

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

For Lease \$1.75/sf NNN

822A Kansas Ave Modesto CA 95351



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

Dave Bates

DRE # 02236297

209.417.7271



PMZCommercial.com

822A Kansas Ave Modesto CA 95351

APN: 029-15-04

Unit Size: 1,200 SF

Lot Size: 0.75 ac lot

Highlights:

Immediate Access to Hwy 99

High Traffic Intersection

Kansas Ave 19,105 Avg Cars Per Day

Hwy 99 139,000 Avg cars per day

Center Anchored by Starbucks

Optomized QSR Layout

Grease Trap Available

Great for a Variety of Retail Uses



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Property Description

Attractive newer construction shopping center anchored by busy Starbucks tenant. The property is located along a very high traffic intersection and is directly adjacent to Highway 99 southbound off ramp and northbound on ramp.

The location, along with a strong workforce population and not many eating options in the area, make this location a strong fit for a quick service foodservice (QSR) establishment or retail shop. Previous use was as a sandwich franchise and unit is equipped with two private restrooms, floor drains, and a grease trap.

The floorplan and interior contain many features for an optimized QSR concept. Will also work well for a variety of small retail or office uses.



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