FOR LEASE OR SALE

DRIVE-THRU OPPORTUNITY

1420 Kansas Avenue • Modesto, CA

Freestanding Drive-Thru Building
Highly Visible Location
Located on Busy Retail Corridor!
Easy Access



2,788 SF 2nd Generation Freestanding Drive-Thru On 0.49 Acres

Positioned along a well-traveled corridor, the property benefits from steady traffic counts and close proximity to established businesses and key amenities.

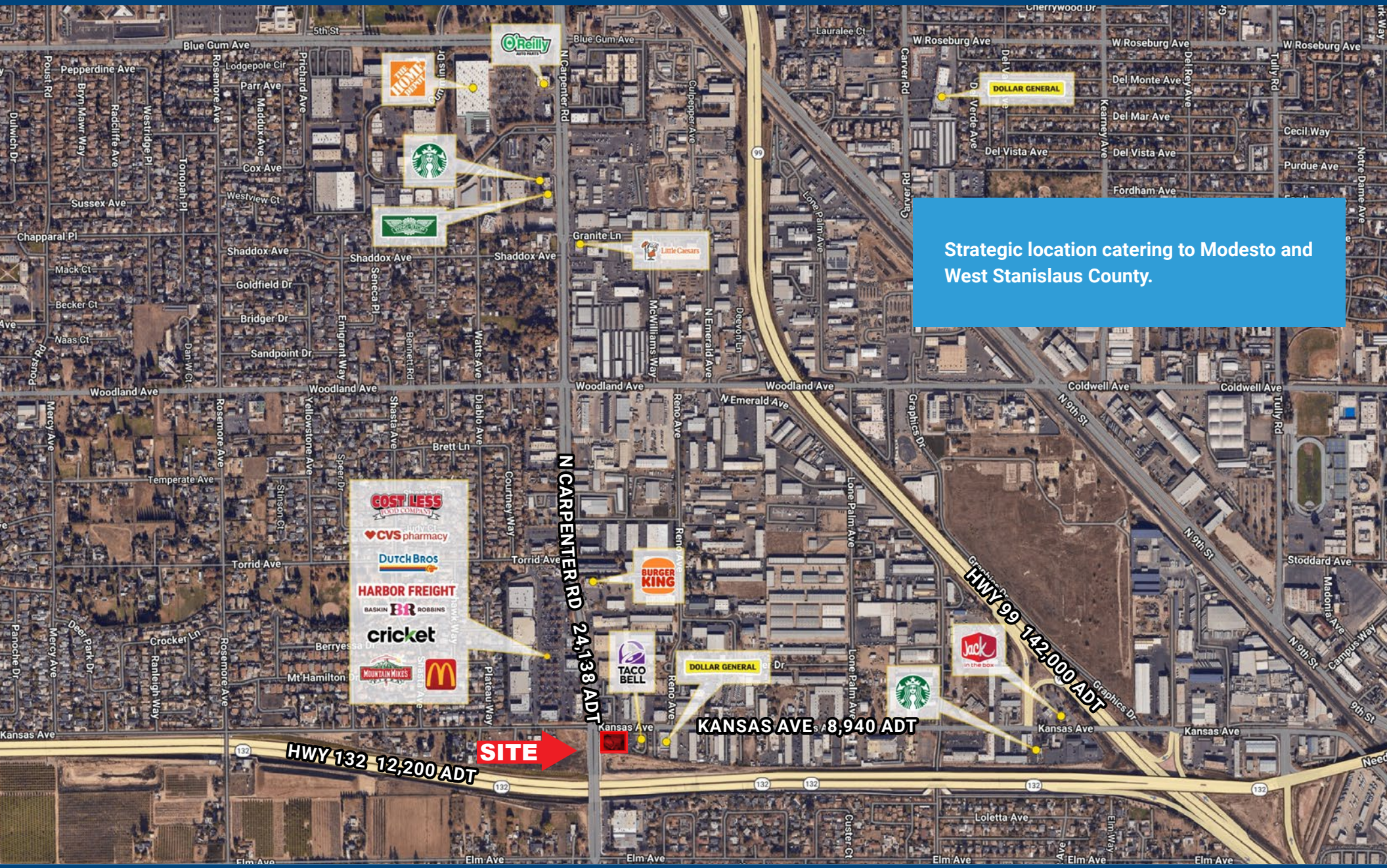
Location Highlights

- High Traffic Area
- 24,138 Daily Traffic Count on Carpenter Road
- Easy Access to Hwy 99 (142,000 ADT) and Hwy 12 (12,200 ADT)

Tim Seiler | tim@cumbelich.com | t. 925.546.5156 | CA DRE Lic #01076263
Joe Kuvetakis | joe@cumbelich.com | t. 925.546.5157 | CA DRE Lic #01854159
John Cumbelich & Associates | 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 | t. 925.935.5400

PARTNER XTEAM RETAIL ADVISORS

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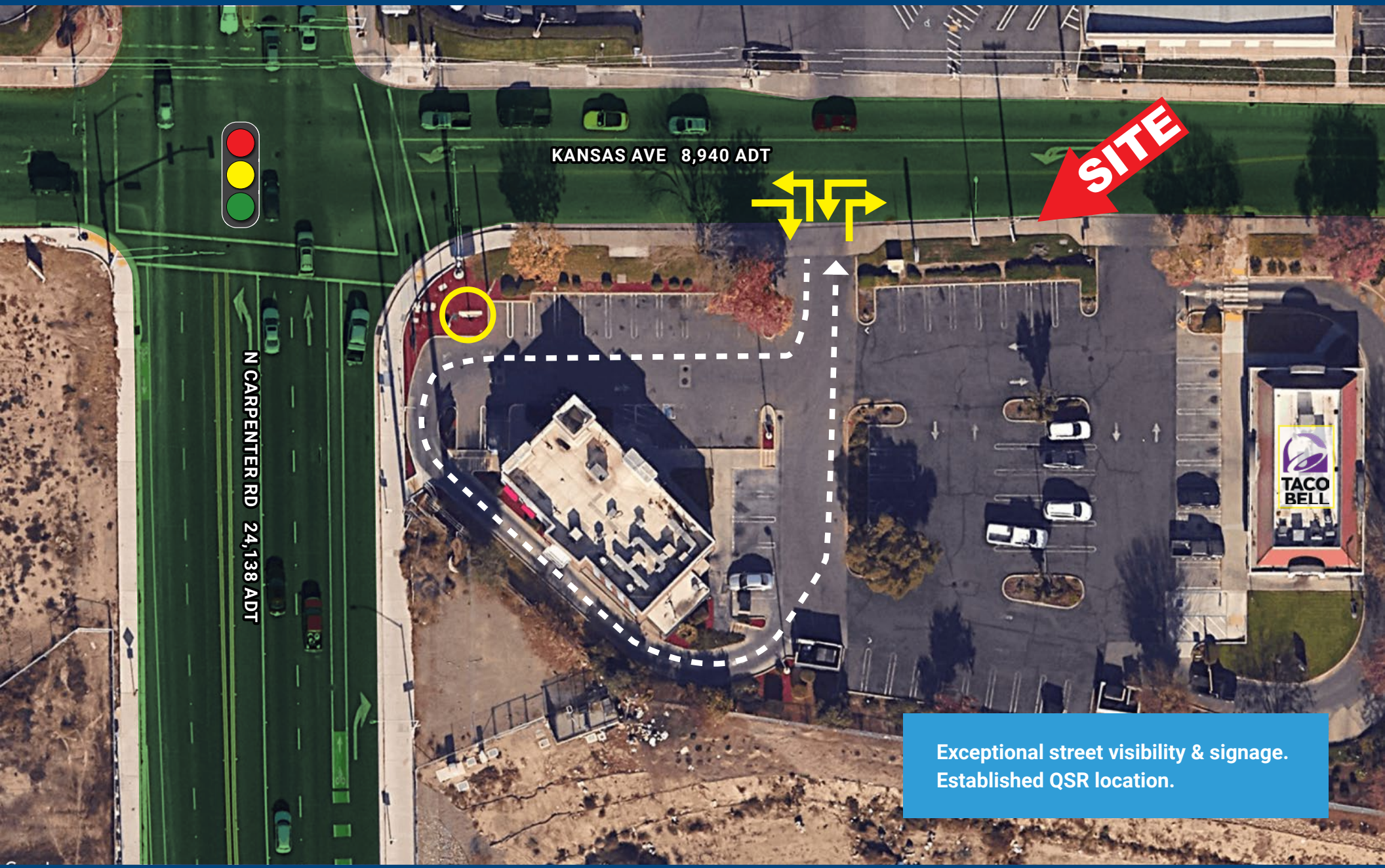
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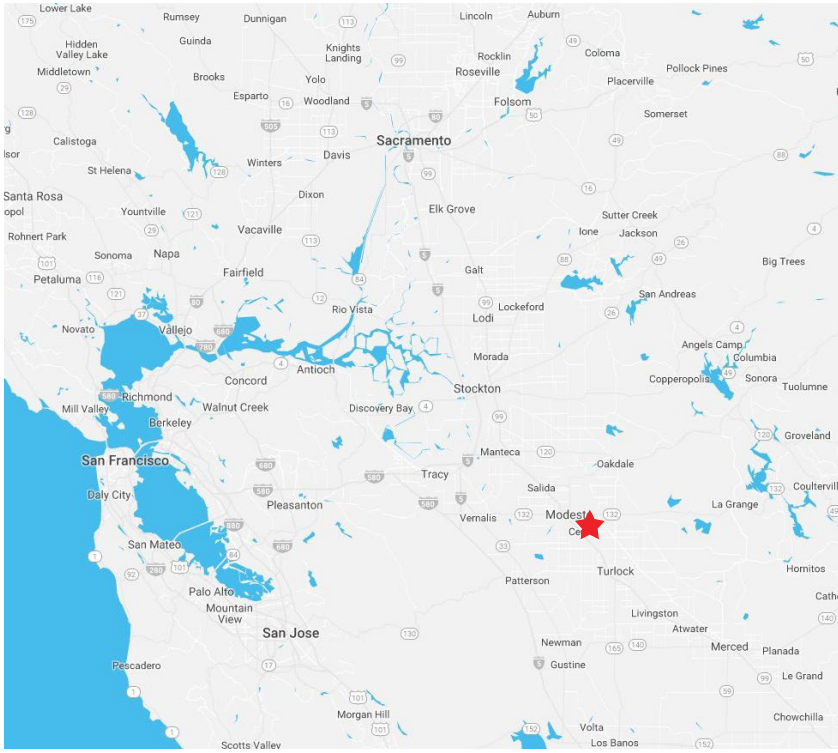
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		1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
POPULATION	2026 Estimated Population	9,237	45,547	98,013
	2031 Projected Population	9,097	45,026	96,507
	2021 Census Population	8,880	44,940	96,669
	2010 Census Population	8,475	42,285	91,235
	Projected Annual Growth 2026 to 2031	-0.3%	-0.2%	-0.3%
	Historical Annual Growth 2010 to 2026	0.6%	0.5%	0.5%
	2026 Median Age	33.7	33.5	33.8
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	13,565	45,611	77,085
HOUSEHOLDS	2026 Estimated Households	2,678	14,268	32,077
	2031 Projected Households	2,685	14,263	31,940
	2020 Census Households	2,591	13,959	31,575
	2010 Census Households	2,473	13,199	30,019
	Projected Annual Growth 2026 to 2031	-	-	-
	Historical Annual Growth 2010 to 2026	0.5%	0.5%	0.4%
RACE & ETHNICITY	2026 Estimated White	39.1%	41.0%	42.7%
	2026 Estimated Black or African American	4.4%	4.6%	4.7%
	2026 Estimated Asian or Pacific Islander	9.8%	8.3%	8.2%
	2026 Estimated American Indian or Native Alaskan	1.9%	2.0%	2.1%
	2026 Estimated Other Races	44.8%	44.1%	42.3%
	2026 Estimated Hispanic	55.1%	54.9%	52.9%
INCOME	2026 Estimated Average Household Income	$107,543	$97,146	$94,055
	2026 Estimated Median Household Income	$88,403	$76,286	$74,575
	2026 Estimated Per Capita Income	$31,318	$30,691	$31,031
EDUCATION (AGE 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	11.4%	14.0%	12.8%
	2026 Estimated Some High School (Grade Level 9 to 11)	11.9%	11.9%	11.3%
	2026 Estimated High School Graduate	34.1%	29.5%	30.2%
	2026 Estimated Some College	22.4%	19.9%	21.6%
	2026 Estimated Associates Degree Only	6.7%	7.9%	7.5%
	2026 Estimated Bachelors Degree Only	11.3%	12.2%	12.0%
	2026 Estimated Graduate Degree	2.3%	4.5%	4.6%
BUSINESS	2026 Estimated Total Businesses	667	2,517	3,938
	2026 Estimated Total Employees	10,531	30,383	44,537
	2026 Estimated Employee Population per Business	15.8	12.1	11.3
	2026 Estimated Residential Population per Business	13.9	18.1	24.9

MODESTO's retail corridors support national brands and innovative local businesses. Kansas Avenue in Southwest Modesto features a mix of local retail shops, wholesale-retail hybrids, specialty businesses, and commercial spaces near Highway 99.





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