

BRIGGSMORE SHOPPING CENTER

ATTRACTIVE RETAIL SHOP SPACES FOR LEASE

2001 MCHENRY AVENUE, MODESTO, CA

LISTING DATA

AVAILABLE SF: 1,200± SF (former restaurant)
3,040± SF

COMMENTS:

- Anchored by Safeway Marketplace and Burlington Coat Factory
- Located in the heart of Modesto along high-traffic McHenry Avenue
- Centralized, high traffic location ideal for neighborhood and regional retailers!
- Other successful tenants include; Starbucks, Massage Envy, AT&T, Orange Theory Fitness, Golden 1 Credit Union and The Avenue

ECONOMIC DATA

LEASE RATE: Call for lease rate

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	16,835	76,986	144,761
Average HH Income:	\$63,481	\$65,110	\$67,609

TRAFFIC COUNTS:

McHenry Ave: 38,000± Cars ADT
Briggsmore Ave: 37,188± Cars ADT

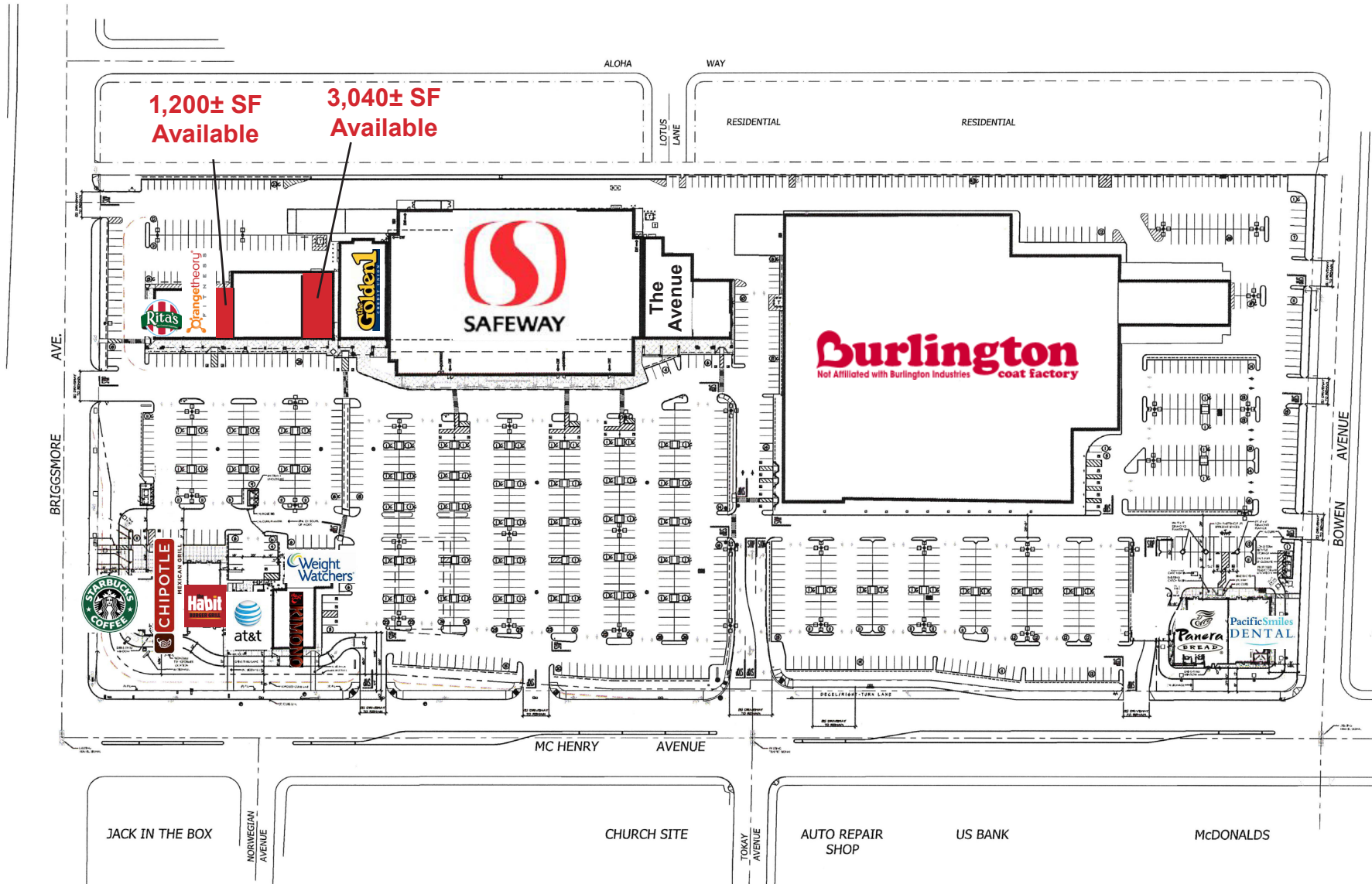


CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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BRIGGSMORE

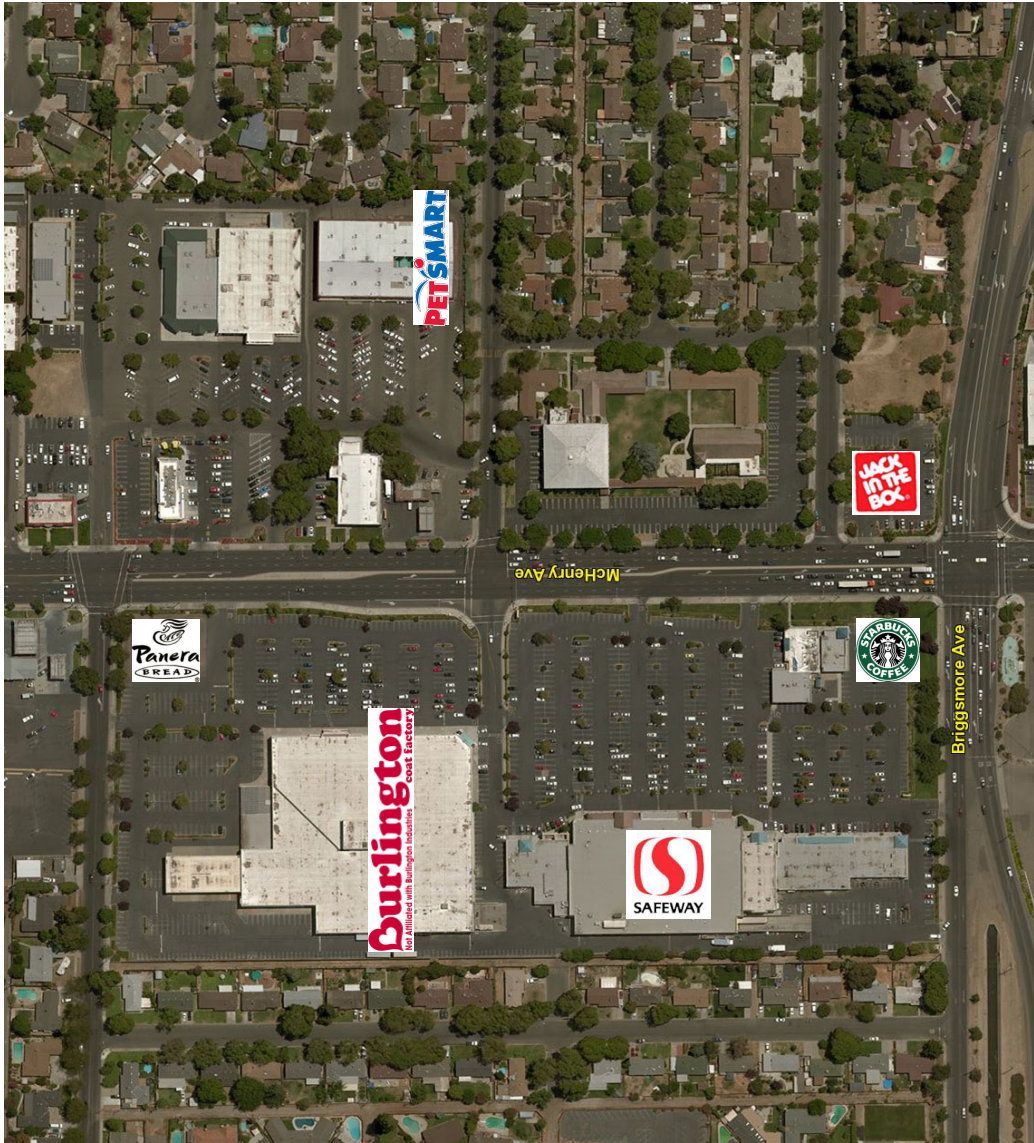


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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6709/-120.9957

RFULL9

2001 McHenry Ave

Modesto, CA

Population

	1 Mile		2 Miles		3 Miles	
Estimated Population (2016)	16,835		76,986		144,761	
Projected Population (2021)	17,839		81,505		153,148	
Census Population (2010)	16,139		73,337		138,325	
Census Population (2000)	16,766		75,141		135,492	
Projected Annual Growth (2016-2021)	1,004	1.2%	4,519	1.2%	8,387	1.2%
Historical Annual Growth (2010-2016)	696	0.7%	3,649	0.8%	6,436	0.8%
Historical Annual Growth (2000-2010)	-627	-0.4%	-1,804	-0.2%	2,834	0.2%
Estimated Population Density (2016)	5,363 <i>psm</i>		6,131 <i>psm</i>		5,122 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		12.6 <i>sq mi</i>		28.3 <i>sq mi</i>	

Households

Estimated Households (2016)	6,675		29,379		52,550	
Projected Households (2021)	6,928		30,454		54,417	
Census Households (2010)	6,396		27,950		50,142	
Census Households (2000)	6,620		28,669		49,162	
Projected Annual Growth (2016-2021)	253	0.8%	1,075	0.7%	1,867	0.7%
Historical Annual Change (2000-2016)	56	0.1%	711	0.2%	3,388	0.4%

Average Household Income

Estimated Average Household Income (2016)	\$63,481		\$65,110		\$67,609	
Projected Average Household Income (2021)	\$73,383		\$75,402		\$78,606	
Census Average Household Income (2010)	\$66,001		\$61,333		\$62,410	
Census Average Household Income (2000)	\$52,934		\$48,824		\$49,803	
Projected Annual Change (2016-2021)	\$9,902	3.1%	\$10,292	3.2%	\$10,997	3.3%
Historical Annual Change (2000-2016)	\$10,547	1.2%	\$16,286	2.1%	\$17,806	2.2%

Median Household Income

Estimated Median Household Income (2016)	\$47,876		\$48,159		\$50,976	
Projected Median Household Income (2021)	\$53,062		\$52,949		\$56,044	
Census Median Household Income (2010)	\$49,147		\$47,647		\$49,856	
Census Median Household Income (2000)	\$43,776		\$39,922		\$40,715	
Projected Annual Change (2016-2021)	\$5,186	2.2%	\$4,790	2.0%	\$5,067	2.0%
Historical Annual Change (2000-2016)	\$4,100	0.6%	\$8,237	1.3%	\$10,261	1.6%

Per Capita Income

Estimated Per Capita Income (2016)	\$25,311		\$24,973		\$24,731	
Projected Per Capita Income (2021)	\$28,633		\$28,293		\$28,108	
Census Per Capita Income (2010)	\$26,156		\$23,375		\$22,623	
Census Per Capita Income (2000)	\$20,637		\$18,575		\$18,053	
Projected Annual Change (2016-2021)	\$3,322	2.6%	\$3,320	2.7%	\$3,378	2.7%
Historical Annual Change (2000-2016)	\$4,674	1.4%	\$6,398	2.2%	\$6,678	2.3%
Estimated Average Household Net Worth (2016)	\$543,367		\$537,340		\$587,113	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.