

# MCHENRY VILLAGE SHOPPING CENTER

Modesto, CA | 1700 McHenry Avenue  
Available for Lease



# ABOUT MCHENRY VILLAGE

McHenry Village is a landmark shopping center located in the heart of Modesto, California. Established in the 1950s, it has long served as a central retail destination for the community, blending local businesses with nationally recognized retailers.

Anchored by Sprouts Farmers Market, McHenry Village features a vibrant mix of national and local retailers, fashion boutiques, restaurants, personal services, and specialty shops—creating a convenient one-stop hub for shopping and dining. With its open-air design, lush landscaping, and community-focused events, McHenry Village continues to serve as a well-loved gathering place for generations. Its strong tenant mix, grocery anchor, and prime location along McHenry Avenue contribute to its reputation as one of Modesto's premier retail destinations.

FOR INFORMATION, PLEASE CONTACT:

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# DIRECTORY OF STORES

## Womens / Men's Apparel

- 23 Eve N Me
- 36 Bianca's Bridal

## Specialty, Nutrition and Fitness

- 30 Hands ON Educations Supply
- 44 Dittos Copy Center
- 50A Juline School of Dance
- 52A Suka Yoga
- 54 Paper Habit
- 78 Langlois Music Company
- 90 The Dance Bag

## Entertainment

- 50 Sky Zone
- 24 Color Me Mine
- 80 Gifts Of Faith

## Food and Dining Services

- IJ Chicken Barn
- L Kobe Sushi Buffet
- 2A See's Candy
- 3 Sprouts Farmers Market
- 6 La Parrilla (Mexican Restaurant)
- 12 TOGOS
- 14 King Cones Ice Cream
- 15 Village Health Foods
- 18 Village Baking
- 26 Farmers Daughter
- 38 Aldos
- 46 Verona Italian Restaurant
- 58 Stewart and Jasper

## Jewelry

- 19 Don Roberto Jewelers

## Health and Beauty

- 1C CVS
- 1B Unique Hair
- 16B Rise Orthodontics
- 21 Great Clips
- 22 Venetian Nails
- 43 The Studio Salon
- 41A Mulberry Lane
- 60 Sola
- 60B Bio Life Plasma
- 77 Stanislaus Vision Associates
- 81 ARCH
- 81A Eyebrows Plus

## Home Houseware

- 59 Furniture and More
- 52 Suite Living 52

## Shoes

- 41 Shoes that Fit

## Services

- 2C Jackson Hewitt
- 39 The Key Hut
- 76A Phillips Lighting
- 76F Travel and Cruises
- 80A McHenry Phone Repair
- 91 Weeks Real Estate

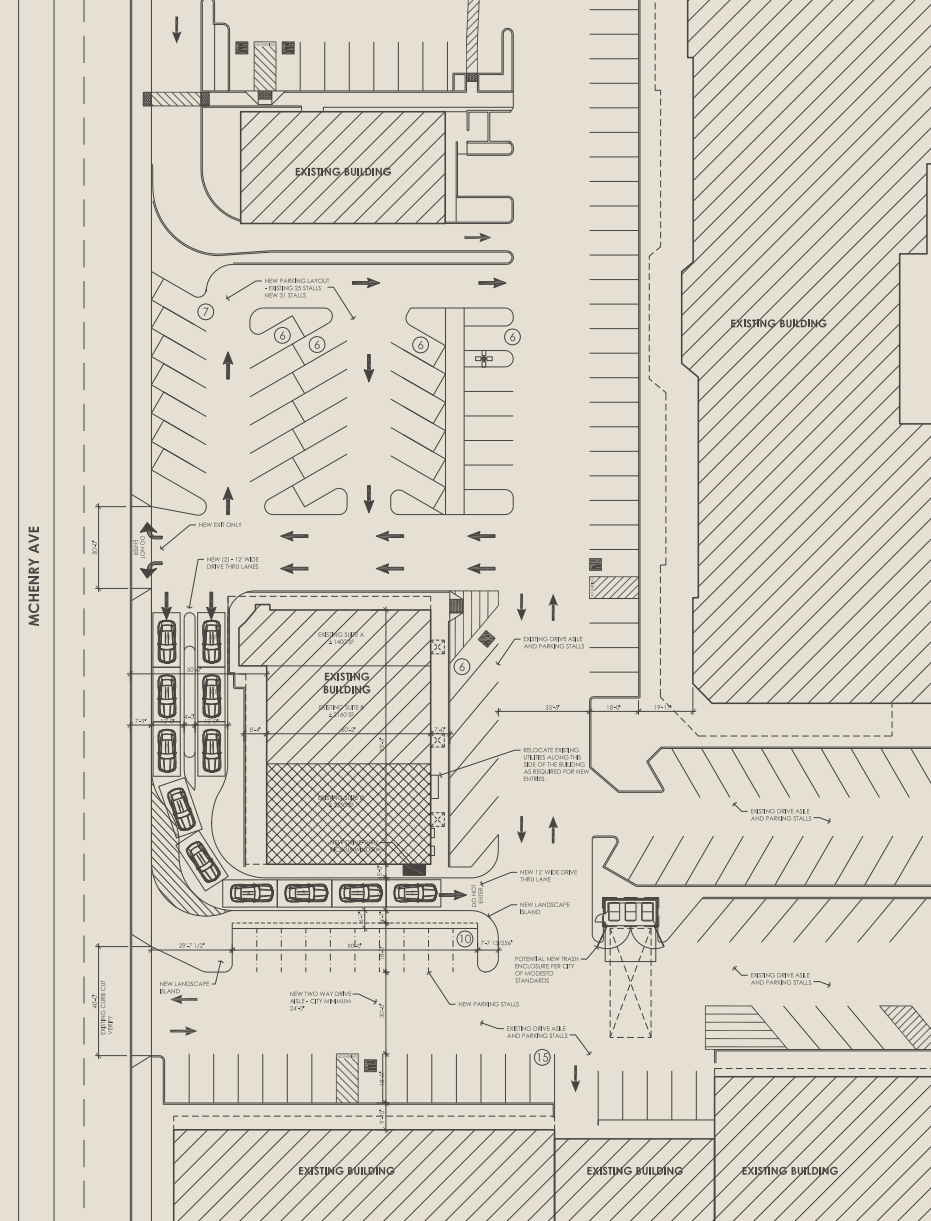
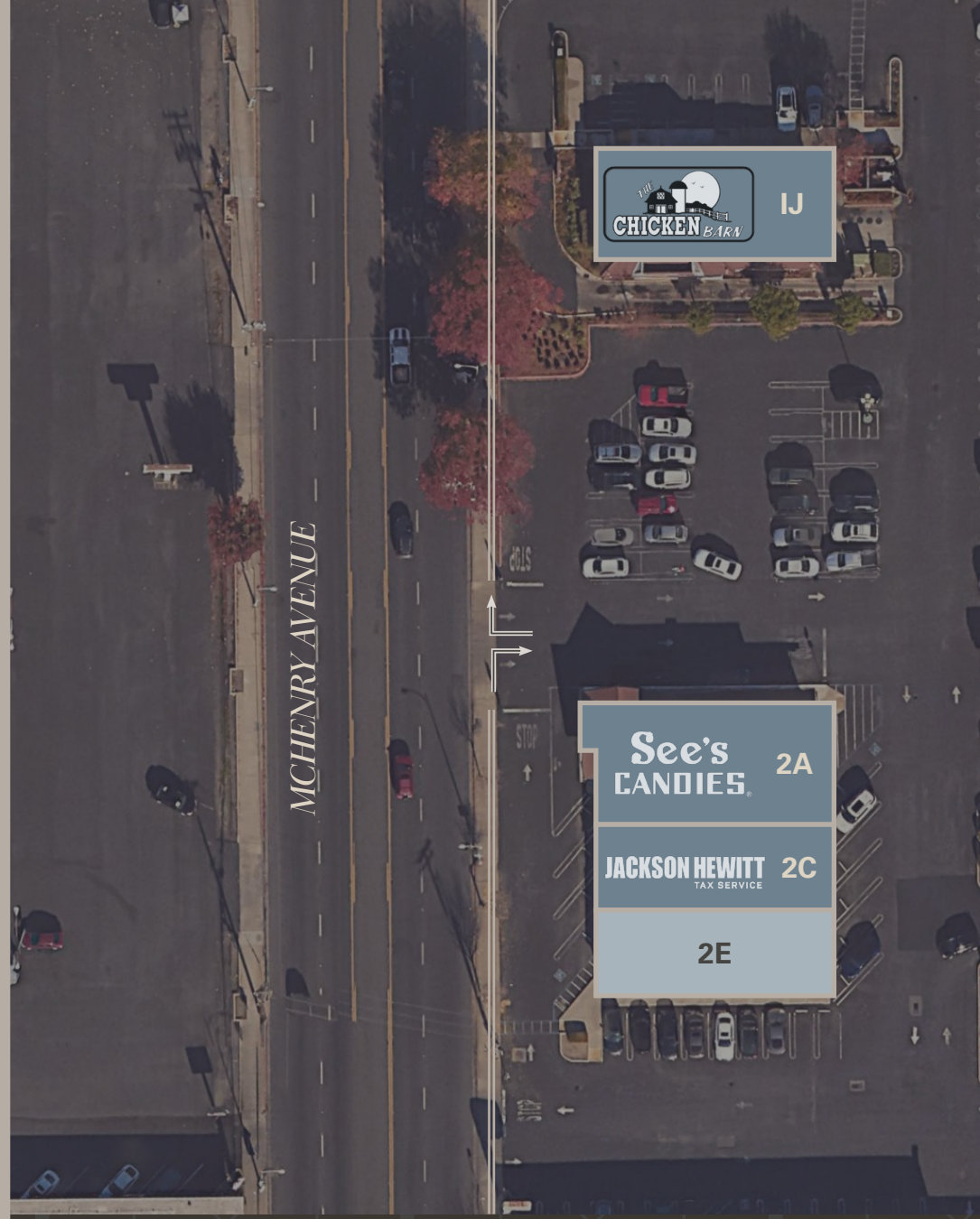
## Vacancies

- Available Spaces
- At LOI
- At Lease



# RETAIL PADS 1 & 2

Suite	Tenant	SF
<b>Pad 1</b>		
IJ	Chicken Barn	2,242
<b>Pad 2</b>		
2A	See's Candy	1,400
2C	Jackson Hewitt	2,160
2E	At LOI	2,550



**PROPOSED PAD 2 REDEVELOPMENT PLAN**  
End cap suite with two lane drive thru.



# RETAIL A



Suite	Tenant	SF
1C	CVS	13,013
1B	Unique Hair	327
3	Sprouts Farmers Market	28,628
11	Storage	
<b>13</b>	<b>Vacant</b>	<b>2,750</b>
15	Village Health Foods	4,250
19	Don Roberto Jewelers	1,700
21	Great Clips	1,275
23	Eve N Me	3,475
25	Management Office	

# RETAIL B

Suite	Tenant	SF
50	Sky Zone	21,428
90	The Dance Bag	2,121
91	Weeks Real Estate	2,008
52	Suite Living 52	9,353
54	Paper Habit	1,316
58	Stewart and Jasper	1,470
59	Furniture and More	10,010
60	Sola	4,233
<b>61 &amp; 62</b>	<b>Vacant</b>	<b>10,000</b>
<b>62A</b>	<b>Vacant</b>	<b>3,500</b>
<b>62F</b>	<b>Vacant</b>	<b>1,873</b>
50A	Juline School of Dance	12,006
52A	Suka Yoga	5,512
60 B	Bio Life Plasma	18,500
L	Kobe Sushi Buffet	11,180



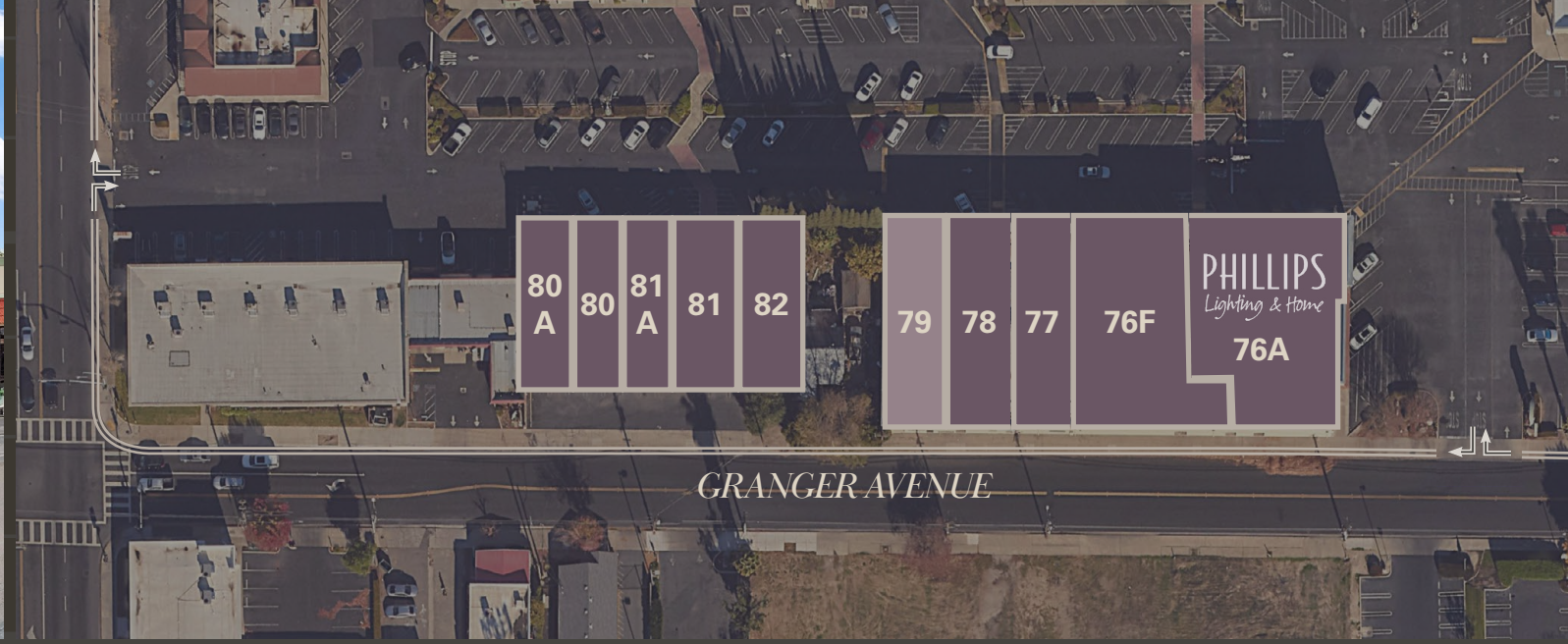
# RETAIL C



Suite	Tenant	SF
6	La Parrilla (Mexican Restaurant)	5,393
<b>10</b>	<b>Vacant</b> (Can be Demised)	<b>6,394</b>
12	TOGOS	1,678
14	King Cones Ice Cream	1,225
<b>16A</b>	<b>Vacant</b>	<b>2,252</b>
16B	Rise Orthodontics	2,048
18	Village Baking	4,400
22	Venetian Nails	2,000
24	Color Me Mine	2,185
26	Farmers Daughter	2,767
<b>28C</b>	<b>Vacant</b>	<b>6,205</b>
30	Hands ON Educations supply store	1,600
36	Bianca's Bridal	6,528
38	Aldos	1,800
39	The Key Hut	85
41A	Mulberry Lane	1,384
41	Shoes that Fit	2,840
43	The Studio Salon	1,152
44	Dittos Copy Center	4,687
46	Verona Italian Restaurant	3,550



# RETAIL D



Suite	Tenant	SF
76A	Phillips Lighting	9,008
76F	Travel and Cruises	4,992
77	Stanislaus Vision Associates	2,976
78	Langlois Music Company	3,315
<b>79</b>	<b>At Lease</b>	<b>1,125</b>
82	Postura Collection	1,120
81	ARCH	1,099
81A	Eyebrows Plus	1,099
80	Gifts Of Faith	2,118
80A	McHenry Phone Repair	920



# SURROUNDING AREA MAP

## LOCATION DESCRIPTION

McHenry Village is centrally located on McHenry and Briggsmore Avenues in Modesto, CA, one of the city's main retail corridors. The center benefits from high visibility, strong traffic counts, and convenient access from surrounding residential neighborhoods and major arterials, making it a prime destination for both daily needs and destination shopping.



61,092±  
ADT



61,092± ADT

Briggsmore Avenue at McHenry Avenue  
(Intersection Traffic)



# MODESTO AREA DEMOGRAPHICS

## DEMOGRAPHICS

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Estimate	17,686	149,332	273,180
<i>Daytime Population</i>	27,820	200,387	305,662
Households	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Estimate	6,591	52,616	89,343
<i>2025 Est. Average HH Income</i>	\$97,857	\$97,087	\$99,212

Source: PlacerAI 2025

## ACCESSIBILITY

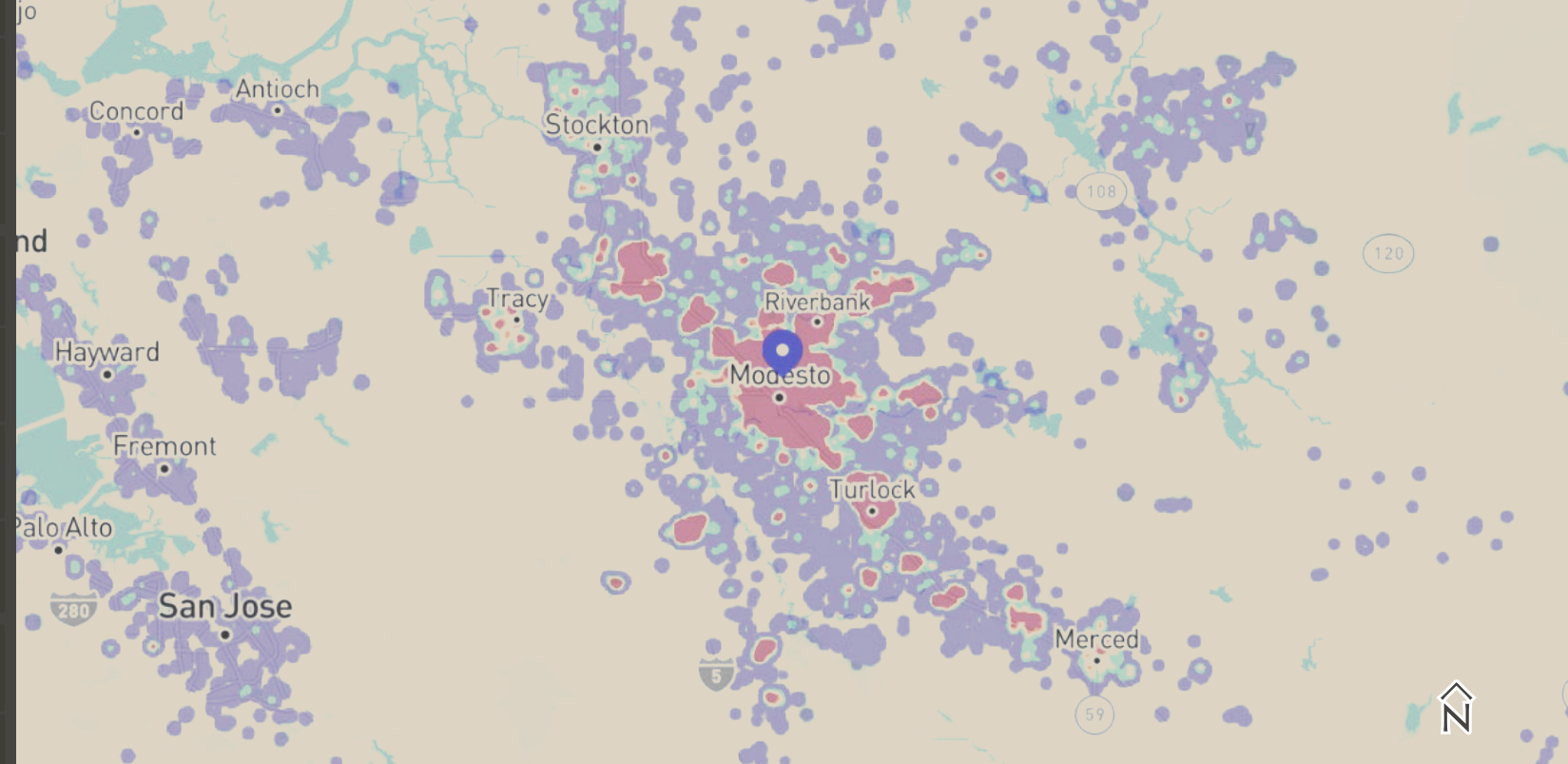
Modesto's unique location offers easy and expanding access to major highways, rail networks, and international airports.

Near the crossroads of both Interstates 5 and 99 and in proximity to the Port of Oakland and the Port of Stockton, Modesto provides seamless access to global markets and regional domestic hubs. Additionally, Modesto is served by numerous airports including Oakland, Sacramento, San Francisco, San Jose, and corporate flights out of Modesto.

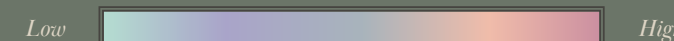


*Ongoing infrastructure investments, such as the ACE Train extension and major improvements to regional roadways, continue to guarantee efficient connectivity throughout the region.*

Source: City of Modesto | [www.modestogov.com](http://www.modestogov.com)



Number of Visits



Source: PlacerAI 2025

## RETAIL CHAIN RANKING - CALIFORNIA

Name	Visits per Year	Rank
Sola Salon Studios	157,817	1/93
La Parrilla Mexican Restaurant	132,509	2/3
Sprouts Farmers Market	518,974	45/142
AT&T	81,594	56/412
CVS Pharmacy	446,748	203/753

Source: PlacerAI 2025

## PROPERTY HIGHLIGHTS

Sprouts Farmers Market serves as the anchor of the center, driving consistent daily traffic and establishing it as a neighborhood destination.

Key co-tenants include CVS Pharmacy and Sola Salons, along with a variety of restaurants, service providers, and specialty retailers that round out the tenant mix. The combination of a high-performing grocery anchor, strong national brands, and complementary uses makes the center a premier retail destination in the trade area, offering both daily convenience and specialty shopping.

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