

FOR SALE OR LEASE



GROCERY ANCHOR BOX | 4120 DALE ROAD | MODESTO, CA

O'Brien's Marketplace

4120 Dale Road | Modesto, California 95356

ANCHOR SPACE

±48,000 – ±53,000 SF

SPACE TYPE

Grocery / Retail Box

LEASE RATE

Call for Rate

OVERVIEW

Property Overview

CoSol Commercial Real Estate is pleased to present the grocery anchor space at O'Brien's Marketplace available for lease — a freestanding grocery box anchoring an established neighborhood shopping center along the Dale Road / Pelandale Avenue corridor in North Modesto.

The center benefits from a strong, established co-tenant mix including fitness, personal care, dining, and service tenants that drive consistent daily traffic.

Positioned minutes from Highway 99 within one of North Modesto's fastest-growing trade areas, the property is surrounded by major retail including Costco, Lowe's, Save Mart, Vallarta Supermarkets, and Kaiser Permanente, along with substantial new residential and commercial growth nearby.

SPACE

Grocery Anchor Box

FOR SALE

±53,000 SF

FOR LEASE

±48,000 SF

USE TYPE

Grocery / Retail

LEASE RATE

Call for Rate

CO-TENANCY

Fitness, Dining & Services

LOCATION

O'Brien's Marketplace

Property Highlights

01

Turnkey Grocery Box

Existing grocery improvements in place — a move-in-ready format for a full-service grocer or large-format retail user.

02

Established Co-Tenancy

Strong mix of fitness, dining, dental, and personal-care tenants creating a true neighborhood-service destination.

03

Flexible Lease Terms

Competitive lease rates with flexible term lengths for grocery, retail, and service users.

04

Exceptional Trade Area

Surrounded by Costco, Lowe's, Save Mart, Vallarta Supermarkets, and Kaiser Permanente along the Dale Road / Pelandale corridor.

05

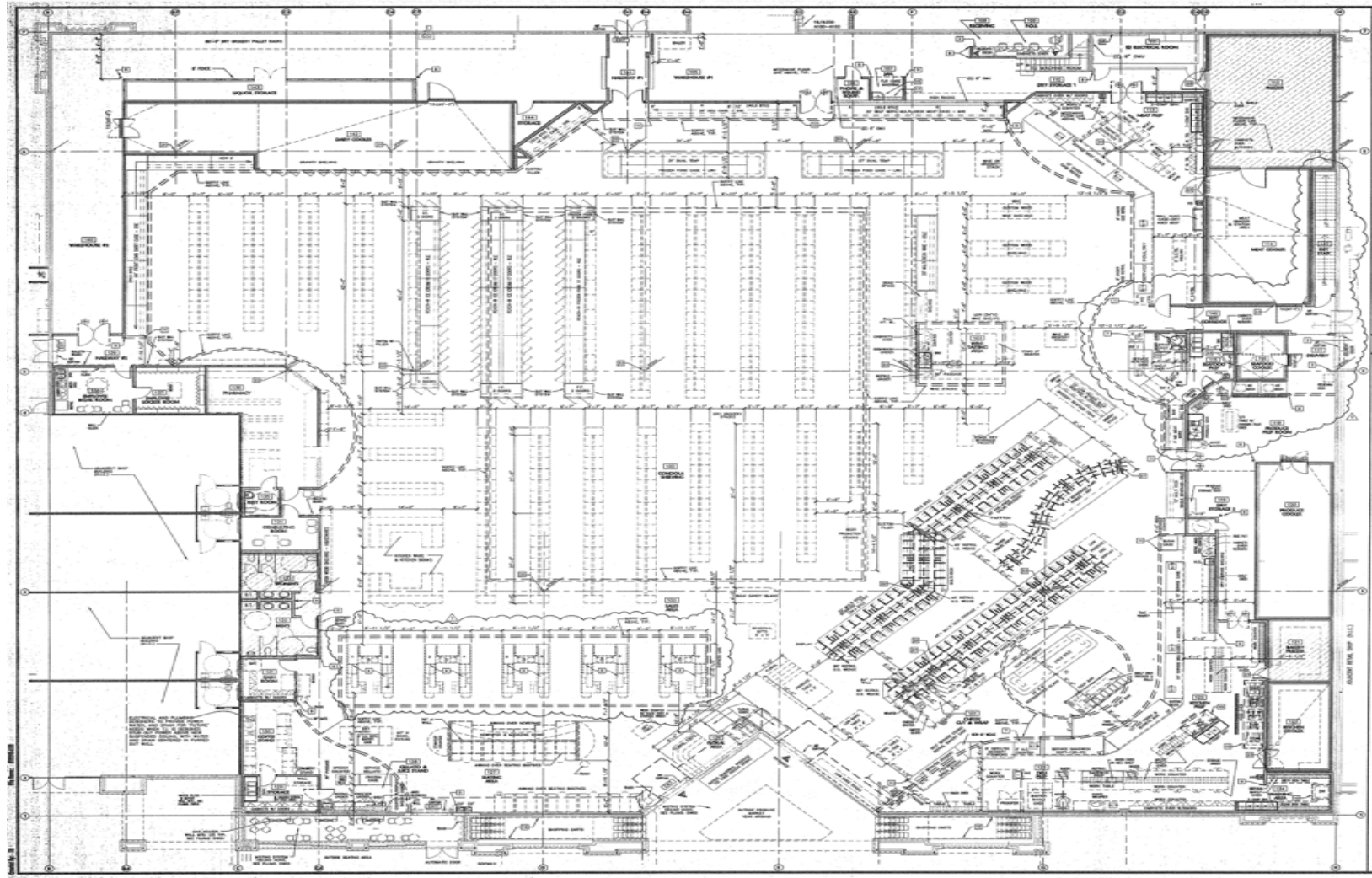
HWY 99 Proximity

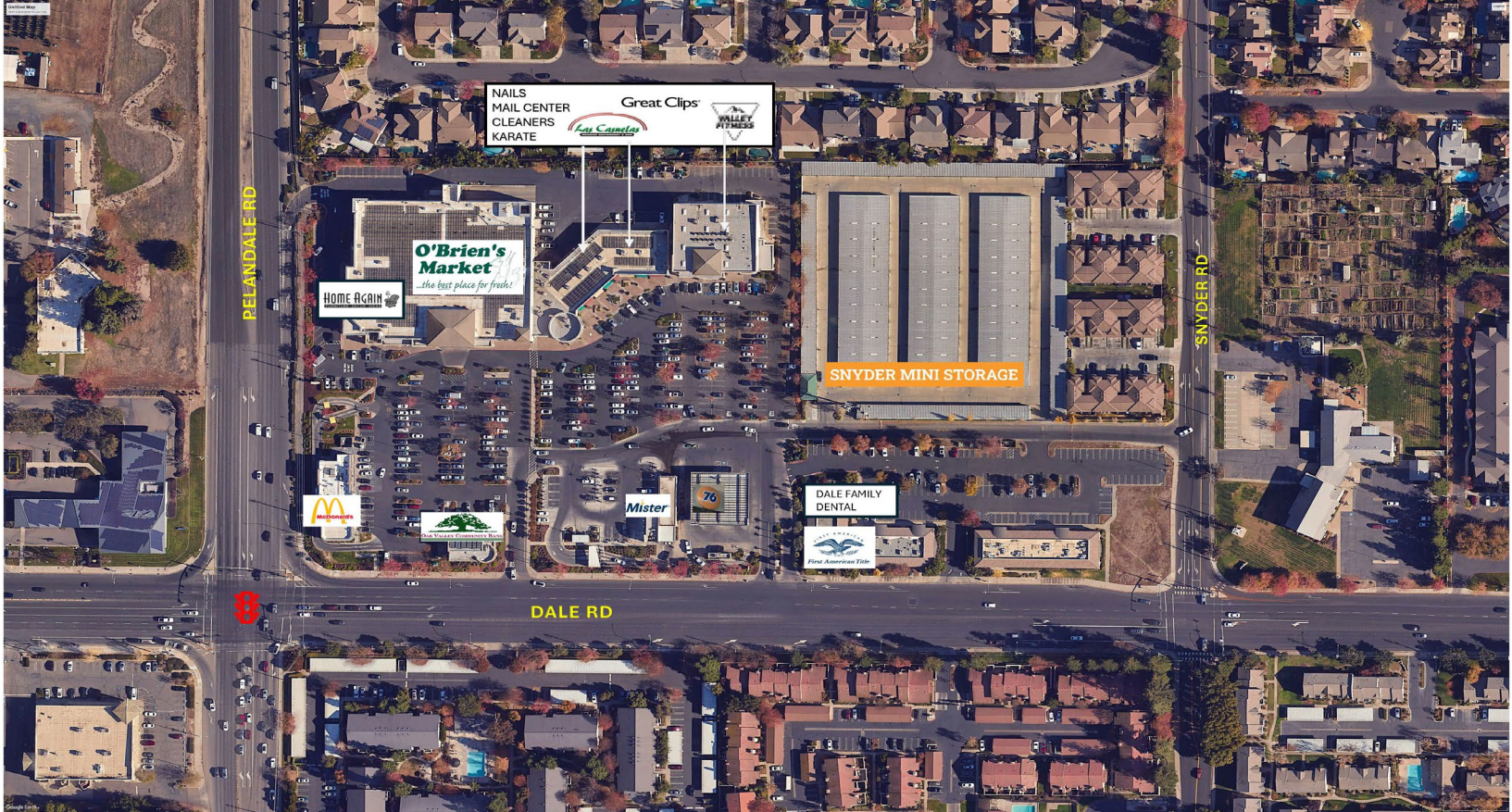
Convenient freeway access within one of the Central Valley's fastest-growing North Modesto trade areas.

06

Significant Nearby Growth

New luxury apartments, senior living, and corporate office development underway within the immediate trade area.





NAILS
MAIL CENTER
CLEANERS
KARATE

Great Clips

Valley Fitness

O'Brien's
Market

the best place for fresh!

HOME AGAIN

McDonald's

THE CAR WASH

Mister

76

DALE FAMILY
DENTAL

DALE CREDIT
First American Title

SNYDER MINI STORAGE

PELANDALE RD

DALE RD

SNYDER RD

8



O'BRIEN'S MARKETPLACE

4120 Dale Road, Modesto

Grocery Anchor Box Available | For Lease | Modesto, California

Tim Bettencourt

CoSol Commercial Real Estate

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