

RETAIL BUILDING

FOR SALE OR LEASE



2035 Yosemite Blvd., Modesto, CA



BLDG. SIZE: 3,200+/- square feet per assessor's records.

ZONING: General Commercial Zone (C-2) which permits a wide variety of retail uses.

TRAFFIC: An average of 26,000 vehicles per day per traffic count by City of Modesto Engineering Department.

LOCATION: The north side of Yosemite Blvd. (SR 132) between Phoenix and Parry Avenues. Residential development to north, east and west of property. Beard Industrial Tract directly across Yosemite to south.

GENERAL:

- This is a retail building located in a "strip center" made up of individually-owned parcels/buildings.
- No owners' association so no owners' association fee.
- Good signage.
- Easy ingress/egress to Yosemite Blvd.
- Good parking.

PRICE: For sale - \$389,000
For lease - \$.75 per square foot per month gross.



Commercial Real Estate

1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

Ron Roaks

209-758-3147

rlroaks@prucommercialre.com

www.modesto-commercial.com



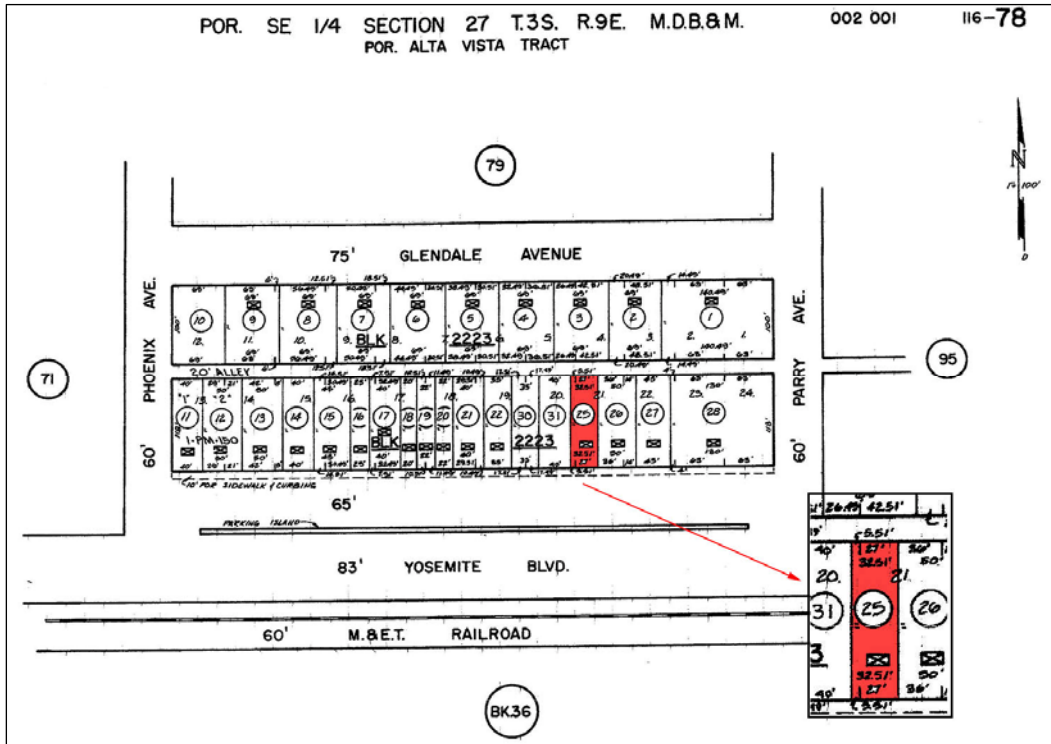


2035 Yosemite Blvd., Modesto

2035 Yosemite Blvd.,
Modesto, CA



2035 Yosemite Blvd., Modesto



**Commercial Real
Estate**

Ron Roaks
209-758-3147

rlroaks@prucommercialre.com

Dave Tanner
209-758-3108

dtanner@prucommercialre.com

www.modesto-commercial.com

