

# FORMER MERVYN'S

2801 McHENRY AVENUE • MODESTO • CALIFORNIA

## NOW LEASING

- ❖ 61,600 SF
- ❖ 6.03 ACRES
- ❖ 317 Parking Stalls  
(5 per 1000)
- ❖ C3 Highway Commercial  
Zone
- ❖ Anchor Tenant Space

For information contact:

Tim Bettencourt

(209)521-1591

[www.cosol.net](http://www.cosol.net)



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AREA MAP



LOCATION MAP



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## PROPERTY INFORMATION:

The former Mervyn's Department Store is a 61,600 SF, anchor tenant space located in the growing community of Modesto, CA. in the heart of California's Central Valley. Modesto is the county seat for Stanislaus County and has a city population exceeding 225,000 people.

The site is located on McHenry Ave (State Highway 108) which has traditionally been Modesto's primary retail corridor. Located in the geographic center of the community, the site is well located to serve the entire city as well as the outlying areas. Additionally, there is a tremendous amount of daytime employment and traffic generators in close proximity to the site.

## FEATURES:

- ◆ Rare infill anchor tenant site
- ◆ Ample parking
- ◆ Located on one of Modesto's strongest retail corridors
- ◆ Unobstructed visibility to McHenry Avenue
- ◆ Situated between two signalized intersections
- ◆ High traffic counts

## NEIGHBORING TENANTS:

- ◆ Target
- ◆ Marshalls
- ◆ Barnes & Noble
- ◆ Sports Authority
- ◆ Walmart
- ◆ Burlington Coat Factory

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## DEMOGRAPHICS:

### Population

3-mile 133,848

5-mile 261,401

### Households

3-mile 47,434

5-mile 84,495

### Average HH Income

3-mile \$45,613

5-mile \$46,243

### Traffic Counts

McHenry Ave. 40,000 ADT

Rumble 9,994 ADT

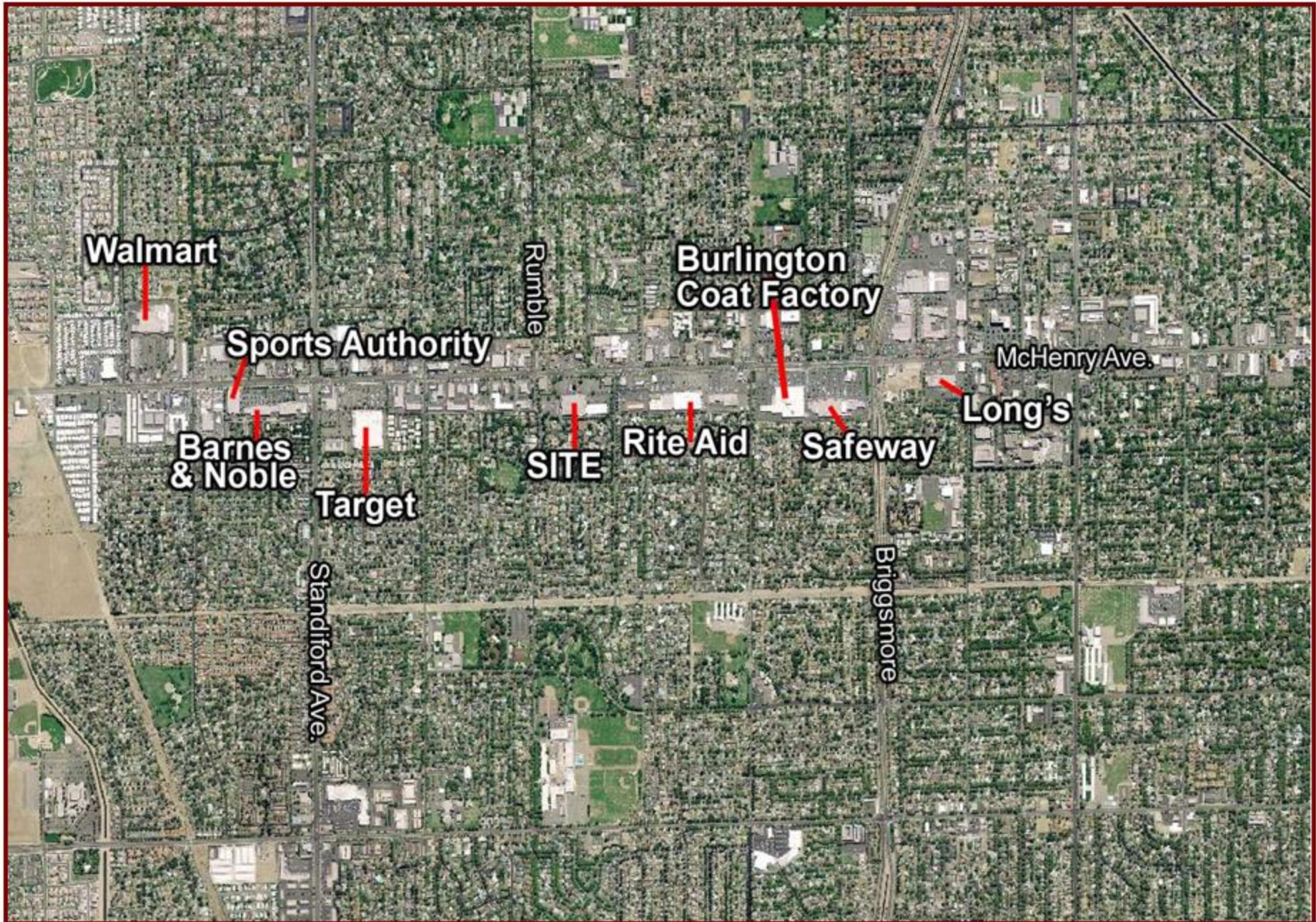
**Building Size:** 61,600 SF

**Parcel Size:** 6.03 Acres

**Parking:** 317 Stalls (5 per 1000)

**Zoning:** C3 Highway Zone





**Walmart**

**Sports Authority**

**Barnes & Noble**

**Target**

**SITE**

**Rite Aid**

**Safeway**

**Burlington Coat Factory**

**Long's**

**Rumble**

**McHenry Ave.**

**Standford Ave.**

**Briggsmore**