

# FORMER BANK BUILDING FOR LEASE



**1335 Yosemite Blvd.  
Modesto, CA 95354**

**Traffic:** 27,000+ vehicles per day on Yosemite Blvd. 14,000+ vehicles per day on La Loma Ave.

**Attributes:** Attractive building.  
High traffic location.  
Great visibility.  
Excellent parking ratio.  
Can accommodate a wide variety of retail uses.

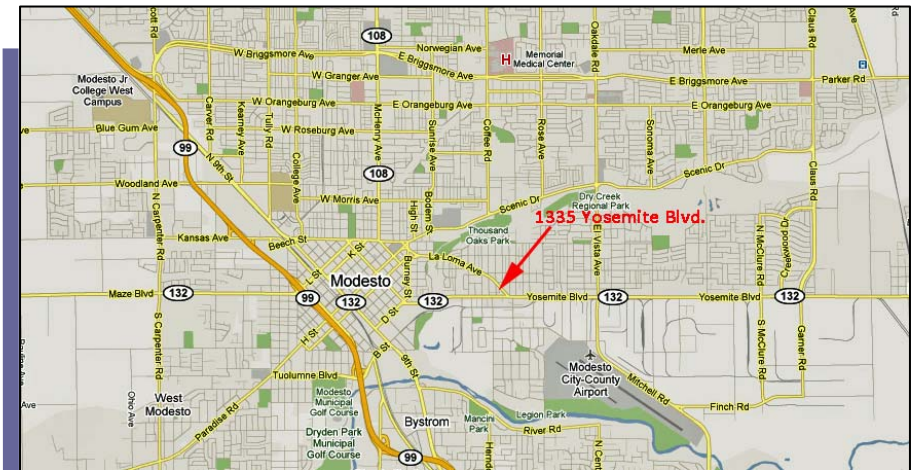
**Rent:** \$1.01 psf/mth NNN.

**Location:** At the northwest corner of Yosemite Blvd. and La Loma Ave. Access from both streets.

**Size:** Building is 7,152+/- square feet. Lot size is 43,124+/- square feet.

**Zoning:** C-2 (General Commercial): Allows a wide variety of retail uses.

**Parking:** 6 spaces per 1,000 square feet.



1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)  
License #01460663

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**Dave Tanner**

209-758-3108

[dtanner@prucommercialre.com](mailto:dtanner@prucommercialre.com)

Lic. #00418278

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