

Promenade Shopping Center



LOCATION: Northwest Corner of McHenry Avenue & Standiford Avenue, Modesto, California

AVAILABLE SPACE: 1,980± SF - Shop Space
39,334± SF – Anchor Space

LEASE RATE: Call for lease rate.

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population	13,697	118,072	241,800
Income	\$69,679	\$67,925	\$70,711

TRAFFIC COUNTS: McHenry Avenue: 33,500 cars ADT
Standiford Avenue: 31,818 cars ADT

FEATURES:

- High profile and high traffic regional center anchored by Ross Dress for Less and Barnes & Noble
- Located in the heart of Modesto with easy access to Highway 99 and all of Modesto
- Ample parking and exposure to McHenry Avenue
- Shop tenants include Starbucks, Hallmark, ColdStone, Subway and GameStop
- Located across the street from Target, Marshall's, Dress Barn, Guitar Center and Kragan Auto.
- Monument sign available!

For More Information, Contact:

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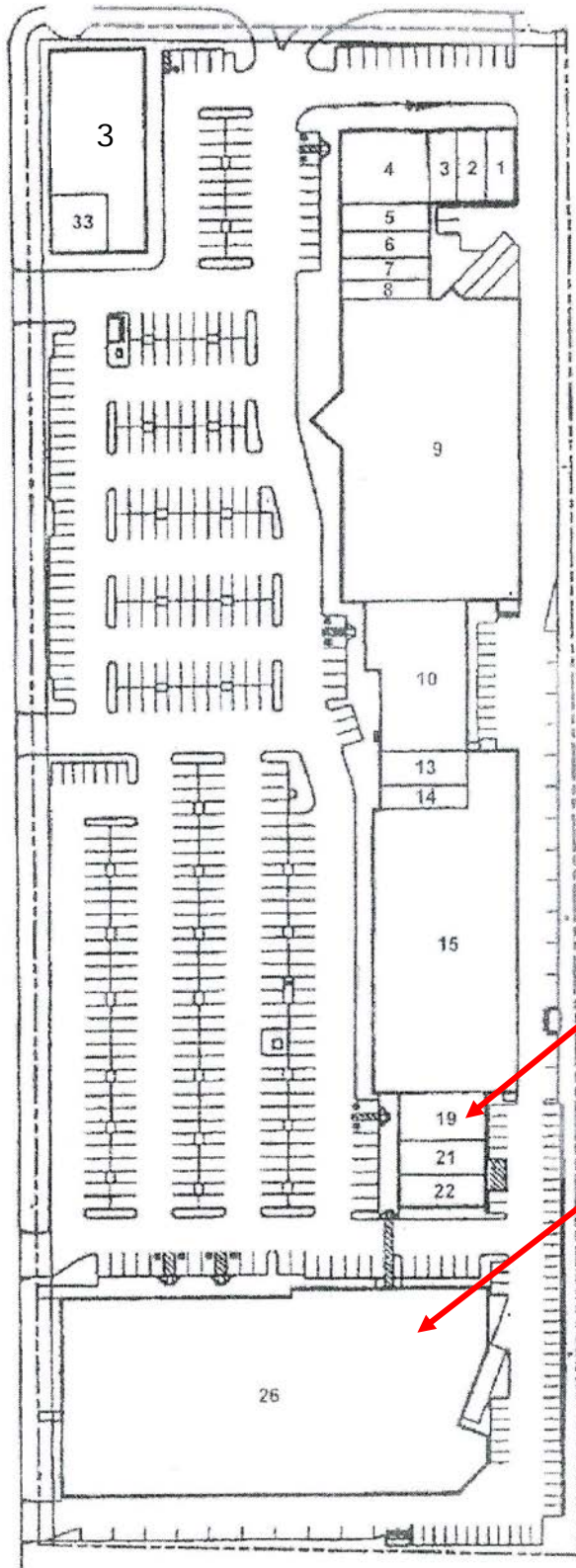
Direct: (209) 983-6837/Office: (209) 983-1111



Standiford Avenue

McHenry Avenue (State Highway 108)

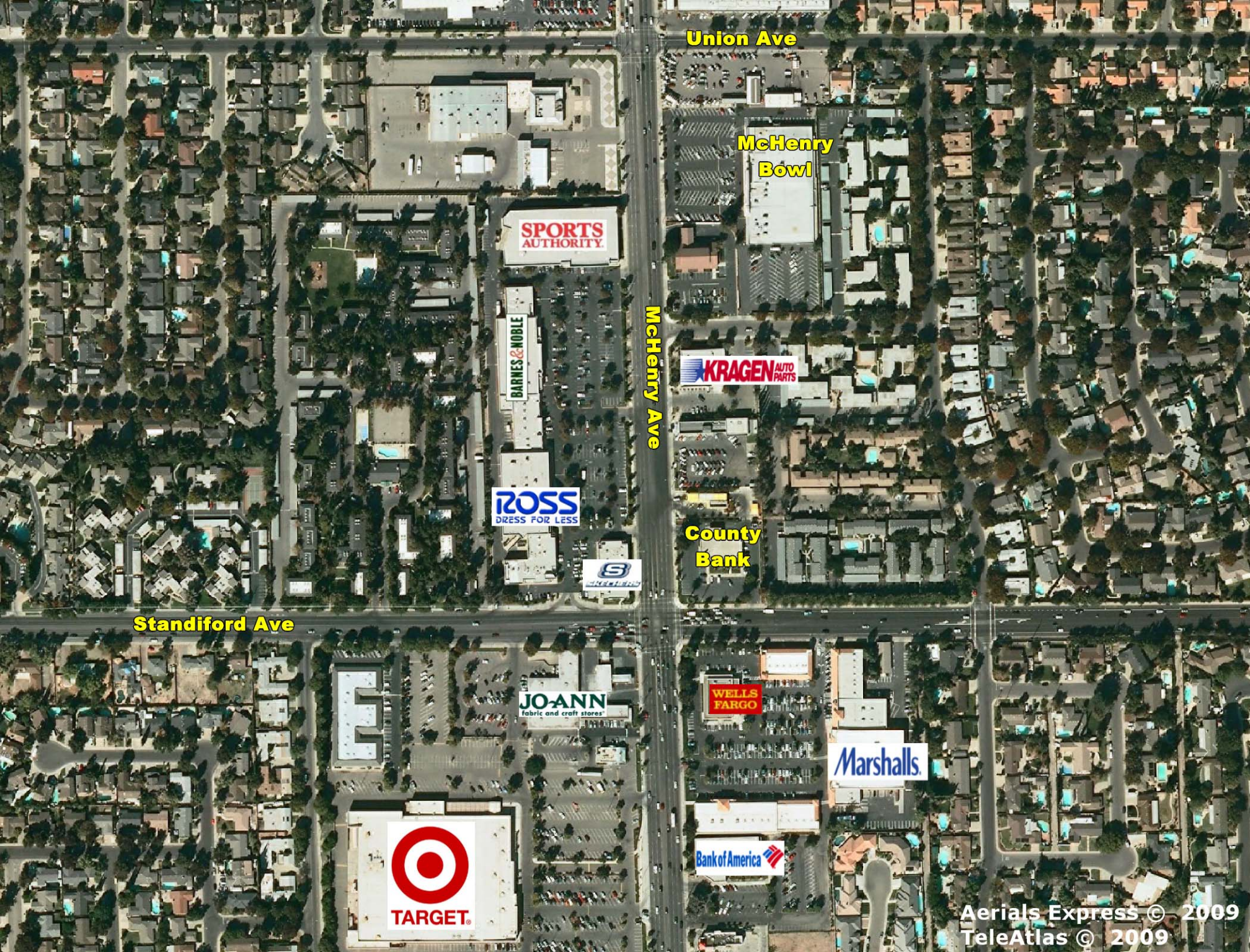
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THE PROMENADE

1. Taqueria Modesto
2. GameStop
3. Nail Tek
4. Cold Stone Creamery
5. Boston Rose Florist
6. Bagel Shop
7. Color Me Mine
8. Super Cuts
9. Ross Dress for Less
10. Hallmark Cards
13. Total Nutrition
14. Starbucks
15. Barnes & Noble
19. **AVAILABLE (1,980±SF)**
21. Poke Bowl
22. Yates & Co Jewelers
26. **AVAILABLE (39,334±SF)**
32. Skechers
33. Subway.





Union Ave

McHenry Bowl

McHenry Ave

SPORTS
AUTHORITY

BARNES & NOBLE

ROSS
DRESS FOR LESS



KRAGEN
AUTO PARTS

County
Bank

Standiford Ave

JO-ANN
fabric and craft stores

WELLS
FARGO

Marshalls

Bank of America



DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 37.691029/-120.998144

May 2010



RF9

Mchenry Ave & Standiford Ave Modesto, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2008)	13,697		118,072		241,800	
Census Population (1990)	12,971		96,789		181,460	
Census Population (2000)	12,756		102,406		208,339	
Projected Population (2013)	14,601		128,571		262,035	
Forecasted Population (2018)	15,621		143,075		291,815	
Historical Annual Change (1990-2000)	-215	-0.2%	5,617	0.6%	26,879	1.5%
Historical Annual Change (2000-2008)	941	0.9%	15,666	1.9%	33,461	2.0%
Projected Annual Change (2008-2013)	904	1.3%	10,499	1.8%	20,235	1.7%
Est. Population Density (2008)	4,361.95	<i>psm</i>	4,181.76	<i>psm</i>	3,135.45	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.24	<i>sq mi</i>	77.12	<i>sq mi</i>
Households						
Estimated Households (2008)	5,365		41,504		79,354	
Census Households (1990)	5,287		36,081		64,002	
Census Households (2000)	5,251		38,079		71,913	
Projected Households (2013)	5,590		44,045		84,020	
Forecasted Households (2018)	5,773		47,326		90,689	
Historical Annual Change (1990-2000)	-36	-0.1%	1,998	0.6%	7,912	1.2%
Projected Annual Change (2000-2013)	339	0.5%	5,965	1.2%	12,107	1.3%
Average Household Income						
Est. Average Household Income (2008)	\$69,679		\$67,925		\$70,711	
Census Average Hhld Income (1990)	\$45,028		\$39,442		\$38,459	
Census Average Hhld Income (2000)	\$54,366		\$51,412		\$52,199	
Proj. Average Household Income (2013)	\$79,935		\$78,638		\$82,226	
Historical Annual Change (1990-2000)	\$9,339	2.1%	\$11,970	3.0%	\$13,740	3.6%
Projected Annual Change (2000-2013)	\$25,569	3.6%	\$27,226	4.1%	\$30,027	4.4%
Median Household Income						
Est. Median Household Income (2008)	\$51,205		\$53,135		\$54,865	
Census Median Hhld Income (1990)	\$37,100		\$33,402		\$32,454	
Census Median Hhld Income (2000)	\$41,523		\$42,195		\$42,840	
Proj. Median Household Income (2013)	\$56,442		\$59,118		\$61,562	
Historical Annual Change (1990-2000)	\$4,423	1.2%	\$8,794	2.6%	\$10,386	3.2%
Projected Annual Change (2000-2013)	\$14,919	2.8%	\$16,922	3.1%	\$18,722	3.4%
Per Capita Income						
Est. Per Capita Income (2008)	\$27,412		\$24,495		\$23,848	
Census Per Capita Income (1990)	\$18,353		\$14,703		\$13,565	
Census Per Capita Income (2000)	\$22,423		\$19,121		\$18,007	
Proj. Per Capita Income (2013)	\$30,735		\$27,601		\$27,055	
Historical Annual Change (1990-2000)	\$4,070	2.2%	\$4,418	3.0%	\$4,442	3.3%
Projected Annual Change (2000-2013)	\$8,312	2.9%	\$8,481	3.4%	\$9,048	3.9%
Other Income						
Est. Median Disposable Income (2008)	\$42,847		\$44,516		\$45,744	
Proj. Median Disposable Income (2013)	\$46,984		\$48,866		\$50,628	
Est. Average Household Net Worth (2008)	\$517,406		\$465,643		\$480,075	

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