

3001 HEALTHCARE WAY
MODESTO, CA 95356

Kiernan & Dale



J.S. West & Companies

Five Generations of West have made Modesto their family, home, and community. From the early years of selling grain and coal to delivering feed across California's great Central Valley, J.S. West has been servicing and growing with Modesto for over a century.

Forging its next chapter, deepening its roots, ties, and commitment to the community, Kiernan & Dale is a new yard for the pioneering spirit of next generations—the porch of Modesto's northwest stretch.



About the Location

6 miles northwest of
Downtown Modesto at
Kiernan & Dale

1.7 miles east of SR 99 with
prime visibility off SR 219
Kiernan Avenue

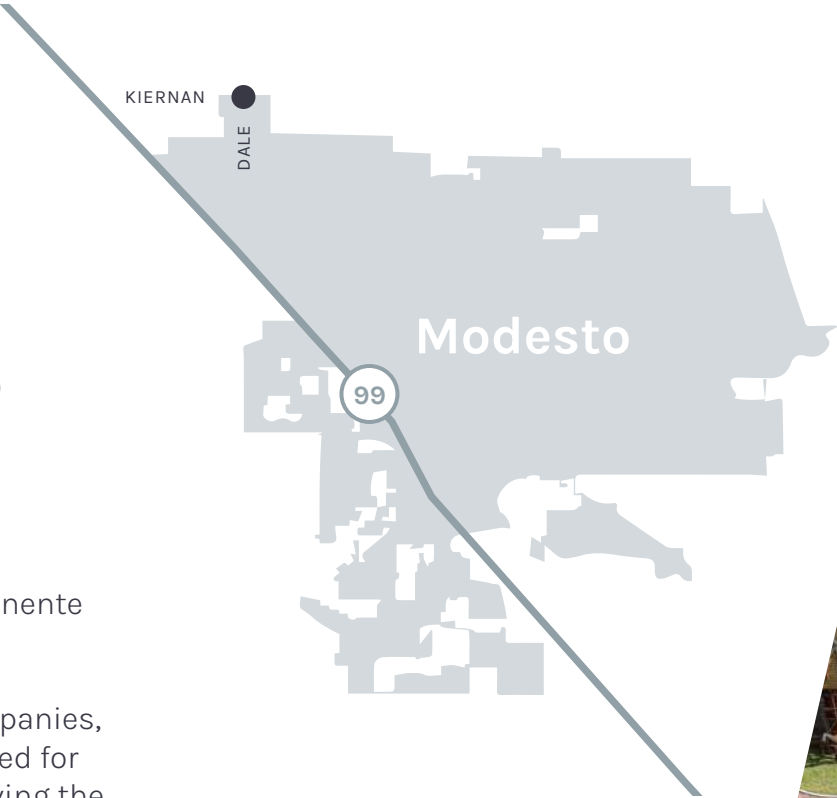
Kiernan & Dale Kiernan Business Park
3001 Healthcare Way,
adjacent to Kaiser Permanente
Modesto Medical Center

Modesto, CA home to J.S. West & Companies,
family-owned and operated for
more than a century, serving the
Central Valley in the agriculture
and fuel sectors

Kiernan & Dale

is the first of its kind in Modesto with the first true
Class A office building to be built in years.

Open shop and forge new exchanges here, where
business meets retail amenities and healthy leisure
in Modesto’s newest corporate~community yard.



Conceptual rendering is for illustrative purposes only; subject to change.

Kiernan & Dale

work shop eat play

in an elevated mixed-use
experience anchored by Class A
office headquarters

and leisure the open-air
destination for everyday meets,
amongst unique retail finds

from menus of local tasty bites
and restaurants for every sort of
dining occasion

in Modesto's backyard where the
commons is Big Nature inspired—
casual and fun

COFFEE



casual walkups
down-home character
everyday hangouts

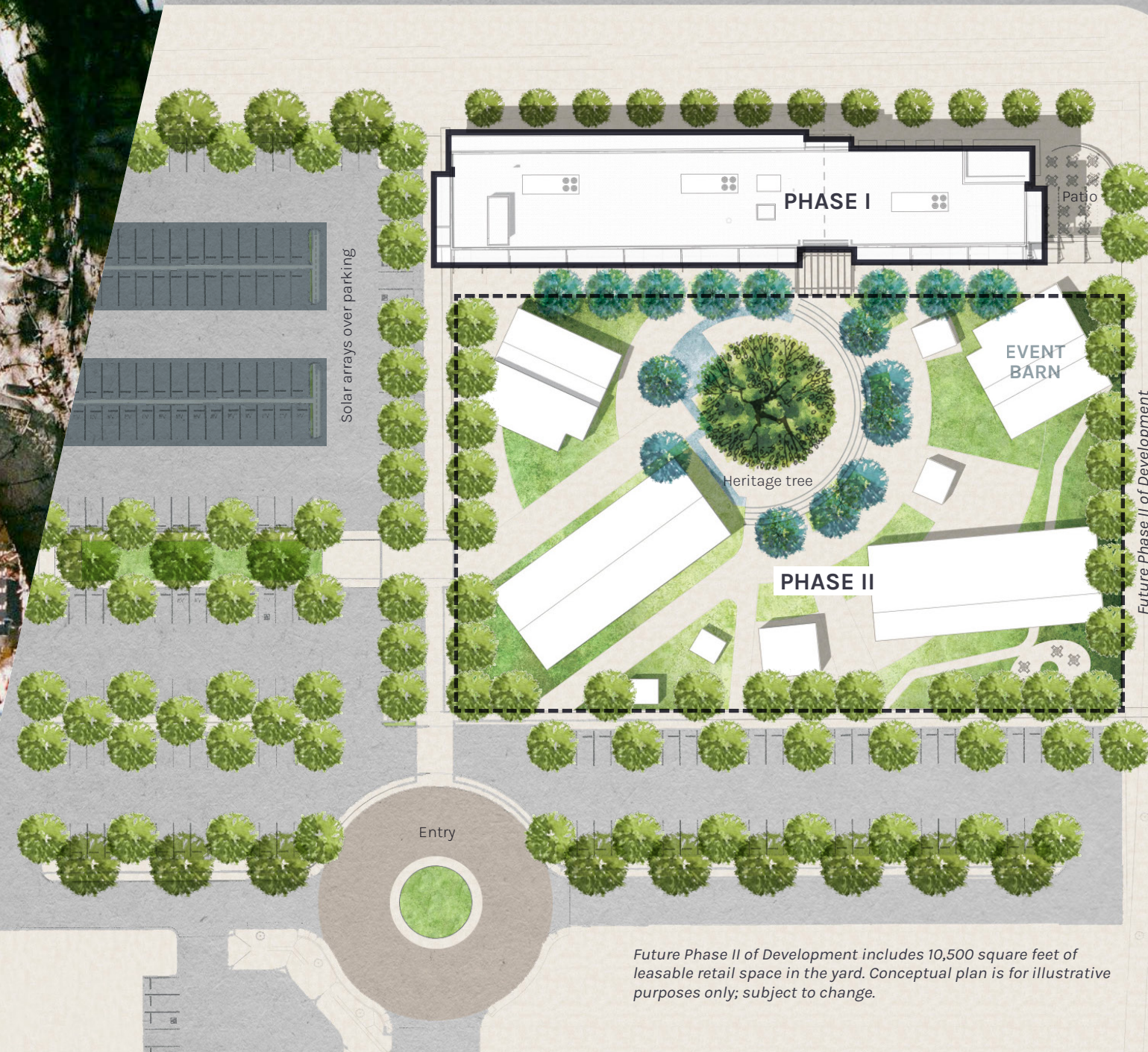


The Heritage Tree

anchors the heart and spirit of Kiernan & Dale—where business, retail, and community leisure mix and meet across the corporate~community yard.

Merchants and artisans alike, create a place *Made in Modesto* by Modesto with retail shops arranged to activate an open-air plaza and curated as a local marketplace for food, culture, and wellness.

An Event Barn in the yard offers an additional venue for community gathering and private events, supporting Kiernan & Dale businesses as well as the Modesto community in larger, catered functions.



Future Phase II of Development includes 10,500 square feet of leasable retail space in the yard. Conceptual plan is for illustrative purposes only; subject to change.

Ideal Uses for the Yard

taproom
coffee & bakery
cheese & wine
olive oil
ice cream
deli
pizza
juice bar
general store
hair salon
yoga
day spa

About the Building

Phase I

Delivery
year **2027**

Developer: J.S. West & Companies
Architect: DAHLIN
Contractor: Huff Construction

4

stories grossing 63,000
square feet of professional
office and retail space

43,000

square feet of Class A office
over three upper levels
(fully leased)

12,300

square feet of leasable ground floor
space (available), plus a 2,000-square-foot
patio for any future retail uses

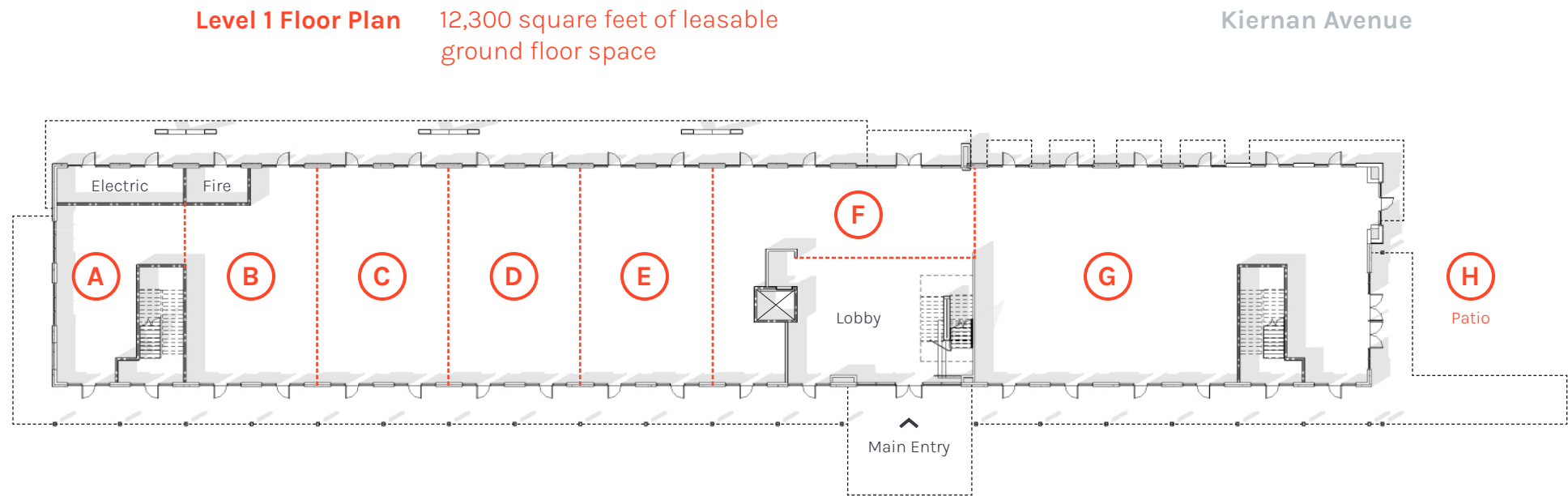
Amenities

- Professional property management
- Energy star building
- Fiber optic capability
- Building security systems, including guard service during business hours
- Bike locker room
- Plus an additional 10,500 square feet of leasable retail space in the Yard commons (future phase of development)

Parking

- Onsite covered surface parking available
- EV charging stations





modern
office,
perfect
retail

Net Rentable Square Footage (rsf)				
A	Level 1	880 rsf	available	
B	Level 1	1,340 rsf	available	
C	Level 1	1,470 rsf	available	
D	Level 1	1,470 rsf	available	
E	Level 1	1,470 rsf	available	
F	Level 1	1,570 rsf	available	
G	Level 1	4,100 rsf	available	
H	Level 1	Patio	2,000 rsf	available
	Level 2	Office	13,000 rsf	fully leased
	Level 3	Office	15,000 rsf	fully leased
	Level 4	Office	15,000 rsf	fully leased

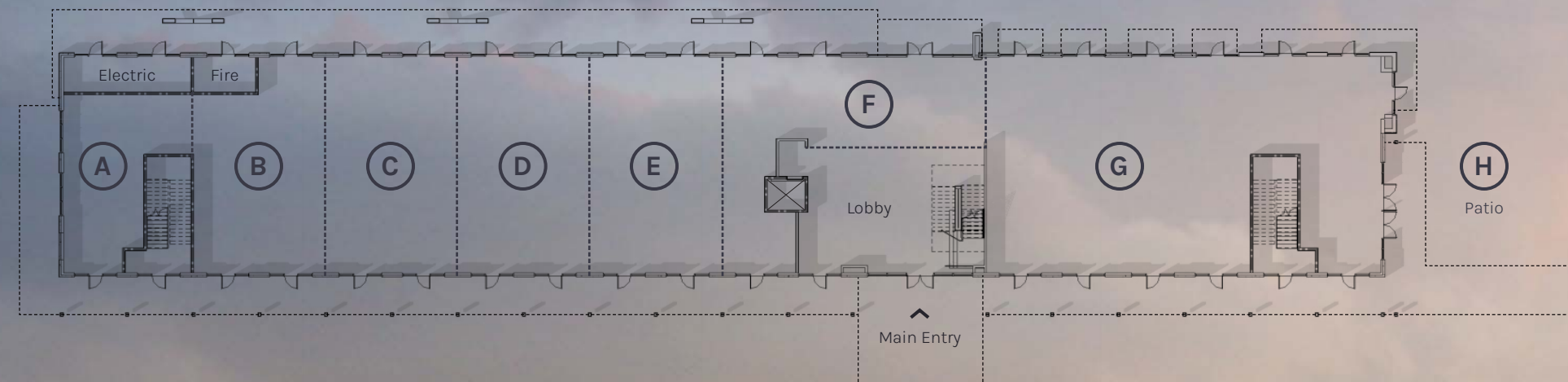
Rooted in the legacy of company founder James Stewart West—Modesto 1909—and his agrarian and industrial beginnings in grain and coal, this reimagined historical warehouse honors the past while embracing the present with state-of-the-art Class A office space and retail shops.

The Modern industrial architecture and raw finishes of its exterior and interiors, are highlighted by the strength of big structural ironwork and a defining pattern of brickwork, warehouse window grids, and large glass expanses that wrap all four sides of the building, flooding the voluminous interiors with great natural light.



modern industrial interiors
voluminous ceilings
exposed building systems

Level 1 Floor Plan 12,300 square feet of leasable
ground floor space



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Kiernan & Dale





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