

Available For Lease

GALLERIA PALMS

Modesto, CA



LOCATION: SOUTHEAST CORNER OF COFFEE RD. AND SYLVAN AVE.

AVAILABLE SPACE: (See Site Plan)

C-3:	1,240 Sq. Ft.	C-9:	1,487 Sq. Ft.
C-4:	1,240 Sq. Ft.	C-12:	1,250 Sq. Ft.
C-7:	2,200 Sq. Ft.	C-13:	2,000 Sq. Ft.
C-8:	1,500 Sq. Ft.	A-3:	2,550 Sq. Ft.

LEASE RATES: \$1.75/Sq. Ft. NNN Pad / \$1.50 Inline

DEMOGRAPHICS:

	<u>1 MILES</u>	<u>2 MILES</u>	<u>3 MILES</u>
Population:	19,737	63,171	128,455
Income:	\$69,488	\$63,928	\$64,564

FEATURES:

- PYLON SIGNAGE AVAILABLE
- EXCELLENT ACCESS AND EXPOSURE
- LOCATED NEAR BEYER HIGH SCHOOL AND MEMORIAL HOSPITAL

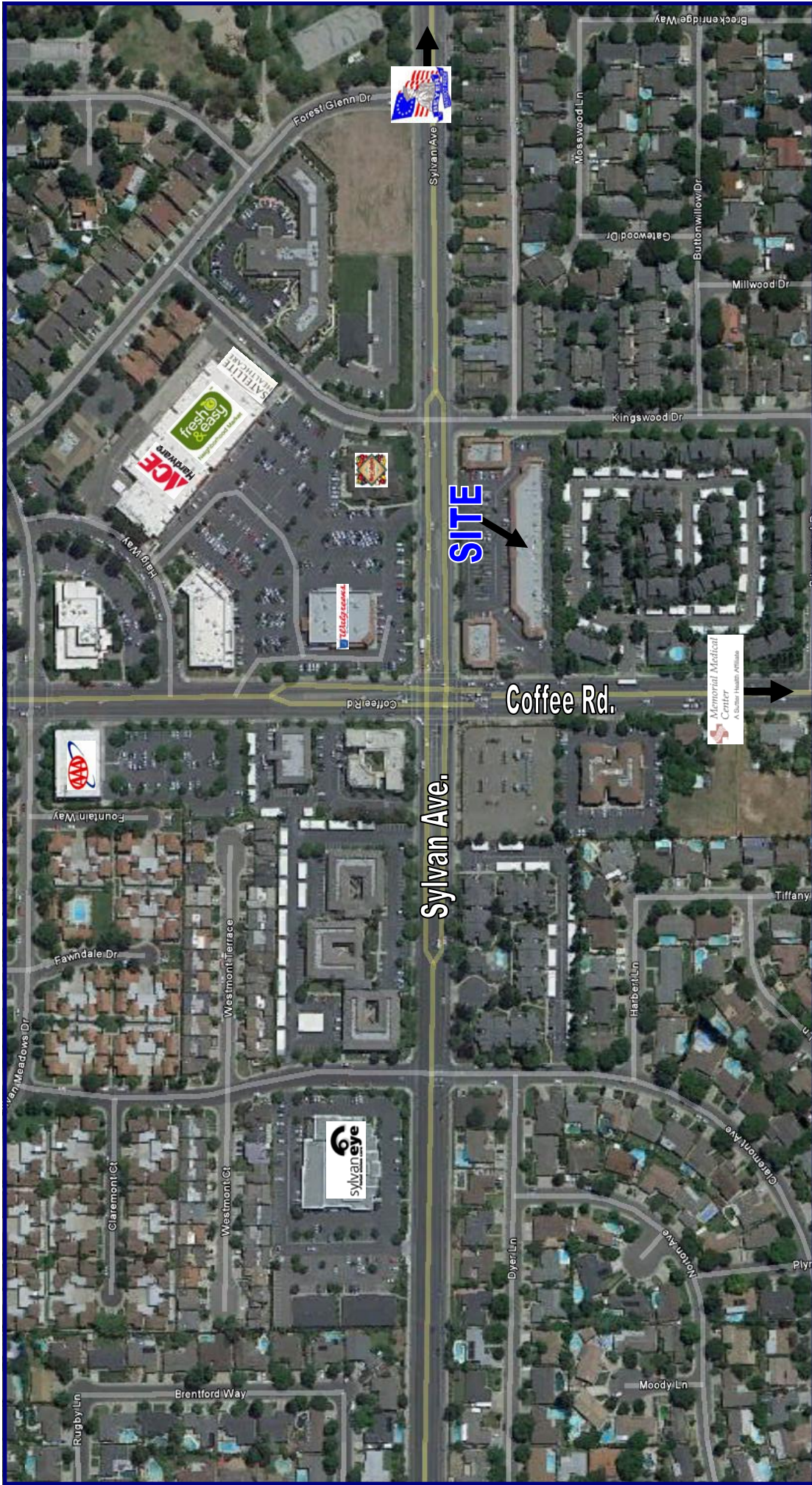
FOR MORE INFORMATION PLEASE CONTACT:



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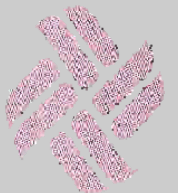
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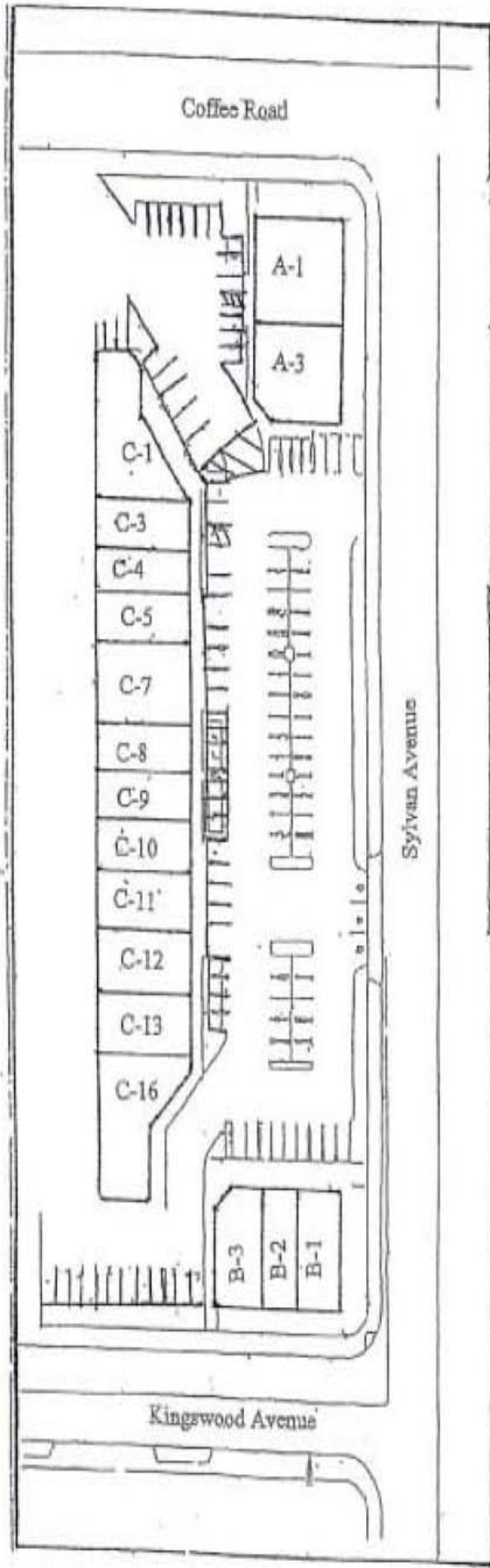
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COSOL
COMMERCIAL
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Available For Lease

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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