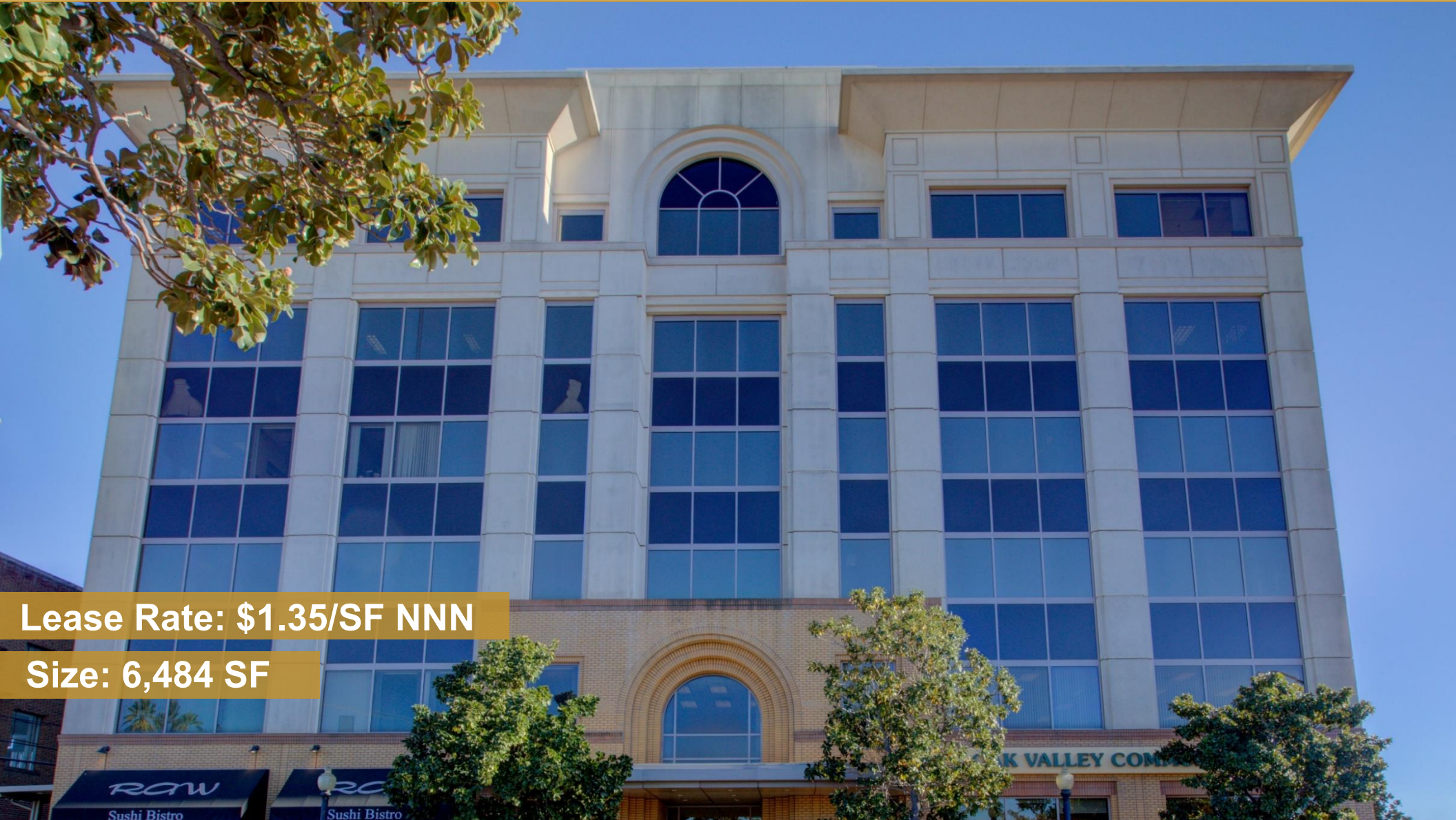


Class A Professional Office in Landmark Modesto Office Building 1200 I St, Modesto CA 95354



Lease Rate: \$1.35/SF NNN

Size: 6,484 SF

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EXECUTIVE SUMMARY

1200 I St, Modesto CA 95354



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



EXECUTIVE SUMMARY

ADDRESS	1200 I St, Modesto CA 95354
AVAILABLE OFFICE SUITES	1
RENTABLE SF	6,484 SF
USEABLE SF	6,159 SF
ZONING	CD Central Downtown
YEAR BUILT	2006

HIGHLIGHTS

- Former US Bankruptcy Courtroom and administrative offices
- Class A office building
- Governmental and established tenant mix
- Centrally located in Downtown Modesto
- Great corner location with over 10,000 ADT
- Garage parking available

PHOTOS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,125	141,229	298,417
Growth 2024-2029	-0.12%	0.06%	0.15%
Growth 2020-2024	-0.62%	0.33%	0.82%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	-0.15%	0.05%	0.15%
Growth 2020-2024	-0.69%	0.33%	0.84%
2024 Average HH Income	\$77,323	\$78,447	\$90,635

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
I St	12 th St	2025	9,943	0.02
13 th St	I St	2024	1,282	0.06
H St	12 th St	2025	17,231	0.08
I St	14 th St	2025	6,657	0.09
11 th St	H St	2025	4,124	0.10
H St	13 th St	2025	20,618	0.11
12 th St	G St	2025	3,746	0.12
14 th St	I St	2025	6,311	0.13

LOCAL AERIAL VIEW



DISCLAIMER

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