

# FOR LEASE



1300 Sylvan Avenue | Modesto, CA.

## CONTACT EXCLUSIVE AGENTS:

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### COSOL COMMERCIAL REAL ESTATE

2020 STANDIFORD AVE., SUITE D-1  
MODESTO, CA 95350

PHONE: (209) 521-1591  
FAX: (209) 521-0142

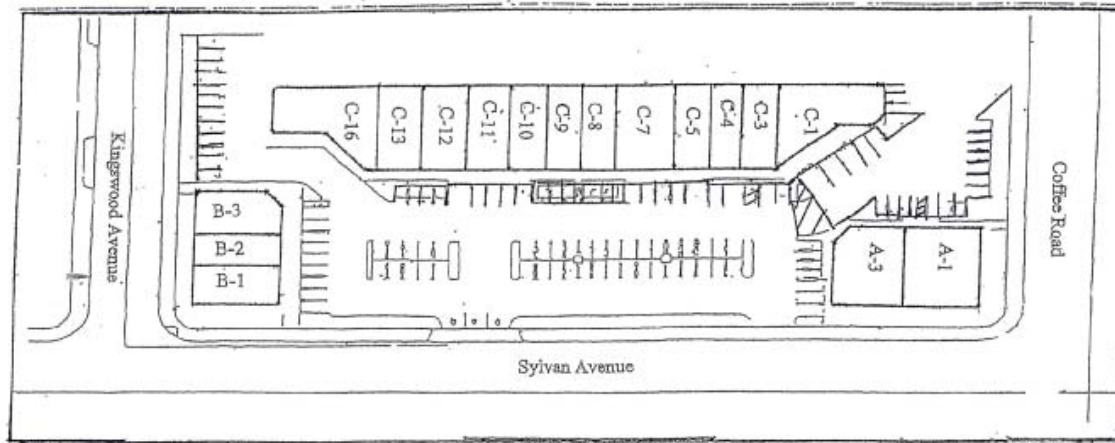
- Flexibility of Suite Sizes
- Across the street from a Fully Leased & Anchored 85,000 S.F. center
- ±29,883 Square Foot center
- Pylon signage available
- Several Suites Available at ± 1,240- ± 3,000 Sq. Ft.
- ± 2,672 Sq. Ft. Available in Pad Building
- Asking rate \$1.50-\$1.65 p.s.f. NNN



*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 Shopping Center

1300 Sylvan Avenue, Modesto, CA  
(SEC Sylvan Avenue and Coffee Road)



B-1 Sun Specs N Grabbers  
B-2 Sylvan Liquors  
B-3 La Taquiza

C-1 Del Rio Cleaners  
C-3 Vacant 1,240  
C-4 Vacant 1,240  
C-5 Hair Masters  
C-7 Vacant 2,200  
C-8 Vacant 1,500

C-9 Vacant 1,487  
C-10 New York Nails  
C-11 A Perfect Tan  
C-12 Vacant 1,250  
C-13 Vacant 2,000  
C-16 Babylon Market

A-1 BBQ  
A-3 Vacant 2,550

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