

NORTH TOWNE I & II

1320 & 1400 STANDIFORD AVENUE
MODESTO, CA

UNDER
NEW
OWNERSHIP

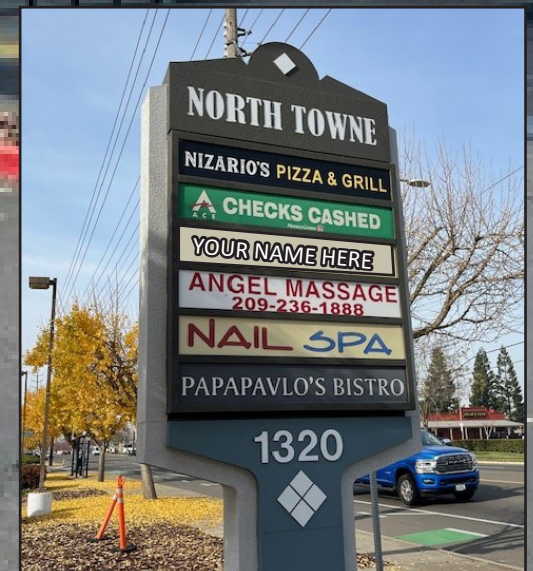
SUTTER HEALTH

SUTTER HEALTH

AVAILABLE SF: 1,970± SF (retail)

CONTACT:

Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D.209.983.6837



NORTH TOWNE I & II

HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE

1320 & 1400 STANDIFORD AVENUE, MODESTO, CA

PROPERTY DESCRIPTION:

- High visibility strip center anchored by Dunkin and Jimmy Johns
- Located at signalized intersection in Central Modesto.
- Monument sign positions available.
- Strong regional tenants include: Sutter Health, Papapavlos, Nizario's Pizza & Grill, H&R Block.
- Other major retailer in the immediate trade area include: Raleys, Walgreens, Starbucks, Savemart, McDonald's and Jack in the Box.



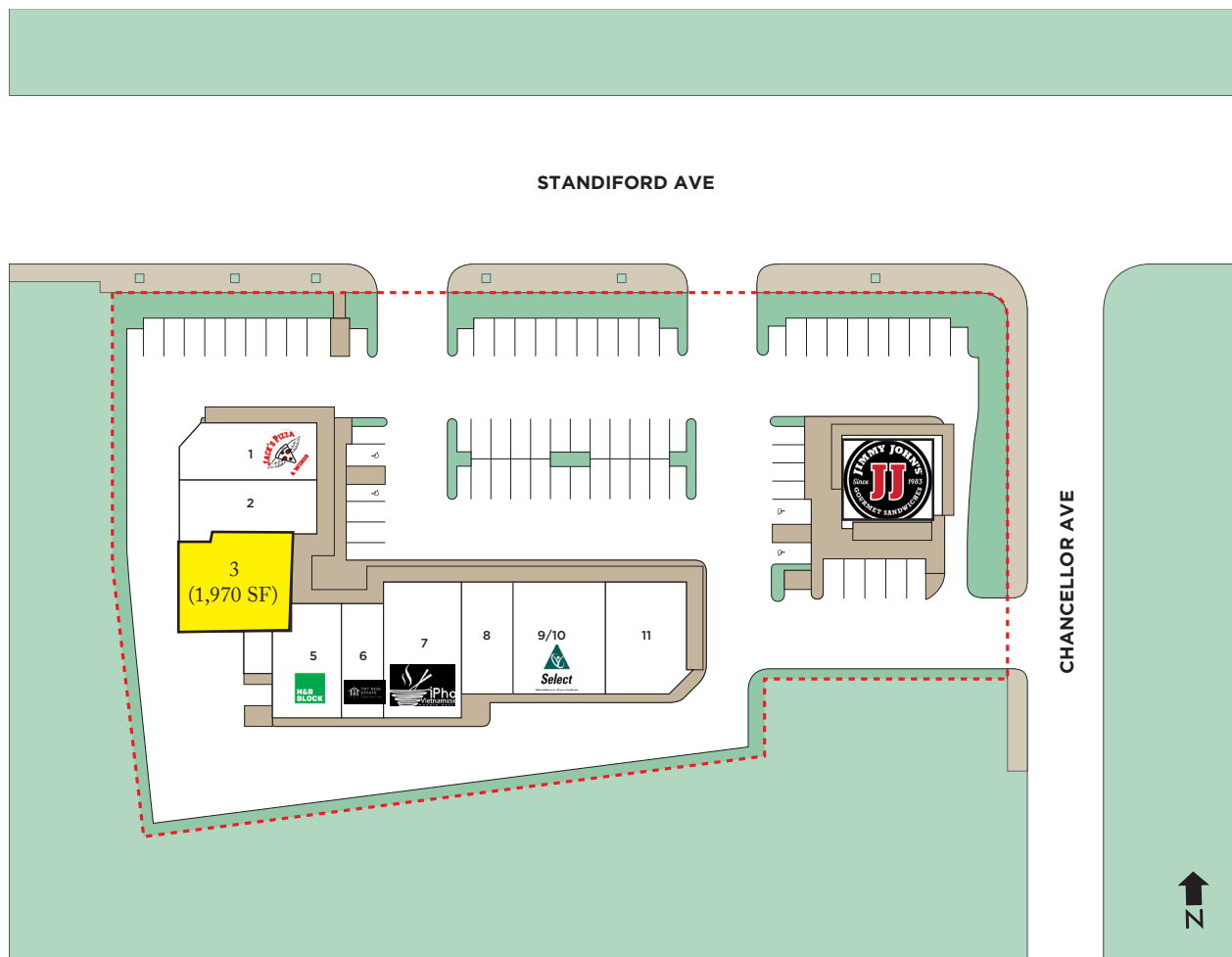
NORTH TOWNE I & II

HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE

1320 & 1400 STANDIFORD AVENUE, MODESTO, CA



NORTH TOWNE II



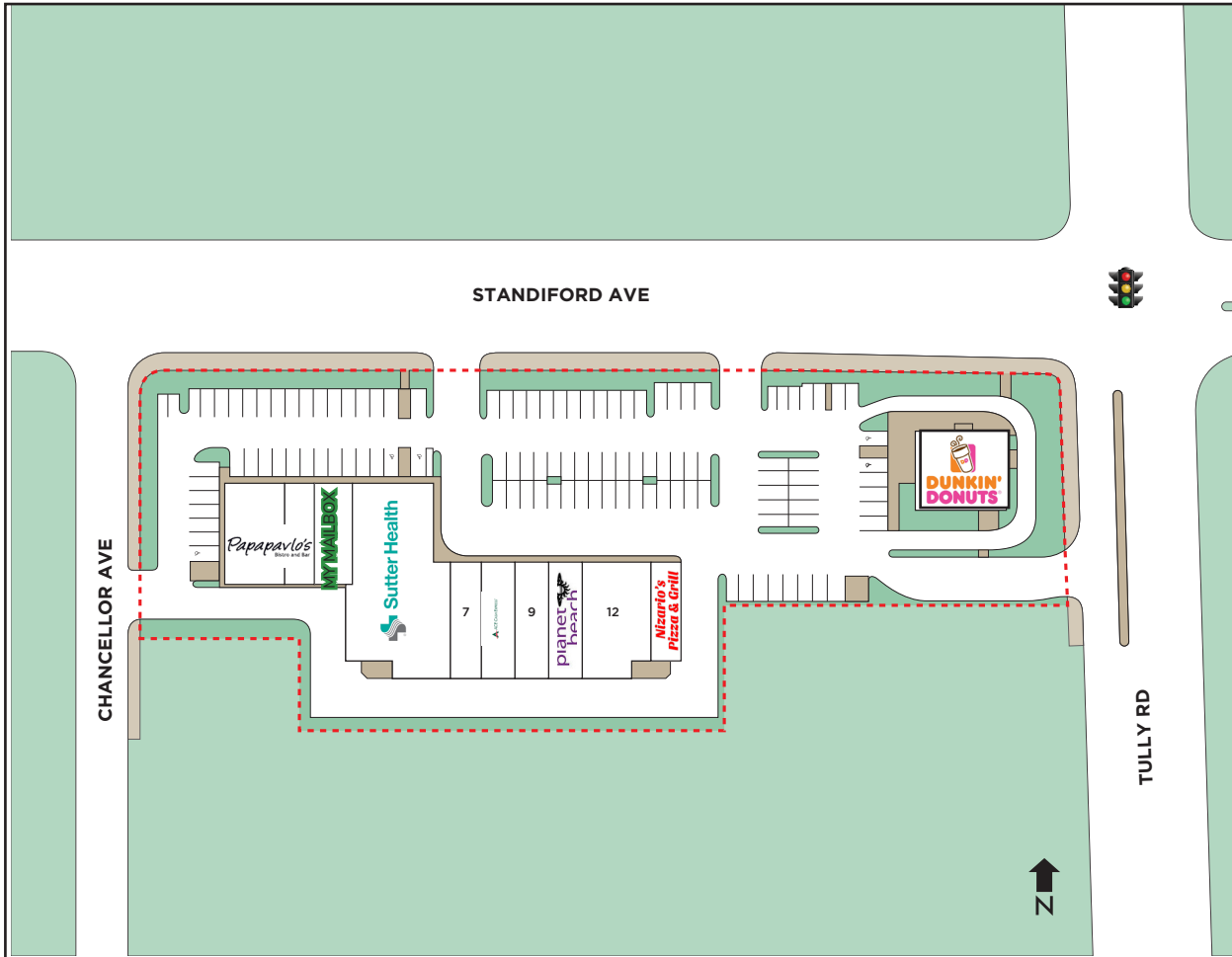
| SUITE # | TENANT | SF |
|---------|------------------------------|--------|
| 1 | Jack's Pizza & Wings | 1,450 |
| 2 | Mangrobang / Dental Care | 1,542 |
| 3 | AVAILABLE | 1,970 |
| 5 | H&R Block | 1,400 |
| 6 | TNT Real Estate Services | 1,190 |
| 7 | iPho Vietnamese Noodle House | 2,100 |
| 8 | iNails Nail Salon | 990 |
| 9/10 | Select Staffing | 2,000 |
| 11 | New Experience Spa | 1,950 |
| 12 | Jimmy John's | 1,792 |
| TOTAL | | 16,384 |

CONTACT

Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

NORTH TOWNE I & II
HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE
 1320 & 1400 STANDIFORD AVENUE, MODESTO, CA

NORTH TOWNE I



| SUITE # | TENANT | SF |
|--------------|---------------------------|---------------|
| 2/3 | PAPAPAVLO'S | 3,600 |
| 4 | My Mail Box | 1,190 |
| 5 | Sutter Health | 6,223 |
| 7 | Vanessa's Nail Salon | 1,470 |
| 8 | ACE Cash Express | 1,470 |
| 9 | One Tea | 1,470 |
| 10 | Planet Beach Tanning | 1,470 |
| 12 | Angel Relax Center | 2,850 |
| 13 | Nizario's Pizza and Grill | 1,247 |
| 16 | Dunkin Donuts | 3,039 |
| TOTAL | | 24,029 |

CONTACT

Christopher W. Sill
 BRE #01188616
 csill@lee-associates.com
 D 209.983.6837

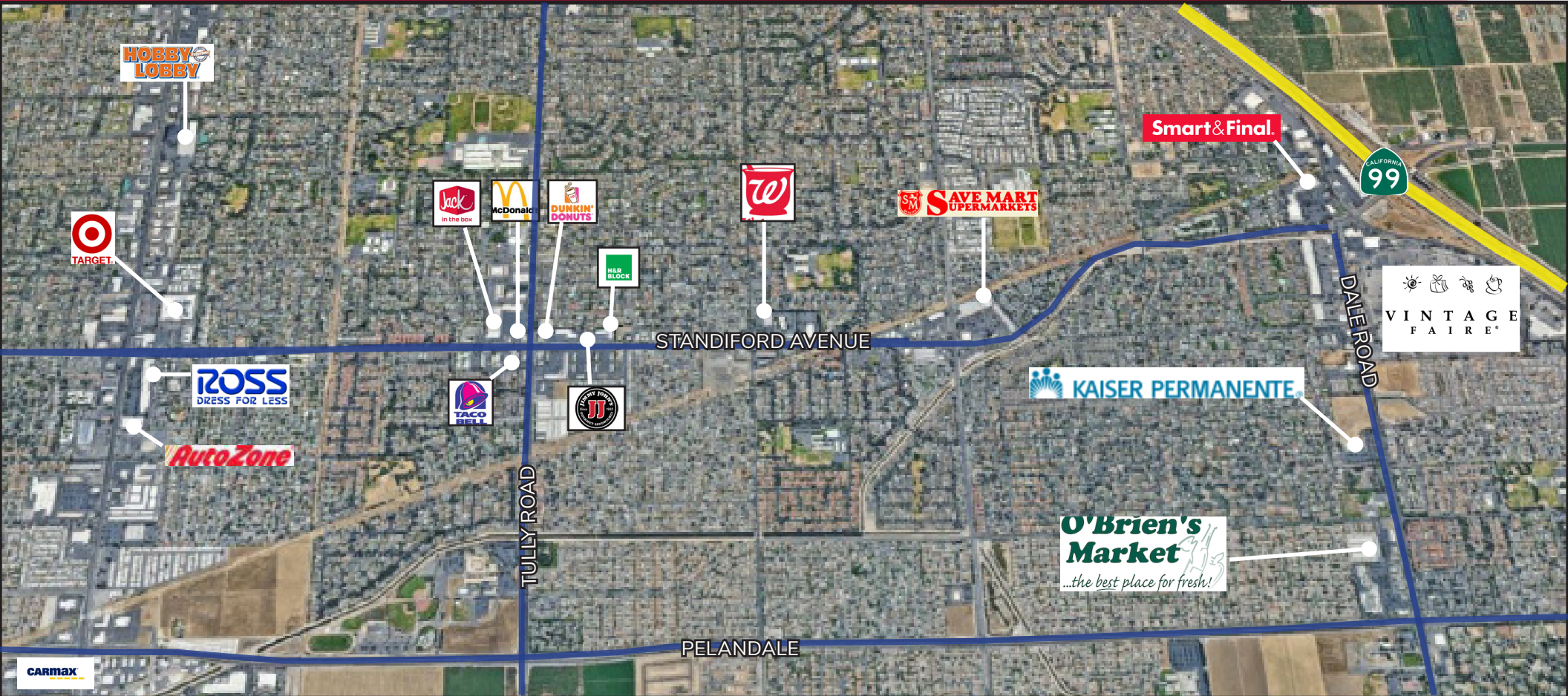
NORTH TOWNE I & II
HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE
1320 & 1400 STANDIFORD AVENUE, MODESTO, CA



CONTACT

Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

NORTH TOWNE I & II
HIGH IDENTITY RETAIL & MEDICAL SPACE FOR LEASE
 1320 & 1400 STANDIFORD AVENUE, MODESTO, CA



DEMOGRAPHICS AND TRAFFIC COUNTS

| DEMOGRAPHICS: | 1 MILE | 3 MILES | 5 MILES |
|---------------|----------|-----------|-----------|
| Population: | 21,805 | 110,888 | 238,625 |
| Average HH | | | |
| Income: | \$97,348 | \$100,568 | \$100,984 |

TRAFFIC COUNTS:

TULLY RD: 19,588± Cars ADT

CONTACT

Christopher W. Sill
 BRE #01188616
 csill@lee-associates.com
 D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.