

For Lease

Multi-Tenant Build-To-Suit

3822 McHenry Ave | Modesto, CA 95356



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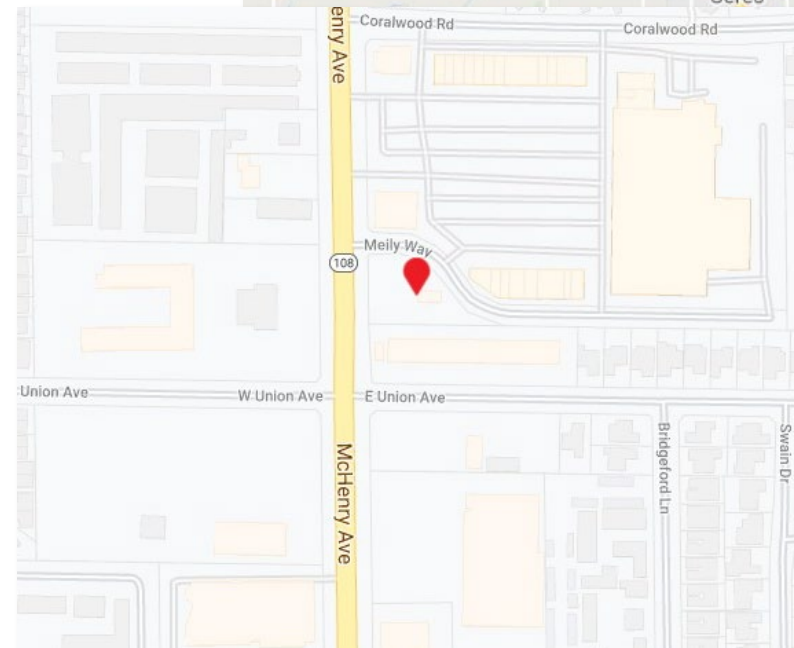
Lease

Lease Price:

Parcel Size:	±1.71 Acres
Zoning:	Highway Commercial (C-3)
APN:	052-060-010
Traffic Counts:	McHenry Ave - ±42,000 ADT

Contact Broker

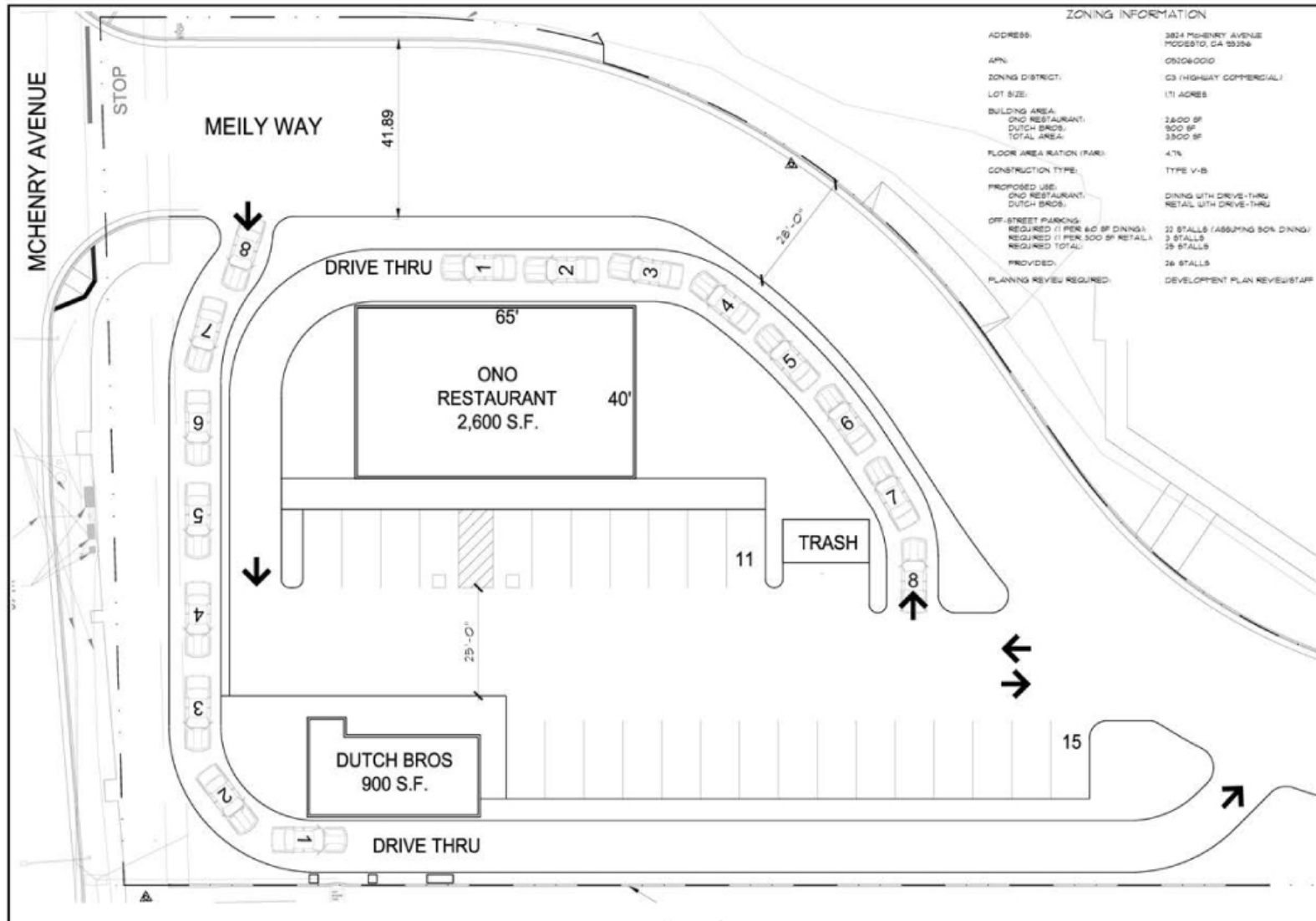
- Multi-tenant build-to-suit
- Drive-thru capability
- 1,000 Sq Ft Buildable
- 5,000 Sq Ft Total
- Strong, national retailers in the immediate area
- Shopping center cotenants include: Walmart, Fudruckers, T-Mobile, Deli Deluxe, McHenry Bowl, Regal Cinemas, Round Table, UPS, Ross, Barnes & Nobles, Perko's Cafe, + more



Aerial View



Site Plan



Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	15,148	116,548	238,653
2025 Projected Population:	15,633	120,571	247,805
2010 Census Population:	13,272	108,920	221,770
2025 Projected Growth:	0.6%	0.7%	0.8%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	6,019	42,193	81,671
2025 Projected Households:	6,051	42,573	82,671
2010 Census Households:	5,699	39,658	76,372
Projected Growth:	0.1%	0.2%	0.2%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	879	4,878	10,162
2020 Estimated Total Employees:	7,551	42,530	107,446

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$84,039	\$85,299	\$86,133

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	70.9%	65.2%	62.3%
2020 Estimated Black/African American:	4.7%	4.9%	4.7%
2020 Estimated Asian/Pacific Islander:	8.4%	8.9%	8.2%
2020 Estimated American Indian/Native Alaskan:	0.9%	1.2%	1.2%
2020 Estimated Hispanic:	27.6%	32.5%	39.5%
2020 Estimated Other Races:	15.2%	19.9%	23.4%

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