



**CoSoL** COMMERCIAL  
REAL ESTATE

# FOR LEASE

## PRIME RETAIL SPACE

1300 Sylvan @ Coffee Road  
Modesto, California

*Available Space:* 2,700 s.f. Former Men Eds  
2,672 s.f. Former Back Store

*Rate:* \$1.75- \$1.85 p.s.f. NNN



### Tenant List

Sunspecs	Jackson Hewitt
Sylvan Liquors	Del Rio Cleaner's
La Taquiza	CA. Mortgage Assoc.
Babylon Market	
Westaff	
A Perfect Tan	
New York Nails	
Quiznos	
Hair Masters	

### For Further Information Contact:

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**CoSoL Commercial Real Estate**  
**209-521-1591**

*All information, representation, and projections shown herein are based on information supplied by sources deemed to be reliable. However, they are not warranted by CoSoL Commercial Real Estate and are subject to change without notice.*

# GALLERIA PALMS

