

# For Sale

1332 9th Street | Modesto | CA | 95354



*The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1967 REAL ESTATE

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# Property Summary

**Address:** 1332 9th Street | Modesto | CA | 95354

**Sale Price:** \$895,000.00

**Available Size:** ± 8,000 SF

**Lot Size:** ± 6,969 SF / 0.16 AC

**County:** Stanislaus County

**Property Type:** Industrial

**Parcel Numbers:** 105-045-010

**Procuring Broker Fee:** 2.5%

## Property Description:

This ± 8,000 SF property in Modesto offers an excellent mix of commercial functionality and residential potential in a key corridor undergoing significant transformation. It includes approximately 2,000 SF of nicely improved showroom/retail space upfront, with the balance in functional dock-high warehouse for operations, plus a unique two-story apartment that presents strong value-add refurbishing/remodeling opportunities.

## Strategic Location in Modesto's 9th Street Corridor:

- Centrally positioned at 1332 9th Street in a historic industrial/warehouse district with strong connectivity.
- Direct access to major routes linking downtown Modesto to Highway 99, making it ideal for retail/showroom visibility, distribution, light industrial, or hybrid live-work uses.
- Proximity to the Tuolumne River Parkway, local amenities, and growing residential/commercial interfaces supports diverse tenant or owner-user profiles.



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# Property Specifications

## Ready-to-Use Commercial Space:

- **± 2,000 SF improved showroom/retail:** Attractively finished and move-in ready - perfect for a flagship store, product showroom, studio, office, or experiential retail.
- **Dock-high warehouse portion:** Efficient loading/unloading and storage for inventory, wholesale, e-commerce, contractors, or makerspace with front-end retail.
- Built in 1935 with solid bones, this flexible layout suits owner-users or investors seeking immediate revenue potential with operational efficiency.

## Strong Area Momentum & Future Catalysts:

- **9th Street upgrades underway:** Major \$14.6 + million corridor improvements include new roundabouts (at key intersections like carver, Coldwell, Tully/Needham), resurfaced pavement, landscaped bike trails connecting to the Virginia Corridor, enhanced pedestrian sidewalks/ADA ramps, improved drainage, and lighting. These changes are making the corridor more pedestrian and bike friendly while boosting safety, aesthetics, and economic vitality. Expected completion by late 2026.
- **Proximity to proposed professional soccer stadium:** Excellent positioning near downtown Modesto's evolving sports and entertainment hub. Plans for a USL professional soccer stadium (5,000 + seats, expandable) center around the Modesto Centre Plaza area, with potential mixed-use development stretching from 9th to 13th streets. This project aims to bring teams, events, tourism, jobs and revitalization - creating long-term traffic, foot traffic, and investment draw for nearby properties.

## Value-Add Residential Component:

- **Distinctive two-story apartment:** Offers exciting potential for live-work integration, rental income or owner occupancy.
- Needs refurbishing/remodeling - a blank canvas modern loft-style living, additional units, or guest space that capitalizes on the area's revitalization and community appeal.



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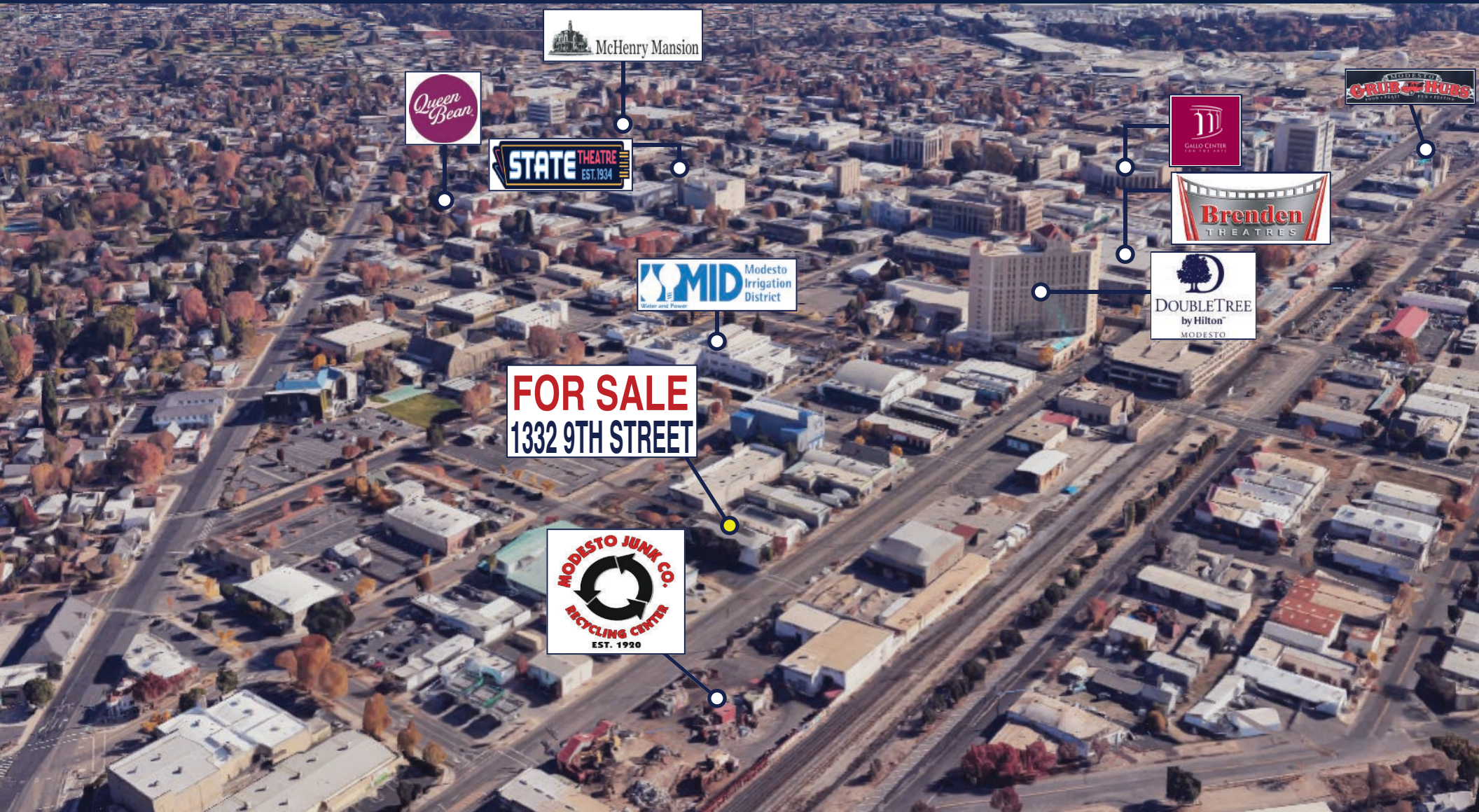
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# Location Map



**FOR SALE**  
1332 9TH STREET

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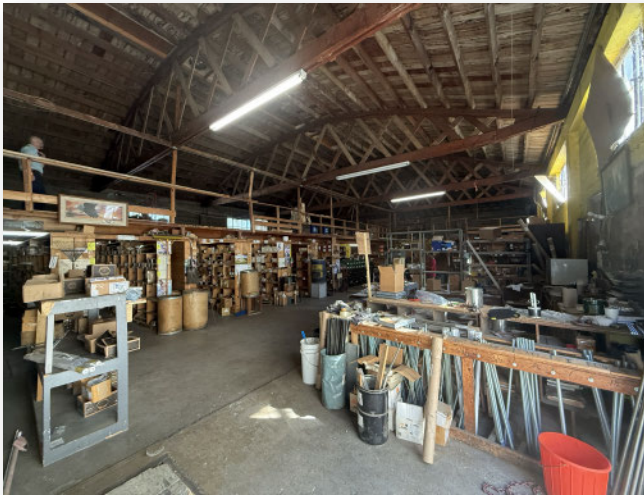
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# Photo Gallery



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# Drone Photo Gallery



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# Parcel Map

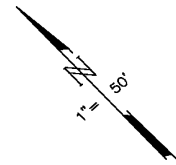
POR. SW 1/4 SEC. 29 T.3S. R.9E. M.D.B.& M.  
CITY OF MODESTO - BLK. 60 (13M60)

002 173 105 - 045

034

80' 10TH STREET

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

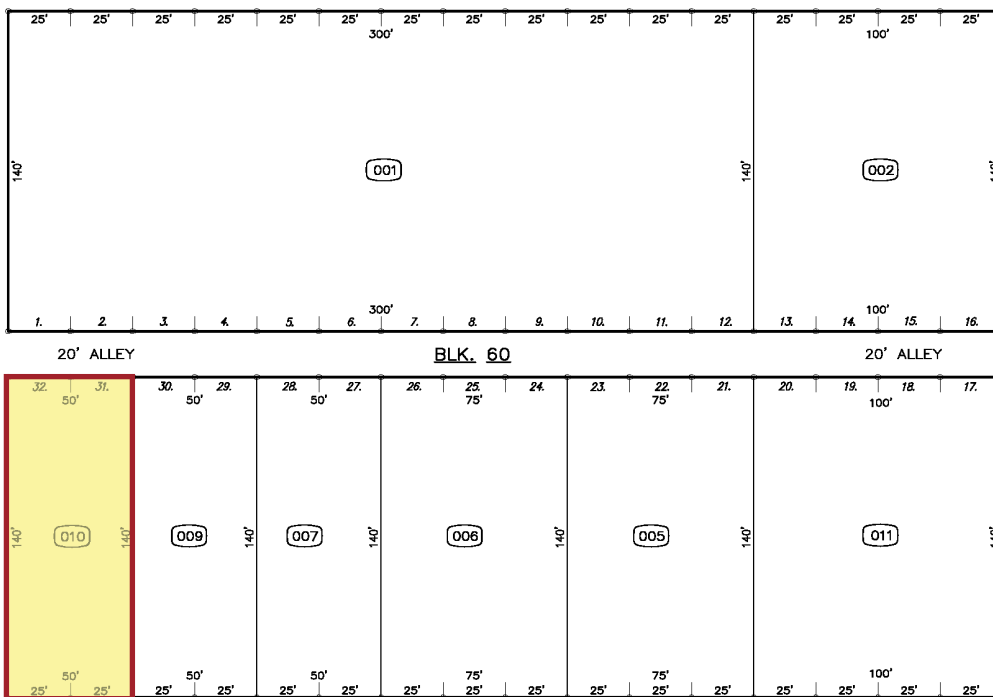


80' N STREET

80' M STREET

046

044



UNION PACIFIC CORP. R.R. (NO LONGER ON GROUND)

88' 9TH STREET



FROM 103-11

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