

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

RETAIL SPACE FOR SUB-LEASE AVAILABLE On High Traffic Modesto Corridor

2625-2717 Coffee Road | Modesto, CA 95355



Sizes Available: 4,000 SF

Lease Rate: \$ 0.75 SF,NNN



TABLE OF CONTENTS

Executive Summary/Property Details	2
Site Plan	3
Aerial	4
Suite Overview – 2717 Coffee Rd-Ste F	5
Demographics	6
Local Aerial View	7

Exclusively Listed By:

David Quinonez

DRE# 01853323

[209.614.5653](tel:209.614.5653) / davidq@pmz.com

Josh Bower

DRE# 01905264

[209.988.8428](tel:209.988.8428) / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

2625-2717 Coffee Rd
Modesto CA 95355



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

270,488

Population

89,991

Households

\$94,752

Average
Household
Income



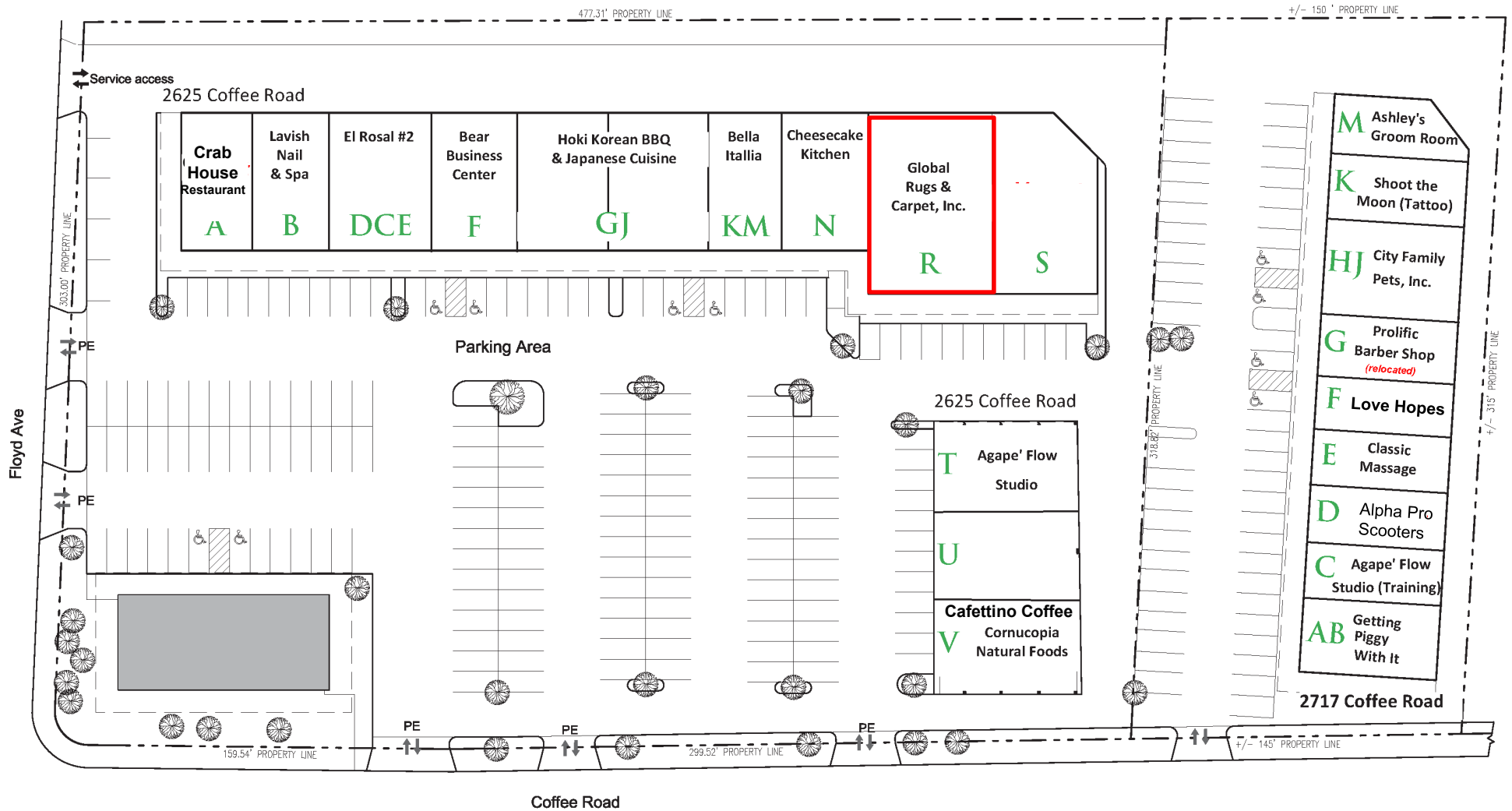
EXECUTIVE SUMMARY

ADDRESS	2625 Coffee Rd Suite R
NUMBER OF AVAILABLE SUITES	1
SIZE RANGES	4,000 SF
TOTAL SIZE OF SHOPPING CENTER	45,122 SF
ZONING	C-1 Neighborhood Commercial
YEAR BUILT	1978

HIGHLIGHTS

- 1 Suite available for sub-lease 4,000 SF
- Current rug store (Do not disturb employees)
- Highly visible location on Coffee Rd with 29,980 ADT on Coffee Rd and 10,109 ADT on Floyd Ave
- Great tenant mix
- Ample parking
- Located in central Modesto, adjacent to major commercial and residential developments
- Suite is ideal for retail or general office.

SITE PLAN



Aerial



DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Exclusively Listed By:

David Quinonez
DRE# 01853323
[209.614.5653](tel:209.614.5653) / davidq@pmz.com

Josh Bower
DRE# 01905264
[209.988.8428](tel:209.988.8428) / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com

