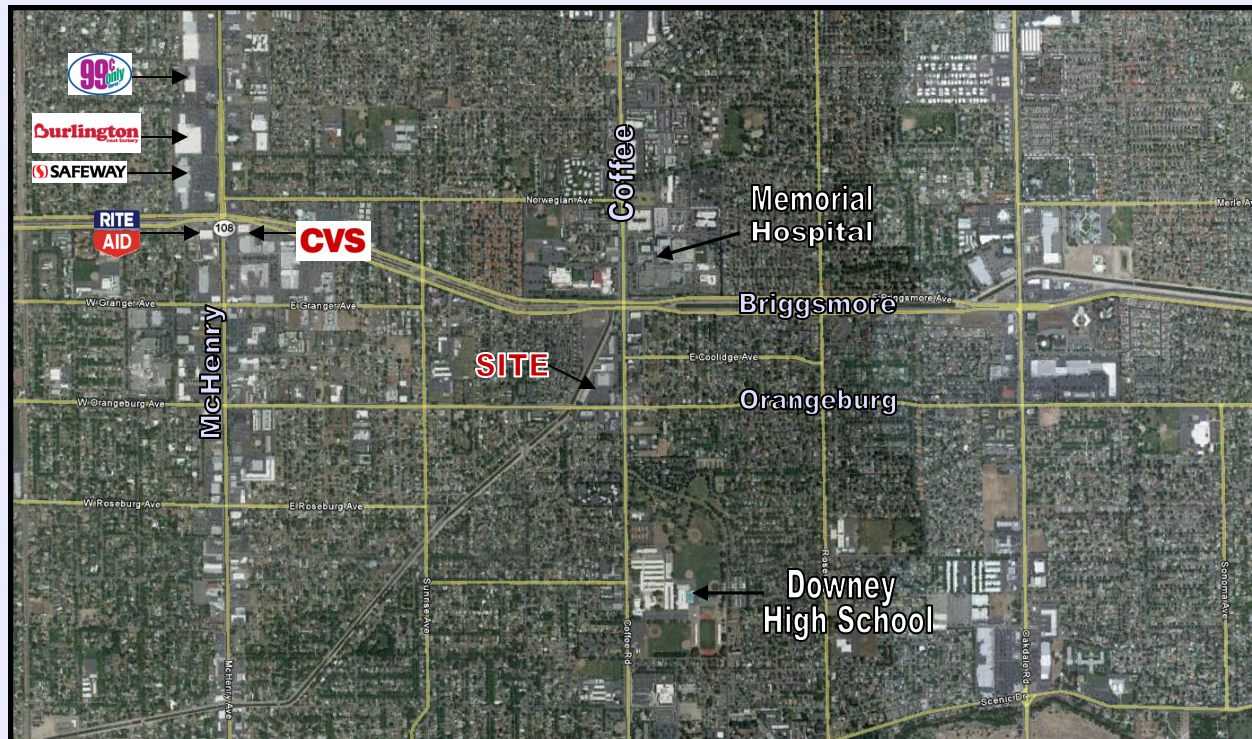


FOR LEASE

COFFEE PLACE

NORTHWEST CORNER OF COFFEE & ORANGEBURG MODESTO, CA



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	27,050	164,894	322,785
HOUSEHOLDS	9,580	55,198	98,660
AVERAGE HOUSEHOLD INCOME	\$52,310.00	\$61,625.00	\$61,118.00

For Information Contact:
 Tim Bettencourt
 tbettencourt@cosol.net
 (209)521-1591
 www.cosol.net

FOR LEASE

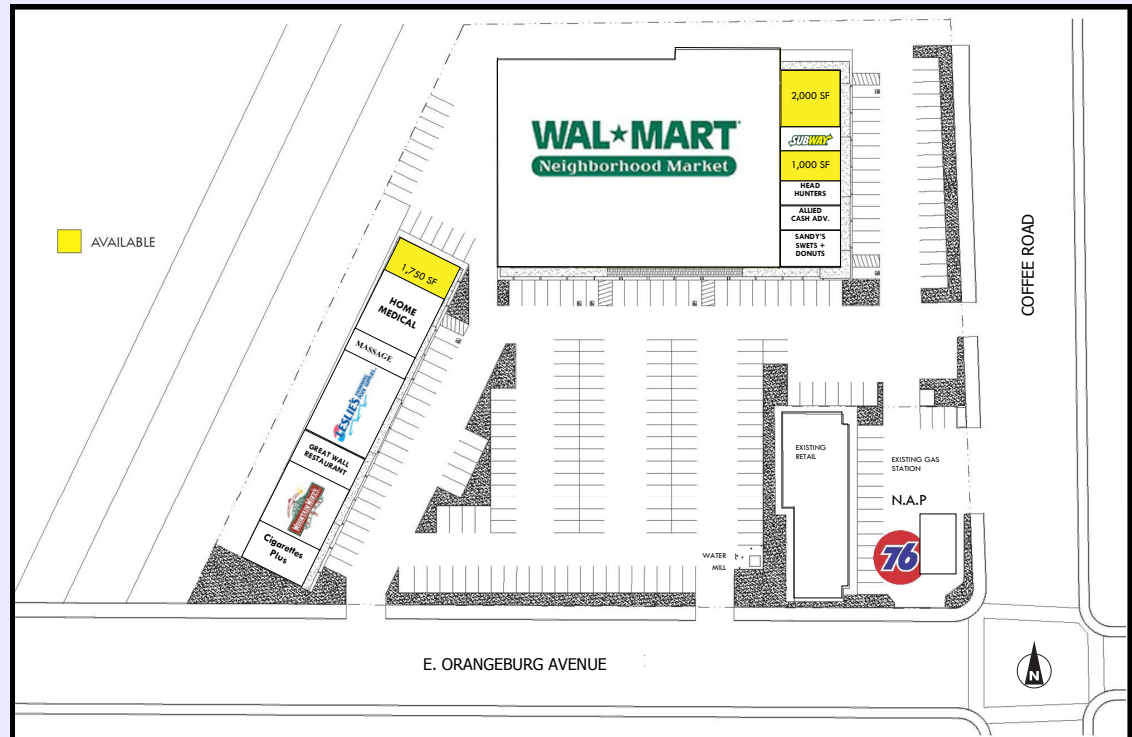
COFFEE PLACE

NORTHWEST CORNER OF COFFEE & ORANGEBURG MODESTO, CA

AERIAL MAP



SITE PLAN



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