

BRIGGSMORE SHOPPING CENTER ATTRACTIVE RETAIL SHOP SPACE FOR LEASE

2001 MCHENRY AVENUE, MODESTO, CA

LISTING DATA

AVAILABLE SF: 3,040± SF (in-line)
2,351± SF (pad location)
3,200± SF (in-line)

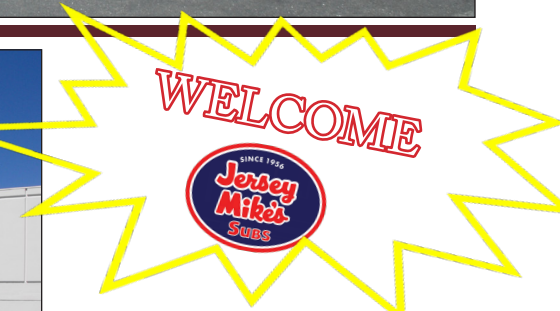
COMMENTS:

- 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, Panera Bread, Orange Theory Fitness, Golden 1 Credit Union, Nekter Juice and Carters Pet Mart!



ECONOMIC DATA

LEASE RATE: Call for lease rate

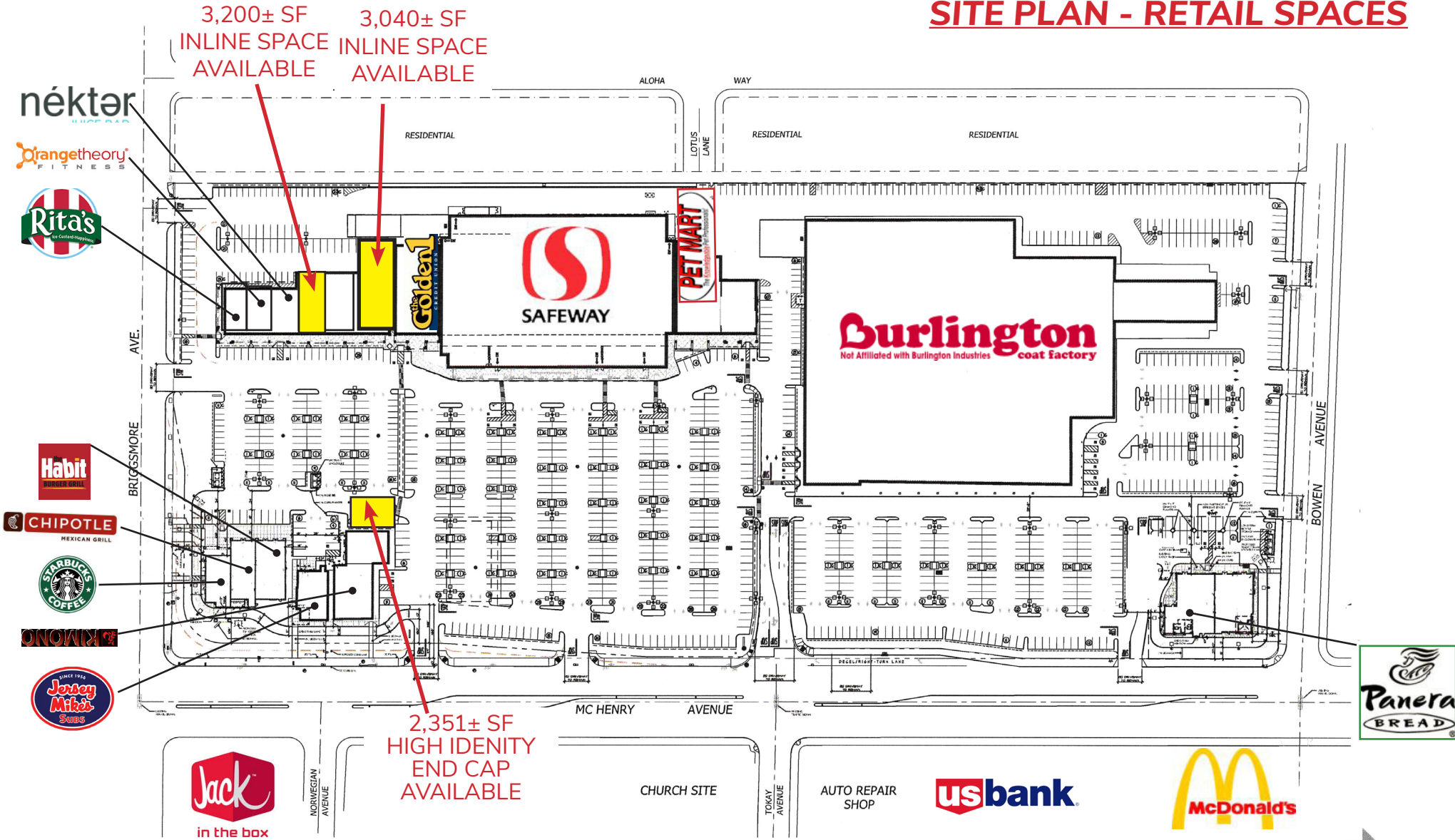


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SITE PLAN - RETAIL SPACES



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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2,351± SF

- High identity end cap to pad building.
- Exceptional exposure to McHenry Avenue!
- Adjacent to Habit Burger, Starbucks and Chipotle.



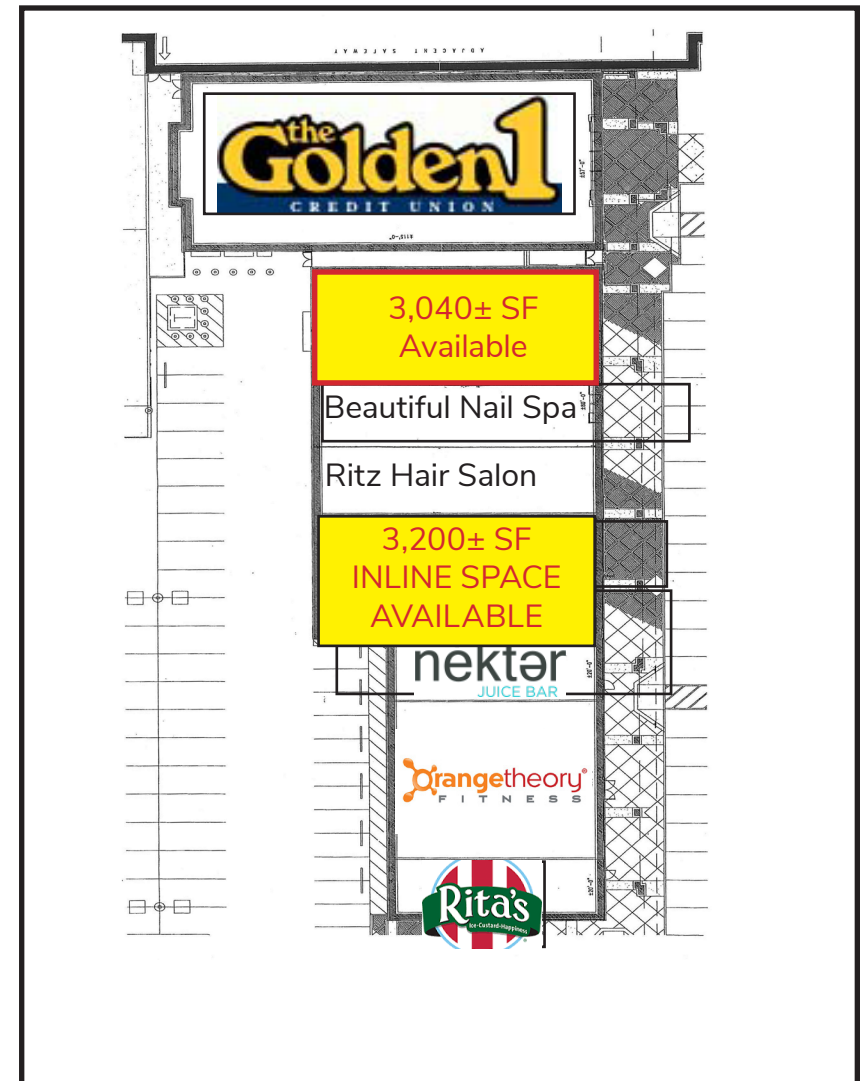
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3,040± SF

- Quality inline retail space.
- Exceptional signage including monument sign possibility.
- Open floor plan with multiple restrooms.



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BRIGGSMORE SHOPPING CENTER

BRIGGSMORE AVENUE

MCHENRY AVENUE

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	17,863	83,077	153,124
Average HH Income:	\$96,742	\$105,881	\$104,522

TRAFFIC COUNTS:

McHenry Ave:	37,000± Cars ADT
Briggsmore Ave:	35,009± Cars ADT