



INVESTMENT OFFERING

180 Leveland Lane / McHenry

Modesto, CA

100% FULLY OCCUPIED
Retail Shopping Center

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INCORPORATED

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Demographic information obtained from Esri and images of Modesto, CA courtesy Costar Group, Inc.

INVESTMENT *Summary*

Offering Price

\$3,295,000

Capitalization Rate

6.36%

Potential Net Operating Income

\$209,682.00

Expense Service

Gross

Building Area

24,828 SF - *Rentable*

Land Area

2.61 Acres

Parking Spaces

120
(4.86 Spaces / 1,000 SF)



INVESTMENT OFFERING

Prime Commercial, Inc. is pleased to offer **180 Leveland Lane at McHenry Avenue** for sale in Modesto, California. This multi-tenant strip shopping center has an excellent location along the main retail corridor of central Modesto. In addition to ease of access being located just off of the corner, the property has an abundance of on-site parking and a very large lot being over 2.6 acres. The improvements have been very well maintained over the years and shows pride of ownership. The center has had historically high occupancy and now provides a prudent investor the opportunity to increase cash flow by bringing rents to market level.

INVESTMENT HIGHLIGHTS

- Rarely Available for Sale – Seven Unit Strip Retail Center
- Below Market Rents Offer Upside Potential
- Well Maintain Improvements – New Roof in 2024
- Abundant On-Site Parking
- Low Building to Land Ratio of 21.7%
- Excellent Location Along Modesto's Main Retail Corridor
- Strong Demographics with an Average Household Income of Over \$104,000
- High Traffic Counts at over 40,000 Vehicles Along McHenry Avenue

PROPERTY *Overview*



Location

180 Leveland Lane
Modesto, CA 95350

Site

The subject is located near the northwest corner of Leveland Lane and McHenry Avenue

APNs 059-004-015 and 017

Land Area

Rectangular parcel totaling 2.6 acres

Zoning

Per the city of Modesto, the subject site is currently zoned MU-H (*Mixed Use Highway Oriented*)

Building Area

180 Leveland Lane is a single-story retail building that is currently divided into seven units and has a total of 24,828 rentable square feet. The building was constructed in 1978 and has been well maintained over the years. The building is of contemporary design with concrete slab foundation, split concrete block exterior walls, anodized aluminum store fronts, decorative mansard and hip roofs covered with concrete tiles and a flat roof covered with tar and gravel. The units within the building are built out with restrooms, individual store fronts, and roof mounted gas fired HVAC units.

Parking & Landscaping

Paved, striped and lighted parking lot with 120 spaces. The periphery of the site is covered with mature and well-groomed evergreen trees, bushes, and groundcover.

Traffic Counts

McHenry Avenue	40,500 ADT
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ADDITIONAL *Photo Gallery*



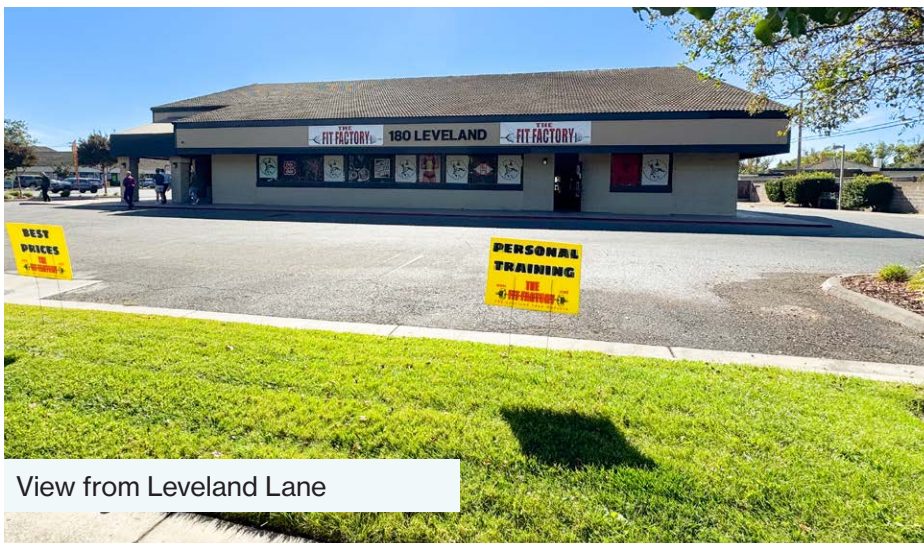
View from McHenry Ave



SE Corner View



NE Corner View



View from Leveland Lane



Back / Loading Docks

LAND & TRADE AREA

Modesto, CA

Nestled in the heart of California's Central Valley, Modesto blends rich agricultural heritage with a vibrant, evolving culture. As the 19th largest city in the state, it's where tradition meets innovation and community spirit shines year-round.

Manufacturing and agriculture drives the region's economic engine, with almonds as a standout crop. Stanislaus County ranks among the world's top producers. Each spring, surrounding orchards burst into a sea of beautiful pink blossoms, drawing visitors from across the state. Modesto also boasts E. & J. Gallo Winery, the largest winery in the world, reinforcing its global reputation in winemaking.

Downtown Modesto has blossomed into a lively arts and entertainment hub featuring boutique shops, craft coffee, and farm-to-table restaurants. The Modesto Certified Farmers Market brings fresh produce, live music, and local charm to the heart of the city every Saturday.

Recently named #1 in "America's Hidden Gems Live Music Scene"^{*}, Modesto's art and music scene thrives, with vibrant murals, public art, and the Gallo Center for the Arts hosting performances year-round.

Whether you're tasting award-winning wine, enjoying live music, or strolling downtown, Modesto offers a fresh, authentic Central Valley experience – *rooted in the land and growing toward the future.*

*According to nationwide survey by CheapoTicketing.com



DEMOGRAPHICS
Modesto, CA

36.5

MEDIAN AGE



218,909

ESTIMATE POPULATION 2023



\$104,190

AVERAGE HOUSEHOLD INCOME
(5-mile radius)



76,577

TOTAL HOUSEHOLDS



2.80

AVG. PEOPLE PER HOUSEHOLD



\$78,598

MEDIAN HOUSEHOLD INCOME
(5-mile radius)

FINANCIALS

Rent Roll

SUITE	TENANT	SQ. FT.	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
1A & 1B	Dank N Twisty	5,540	9/1/2024	2/28/2027	\$6,000.00	\$1.08	Gross	\$6,625 3/26	\$2,000.00	None
2	Dank N Twisty	1,730	4/1/2024	3/31/2026	\$2,150.00	\$1.24	Gross	Flat	\$2,500.00	One 3-year
3 & 4	Lips & Hips	5,750	12/1/2024	11/30/2029	\$5,750.00	\$1.00	Gross	\$5,900 12/25 \$6,050 12/26 \$6,300 12/27 \$6,500 12/28	\$2,500.00	One 5-year
5	Miki Restaurant	2,940	12/1/2016	11/30/2026	\$5,000.00	\$1.70	Gross	Flat	\$5,500.00	One 10-year
6	Bellagio	1,806	3/1/2024	1/31/2028	\$2,400.00	\$1.33	Gross	\$2,600 2/26 \$2,800 2/27	\$1,500.00	None
7	Fitness Factory	6,970	5/1/2021	4/30/2026	\$5,500.00	\$0.79	Gross	Flat	\$10,000.00	One 5-year; 3 % annual
Storage	--	92	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	J/P Morgan Chase	Parking	N/A	MTM	\$2,000.00	N/A	Net	Flat	N/A	N/A
		24,828 SF			\$28,800.00				\$24,000.00	

Operating Expenses

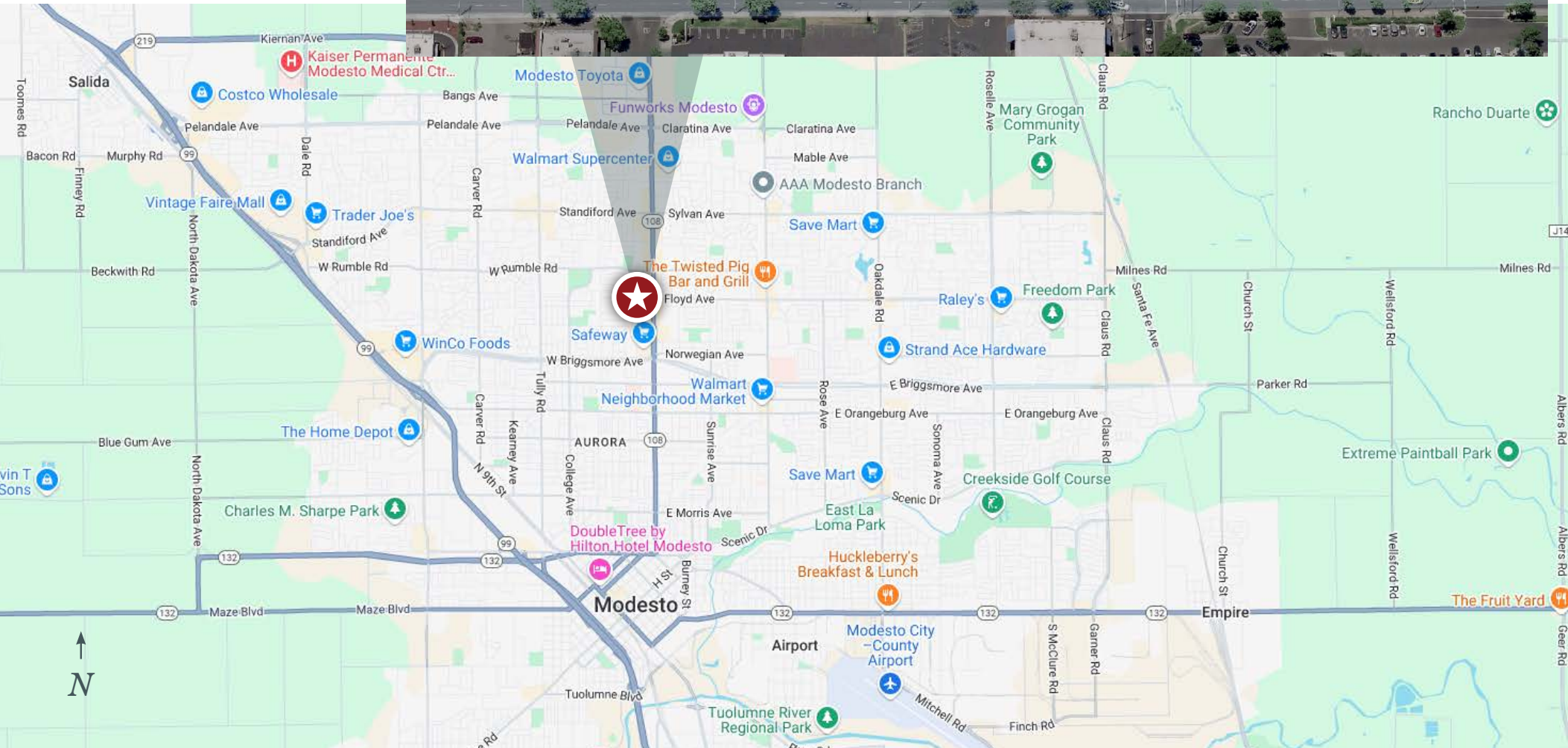
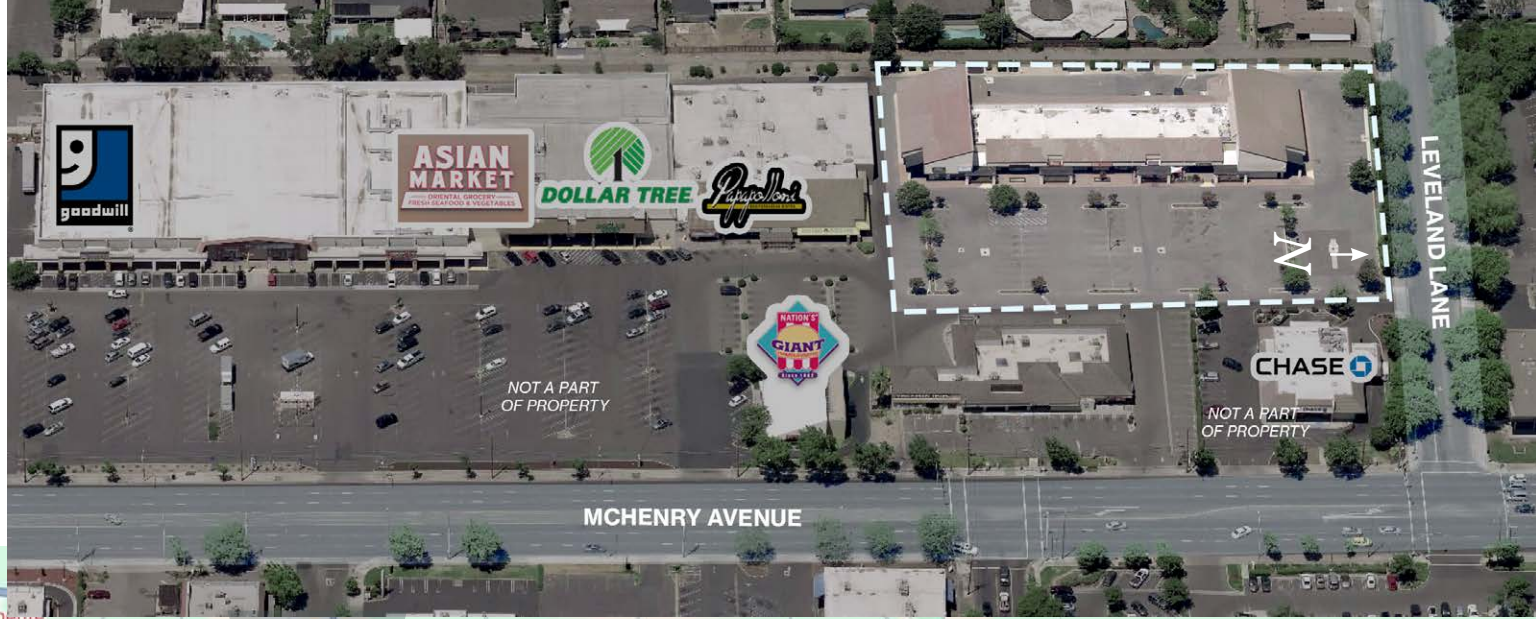
Taxes	\$32,950.00
Direct Assessments	\$3,865.00
Insurance	\$12,697.00
Utilities	\$9,050.00
Landscape	\$6,560.00
Garbage & Water	\$31,700.00
Sweep & Janitorial	\$5,400.00
Management	\$16,416.00
Total	\$118,638.00

Financial Overview

Scheduled Base Rent	\$345,600.00
Expense Reimbursements	\$0.00
Vacancy & Collection Loss (5.0%)	\$17,280.00
Effective Gross Income	\$328,320.00
Less Operating Expenses	\$118,638.00
Net Operating Income	\$209,682.00

PRICE PER SQUARE FOOT \$132.71
PRICE \$3,295,000.00 (6.36% CAP)

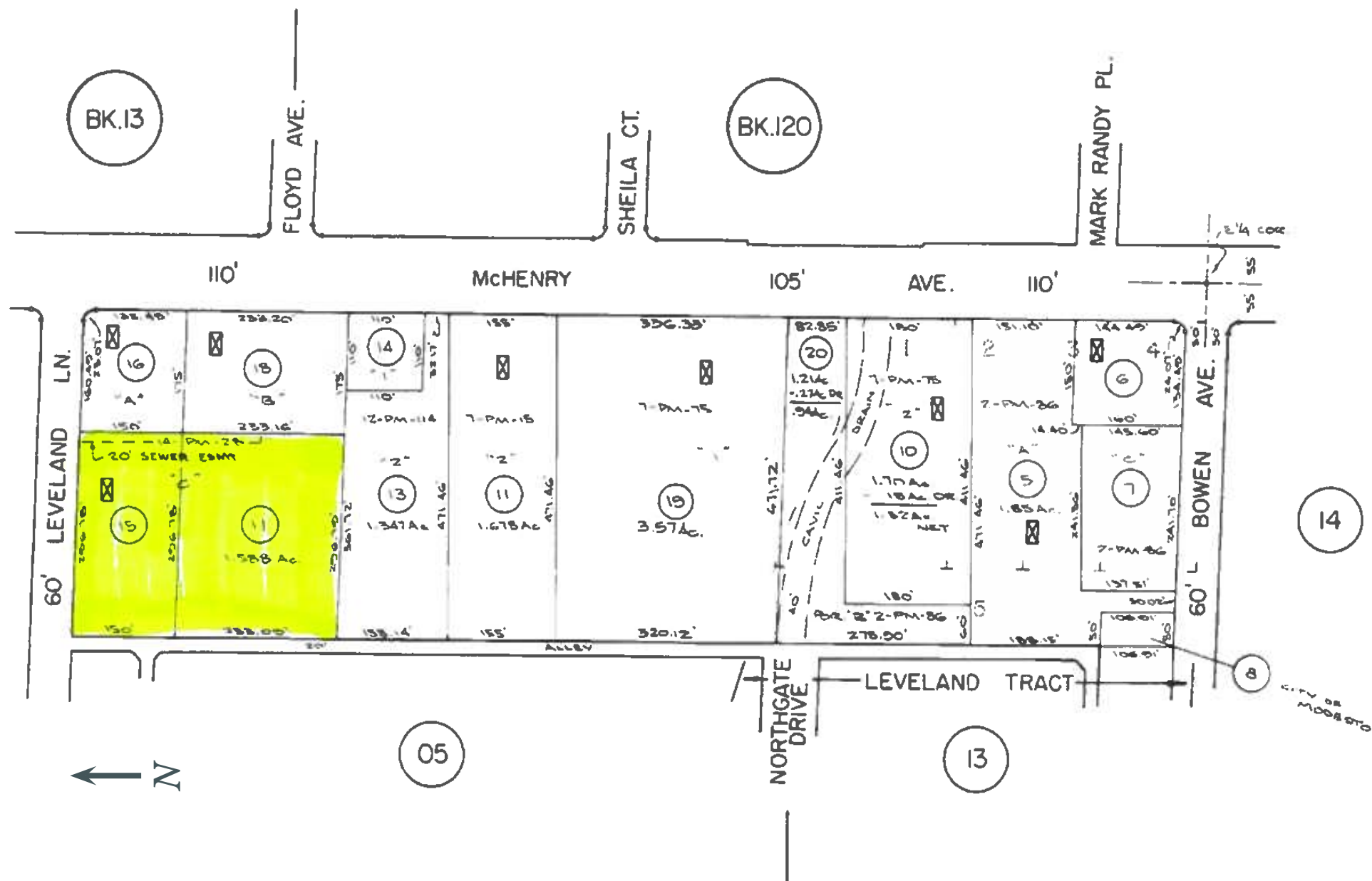
AREA Map



AREA Nearby Market



AREA *Plat Map*



OFFERING MEMORANDUM
180 Leveland Lane



For More Information, Contact Agents:

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