

Properties for Lease

1 1100 Carver Rd., Modesto, CA 95354



Space Available	2,488 SF
Rental Rate	\$0.60 /SF/Mo
Spaces	1
Gross Leasable Area	2,488 SF
Property Sub-type	Neighborhood Center
Status	Active
LoopNet ID	17398963

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17398963>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 10	2,488 SF	\$0.60 /SF/Mo		2,488 SF	Modified Gross	11/1/2011	

Property Description

Clean, open space with tile flooring, office, 2 restrooms, large open area and a storage room. Was a church, could be retail or office use.

2 615 Paradise Rd, Modesto, CA 95351



Space Available	800 - 1,200 SF
Rental Rate	\$0.75 /SF/Mo
Spaces	2
Building Size	5,200 SF
Property Sub-type	Street Retail
Status	Active
LoopNet ID	17364339

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17364339>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
619	800 SF	\$0.75 /SF/Mo		800 SF	Industrial Gross	10/1/2011	
621	1,200 SF	\$0.75 /SF/Mo		1,200 SF	Industrial Gross	10/1/2011	

Property Description

Hard to find retail units on Paradise. Open layouts support variety of uses. Ample parking.

3 413 S Riverside Drive, Modesto, CA 95354



Space Available 15,000 SF
 Rental Rate \$0.40 /SF/Mo
 Spaces 1
 Building Size 100,000 SF
 Property Sub-type Warehouse
 Status Active
 LoopNet ID 17363036

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17363036>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 1	15,000 SF	\$0.40 /SF/Mo		15,000 SF	Industrial Gross	10/1/2011	

Property Description

/- 15,000 SF unit within a larger 100,000 SF building. Rare opportunity to lease a fully air conditioned office and warehouse unit. Bring all offers!

4 3460 Oakdale Rd, Modesto, CA 95355



Space Available 1,250 - 7,500 SF
 Rental Rate \$0.75 /SF/Mo
 Spaces 7
 Gross Leasable Area 28,600 SF
 Property Sub-type Strip Center
 Status Active
 LoopNet ID 17362255

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17362255>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
D	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
E	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
F	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
G	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
H	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
I	1,250 SF	\$0.75 /SF/Mo		1,250 SF	Industrial Gross	10/1/2011	
D-I	7,500 SF	\$0.75 /SF/Mo		7,500 SF	Industrial Gross	10/1/2011	

Property Description

ON SEPTIC, NO WASTEWATER FEES!!! Suites can be combined to create up to 7,250 SF of contiguous space. Suites can be configured to suit tenants needs. Motivated landlord, all offers considered.



Space Available	1,656 - 2,500 SF
Rental Rate	\$0.90 /SF/Mo
Spaces	2
Gross Leasable Area	29,020 SF
Property Sub-type	Neighborhood Center
Status	Active
LoopNet ID	17351318

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17351318>**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite C	1,656 SF	\$0.90 /SF/Mo		1,656 SF	NNN	9/1/2011	
Suite E	2,500 SF	\$0.90 /SF/Mo		2,500 SF	NNN	9/1/2011	

Property Description

Valley Plaza Shopping Center is a ±29,020 SF shopping center located on Kansas Ave in Modesto CA. The center is home to Super Mercado Del Sol, Fred Loya Insurance and other local retailers. Several suites have been completely remodeled. Site boasts heavy traffic and great signage. Below market rents!!



Space Available	5,000 SF
Rental Rate	\$0.60 /SF/Mo
Spaces	1
Building Size	17,000 SF
Property Sub-type	Warehouse
Status	Active
LoopNet ID	17351202

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17351202>**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
E & F	5,000 SF	\$0.60 /SF/Mo		5,000 SF	Industrial Gross	9/1/2011	

Property Description

Excellent clear span warehouse space available on Kansas Ave. With ample office, wide open warehouse space and high ceilings, this warehouse space can accommodate a number of users. Retail store front. Lots of parking. Restroom with shower. 1237 Kansas is located in Central Modesto and approximately 2 minutes from access to Highway 99. Daily traffic count is 20,000± vehicles. Property neighbors other commercial complexes including a new redevelopment project less than one mile away in the direction of Highway 99.

7 2220 Lapham Drive, Modesto, CA 95354



Space Available 3,000 SF
 Rental Rate \$0.55 /SF/Mo
 Spaces 1
 Building Size 230,000 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 17320463

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17320463>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 1	3,000 SF	\$0.55 /SF/Mo		3,000 SF	Full Service	9/1/2011	

Property Description

Large CTU office/warehouse building located at the corner of Mitchell and Yosemite. Full service office space with access to common restrooms. Private entrance, lots of parking. Warehouse space also available.

8 2200 Lapham Drive, Modesto, CA 95354



Space Available 20,000 - 68,000 SF
 Rental Rate \$0.20 /SF/Mo
 Spaces 3
 Building Size 230,000 SF
 Property Sub-type Warehouse
 Status Active
 LoopNet ID 17314467

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17314467>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 1	20,000 SF	\$0.20 /SF/Mo		20,000 SF	Full Service	8/1/2011	
Space 2	48,000 SF	\$0.20 /SF/Mo		48,000 SF	Full Service	8/1/2011	
Space 3	68,000 SF	\$0.20 /SF/Mo		68,000 SF	Full Service	8/1/2011	

Property Description

Large CTU warehouse building located at the corner of Mitchell and Yosemite. Seasonal and short term use offered from May through October. Owners may lease on a permanent long term basis for a qualified user.



Space Available 600 - 1,033 SF
 Rental Rate \$1.25 - 1.30 /SF/Mo
 Spaces 3
 Building Size 14,244 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 17302531

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17302531>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
8	993 SF	\$1.25 /SF/Mo		993 SF	Full Service	8/1/2011	
9	1,033 SF	\$1.25 /SF/Mo		1,033 SF	Full Service	8/1/2011	
4	600 SF	\$1.30 /SF/Mo		600 SF	Full Service	10/1/2011	

Property Description

Medical / Professional office units available for lease within a 14,000 SF building. Suites 4, 8 & 9 are all downstairs. Suites 8 & 9 can be combined to create a 2,026 SF unit. Fully serviced leases. Lots of parking, building security.



Space Available 4,640 SF
 Rental Rate \$0.50 /SF/Mo
 Spaces 1
 Building Size 13,500 SF
 Property Sub-type Warehouse
 Status Active
 LoopNet ID 17205541

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17205541>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
1514	4,640 SF	\$0.50 /SF/Mo		4,640 SF		6/1/2011	

Property Description

Well located and maintained concrete warehouse property. Showroom style office and two restrooms on the ground floor, additional finished office upstairs. Warehouse has two rollup doors and high ceilings.

11 807 Kearney Ave, Modesto, CA 95350



Space Available 1,170 - 1,200 SF
 Rental Rate \$0.50 - 0.65 /SF/Mo
 Spaces 3
 Building Size 20,000 SF
 Property Sub-type Office Showroom
 Status Active
 LoopNet ID 17205497

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17205497>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
807(a-1)	1,200 SF	\$0.65 /SF/Mo		1,200 SF	Industrial Gross	6/1/2011	
807(D)	1,170 SF	\$0.50 /SF/Mo		1,170 SF	Industrial Gross	6/1/2011	
807(a-2)	1,200 SF	\$0.65 /SF/Mo		1,200 SF	Industrial Gross	10/1/2011	

Property Description

Well located light industrial building with gated parking. Suite (a-1) is a recently remodeled office unit with restroom and 4 individual air controls. Suite (a-2) is a recently remodeled upstairs office unit with restroom. Suite (d) is a simple warehouse unit, no restroom, and is best suited for storage or light shop work.

12 1220 La Mesa Street, Escalon, CA 95320



Space Available 931 SF
 Rental Rate Negotiable
 Spaces 1
 Building Size 3,800 SF
 Property Sub-type Medical Office
 Status Active
 LoopNet ID 17205391

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17205391>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 2	931 SF			931 SF	Modified Gross	8/1/2011	

Property Description

Only brand new construction in Escalon. This suite will be next door to the offices of Escalon Dental and Orthodontics. (Looking for compatible co-tenant) Still under construction, estimated delivery is August 2011. TI negotiable.



Space Available 476 - 5,972 SF
 Rental Rate \$1 /SF/Mo
 Spaces 7
 Building Size 41,254 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 17114440

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17114440>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
110	476 SF	\$1 /SF/Mo	476 SF	476 SF	Modified Gross	4/1/2011	Reception area, office and storage room.
140	5,963 SF	\$1 /SF/Mo	5,963 SF	5,963 SF	Modified Gross	4/1/2011	Conference room, office, restrooms,
150/160	5,972 SF	\$1 /SF/Mo	5,972 SF	5,972 SF	Modified Gross	4/1/2011	Multiple offices, conference room, large show room, break room, storage and restroom.
230	1,047 SF	\$1 /SF/Mo	1,047 SF	1,047 SF		4/1/2011	Multiple cubicles, adjoining common lunch room and restrooms.
240	2,029 SF	\$1 /SF/Mo	2,029 SF	2,029 SF	Modified Gross	4/1/2011	large space w/ cubicles, reception area, conference room, multiple offices with adjoining lunch room and restrooms.
170	5,467 SF	\$1 /SF/Mo		5,467 SF		4/1/2011	
105	1,597 SF	\$1 /SF/Mo	1,162 SF	1,597 SF		5/1/2011	Office space, restrooms and a optional connecting warehouse.

Property Description

Highly visible office building in Noth Modesto Landmark Business Park. Plenty of parking and open to a variety of professional uses.



Space Available 537 - 1,540 SF
 Rental Rate \$0.75 - 1 /SF/Mo
 Spaces 2
 Building Size 9,000 SF
 Property Sub-type Creative/Loft
 Status Active
 LoopNet ID 17111873

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17111873>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 4	537 SF	\$1 /SF/Mo		537 SF	Modified Gross	7/1/2011	
Suite 9	1,540 SF	\$0.75 /SF/Mo		1,540 SF		8/1/2011	

Property Description

Executive offices with private bathroom and easy access to Conference Room Individual sign for your business



Space Available 1,500 SF
 Rental Rate \$1.25 /SF/Mo
 Spaces 1
 Gross Leasable Area 25,000 SF
 Property Sub-type Neighborhood Center
 Status Active
 LoopNet ID 17027021

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17027021>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 1	1,500 SF	\$1.25 /SF/Mo	1,500 SF	7,000 SF	Modified Gross	2/1/2011	

Property Description

1,500 - 7000 sqft available with additional storage space available if needed. open space with private restrooms. Part of the available sqft is 3,700 sqft of showroom located in the back along with a 3,800sqft warehouse. Can be arrange to meet your clients requirement.



Space Available 900 - 1,200 SF
 Rental Rate \$0.90 /SF/Mo
 Spaces 2
 Building Size 2,116 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 16903886

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16903886>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
A	900 SF	\$0.90 /SF/Mo		900 SF		11/1/2010	
B	1,200 SF	\$0.90 /SF/Mo		1,200 SF		11/1/2010	

Property Description

New stand alone office building in Downtown Modesto. Gated entry with 7 parking spaces. Each unit is equipped with a restroom and drinking fountain. Suite A: Wide open floor plan Suite B: 4 private offices, storage closet and kitchenette Also available for sale - <http://www.loopnet.com/lid/16903914>



Space Available 2,000 SF
 Rental Rate \$0.65 /SF/Mo
 Spaces 1
 Building Size 7,400 SF
 Property Sub-type Office Showroom
 Status Active
 LoopNet ID 16897402

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16897402>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space 1	2,000 SF	\$0.65 /SF/Mo	1,574 SF	2,000 SF	Full Service	11/1/2010	

Property Description

Very clean office and show room space. Addition warehouse and shop area attached to this unit.



Space Available	860 SF
Rental Rate	\$1.25 /SF/Mo
Spaces	1
Gross Leasable Area	860 SF
Property Sub-type	Neighborhood Center
Status	Active
LoopNet ID	16884236

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16884236>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Space D	860 SF	\$1.25 /SF/Mo	860 SF	860 SF		1/1/2010	

Property Description

Prime Retail or Office space in busy shopping center. Only space available next to several successful businesses.



Space Available	747 - 6,000 SF
Rental Rate	Negotiable
Spaces	2
Building Size	10,488 SF
Property Sub-type	Office Building
Status	Active
LoopNet ID	16827391

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16827391>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
1	6,000 SF			6,000 SF	Other	9/1/2010	
C	747 SF			747 SF	Other	9/1/2010	

Property Description

4707 Greenleaf is an office/warehouse building with several units for lease on the second floor. All units are metered separately and share two common area restrooms. Units C & D have side access via staircase. Ample parking, newer construction and freeway visibility. All reasonable offers considered!



Space Available 3,376 SF
 Rental Rate \$1.50 /SF/Mo
 Spaces 1
 Building Size 4,928 SF
 Property Sub-type Medical Office
 Status Active
 LoopNet ID 16723776

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16723776>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
9 & 10	3,376 SF	\$1.50 /SF/Mo	1,000 SF	3,376 SF		6/1/2010	

Property Description

Originally built to suit the needs of Sleep Med, suites 9 & 10 can be used as either medical or professional office space. There are multiple private offices and lab spaces, many of which have existing water connections. Suites 9 & 10 enjoy quiet seclusion at back end of the 803 Coffee Rd office park. These units are beautifully finished and ready for occupancy.