

2400 Coffee Road | Modesto, CA

4,000± SF Retail Space for Lease

TYLER LU

Lic. #02244464

925.918.1547

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Property Overview

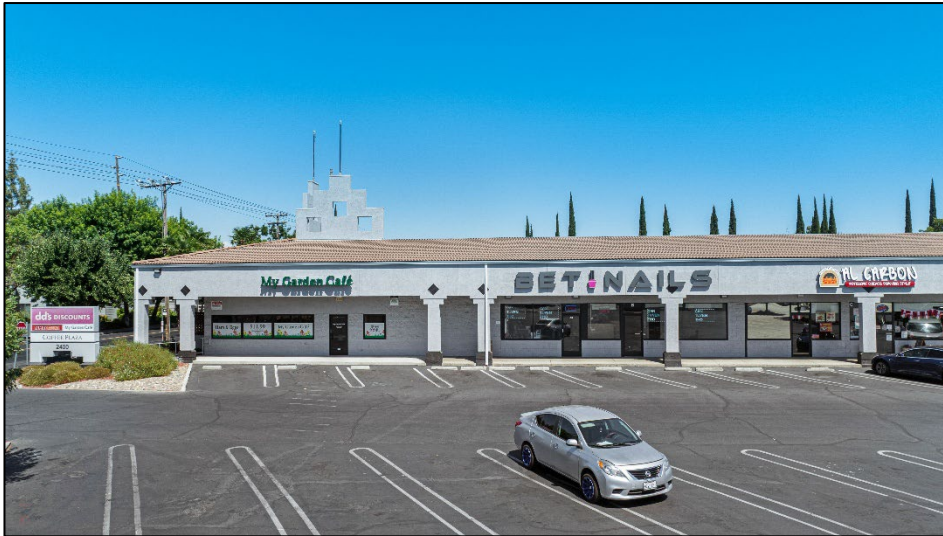


- Available Space: Suite J - 4,000± SF
 - Rental Rate: \$1.25/PSF + NNN
 - Comes with in unit restroom and building signage
- Prime 72,538± SF retail center located on the intersection of Coffee Rd & Floyd Ave
- Center anchored by dd's Discounts and Family Dollar
- Zoned Commercial Community which allows for a variety of space uses such as restaurants/cafes, clothing shops, personal service businesses, etc...
- Parking lot (385± spaces), easy access into the center
- High Average Daily Traffic count totaling over 30,000± vehicles
- 274,072 residents within a 5-mile radius with median household income of \$73,235
- Significant housing development projects in the Greater Modesto Area

EXTERIOR PHOTOS



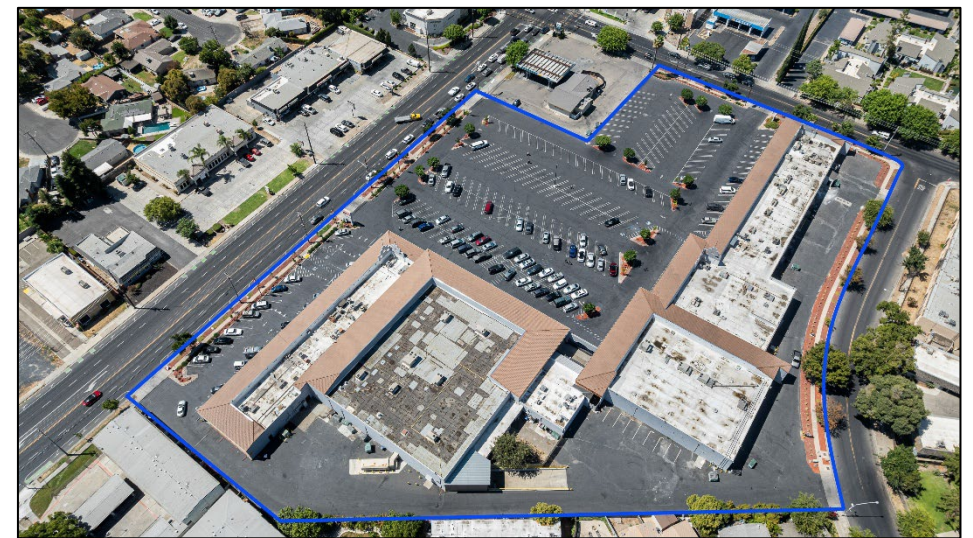
EXTERIOR PHOTOS



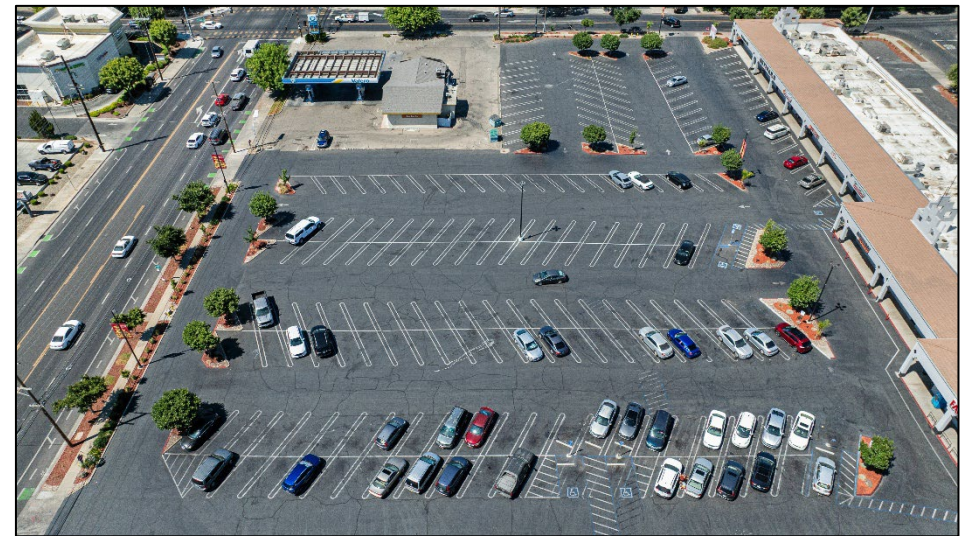
EXTERIOR PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS





dd's Discount (NYSE: Rost) is retail chain headquartered in Dublin, CA. The retail store is a national credit tenant and spans over 2,100 locations. dd's offers a variety of affordable clothing, home goods, and accessories. The store generates a high traffic count.



Family Dollar is a discount retail chain headquartered in Matthews, North Carolina. The retailer offers a wide variety of products ranging from groceries, household items, and seasonal merchandise. With over 8,000 locations the retailer provides convenient shopping options to customers and generates high traffic counts.

LOCATION MAP



DEMOGRAPHICS

Summary	1-Mile	5-Mile	10-Mile
Population	23,474	274,072	416,384
Households	8,476	91,117	134,118
Average Household Size	2.7	2.9	3
Owner Occupied Housing Units	4,258	52,404	80,658
Renter Occupied Housing Units	4,227	38,863	53,815
Median Age	36.5	36.2	35.7
Median Household Income	\$65,934	\$73,235	\$74,415
Average Household Income	\$83,476	\$94,212	\$95,746



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