking lot across the street
- Ideal for financial services firm, attorney office, mortgage office or professional services
- .END (East Neighborhood Downtown) Zoning

**OFFERING SUMMARY**

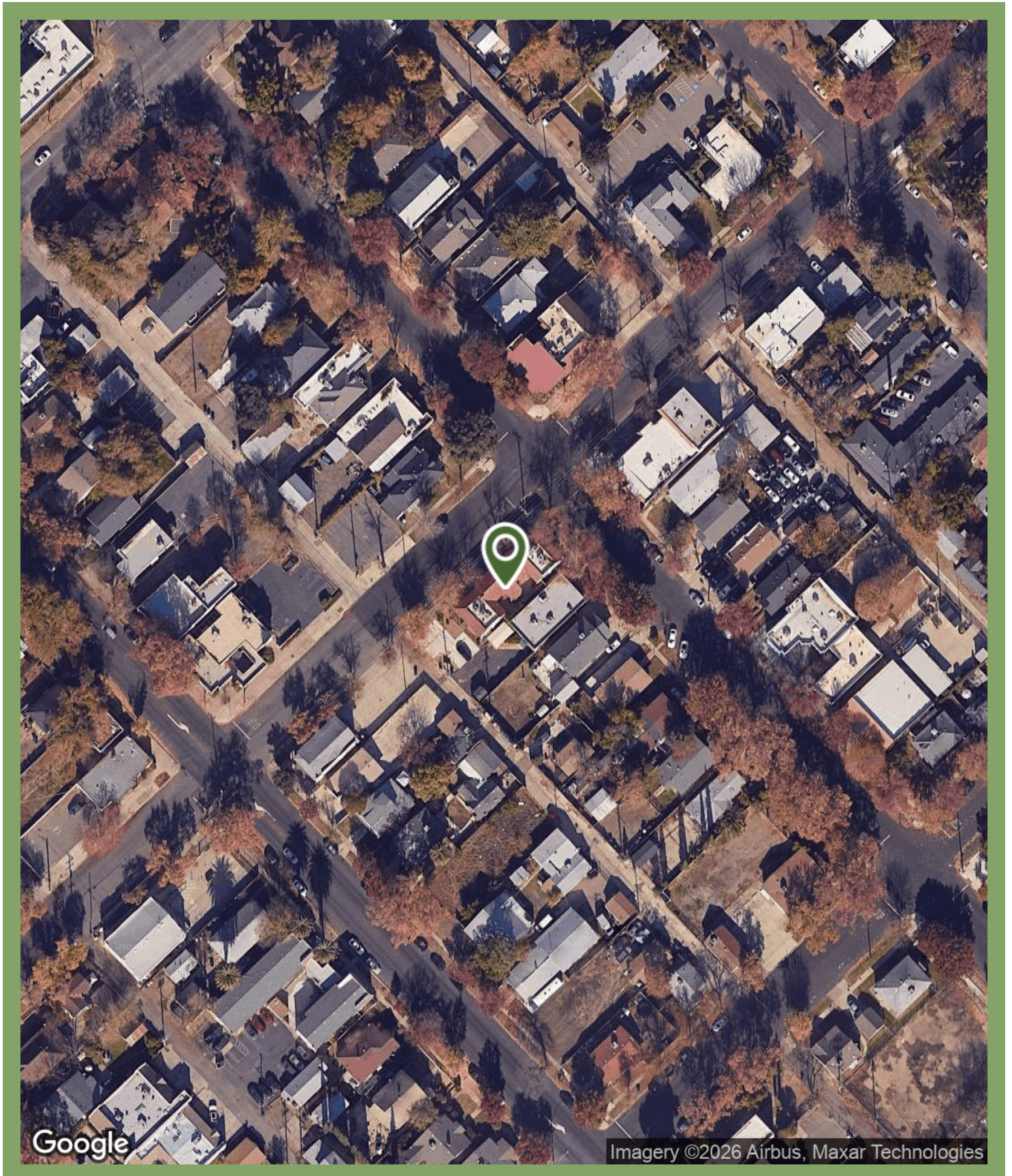
Lease Rate:	\$3,000 per month (MG)
Number of Units:	1
Available SF:	2,346 SF
Building Size:	4,692 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	949	4,403	10,296
Total Population	2,184	11,240	29,140
Average HH Income	\$63,464	\$78,554	\$83,941



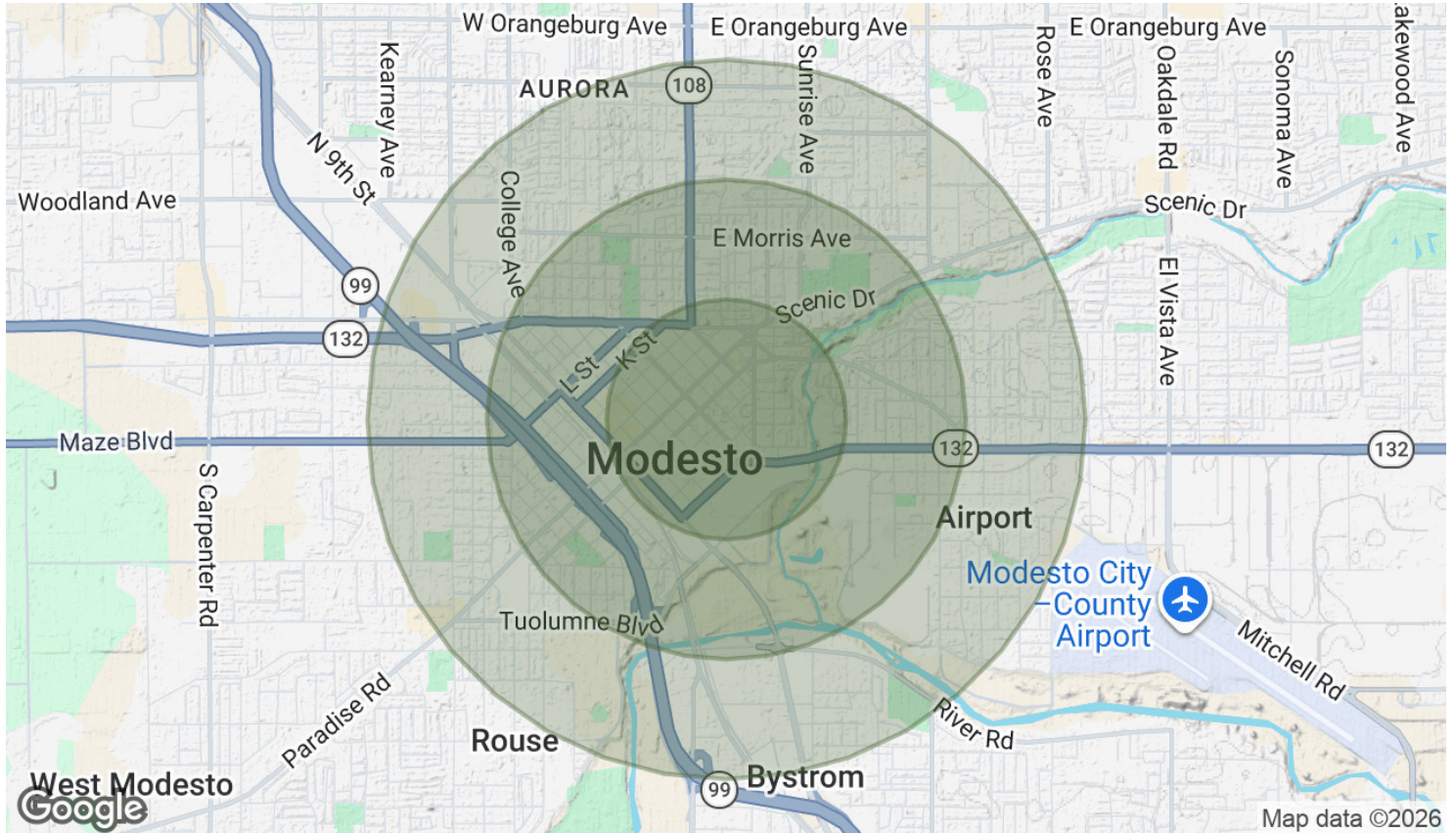
1420 F St. | 1420 F Street, Modesto, CA 95354

FOR LEASE



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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,184	11,240	29,140
Average Age	38.7	37.0	35.7
Average Age (Male)	37.7	35.1	35.0
Average Age (Female)	41.5	39.2	37.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	949	4,403	10,296
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$63,464	\$78,554	\$83,941
Average House Value	\$516,431	\$402,858	\$382,735

2023 American Community Survey (ACS)