

Space Available for Lease—Marshall's Plaza Modesto



RE/MAX Executive
220 Standiford Ave., Suite A
Modesto, CA 95350

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OVERVIEW

The Marshall's Plaza is a high traffic retail center anchored by Marshall's and Guitar Center and strong anchor tenants such as Good Feet, Cash One, Modesto Urgent Care, Kung Fu Tea and Discovery Shop. The project is set at a high traffic signalized intersection in central Modesto at McHenry Ave. and Standiford Ave.

HIGHLIGHTS

- Central Location
- Heavy Retail Presence
- Strong Long Term Co-Tenancy
- Ample Parking

SUMMARY

- Asking Price: \$1.35—\$1.75psf/month NNN
- Available Suites:
 - 10,000sf(Suite B-1)
 - 2,567sf (Suite A-6)
 - 2,388 sf (Suite A-12)

LOCATION HIGHLIGHTS

- Centrally Located Along Major Modesto Shopping Corridor
- High Traffic Intersection
- Total Daily Traffic Counts 79,818
- Easy Access to Hwy 99



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PROPERTY PHOTOS



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MARSHALL'S PLAZA MODESTO—SITE PLAN



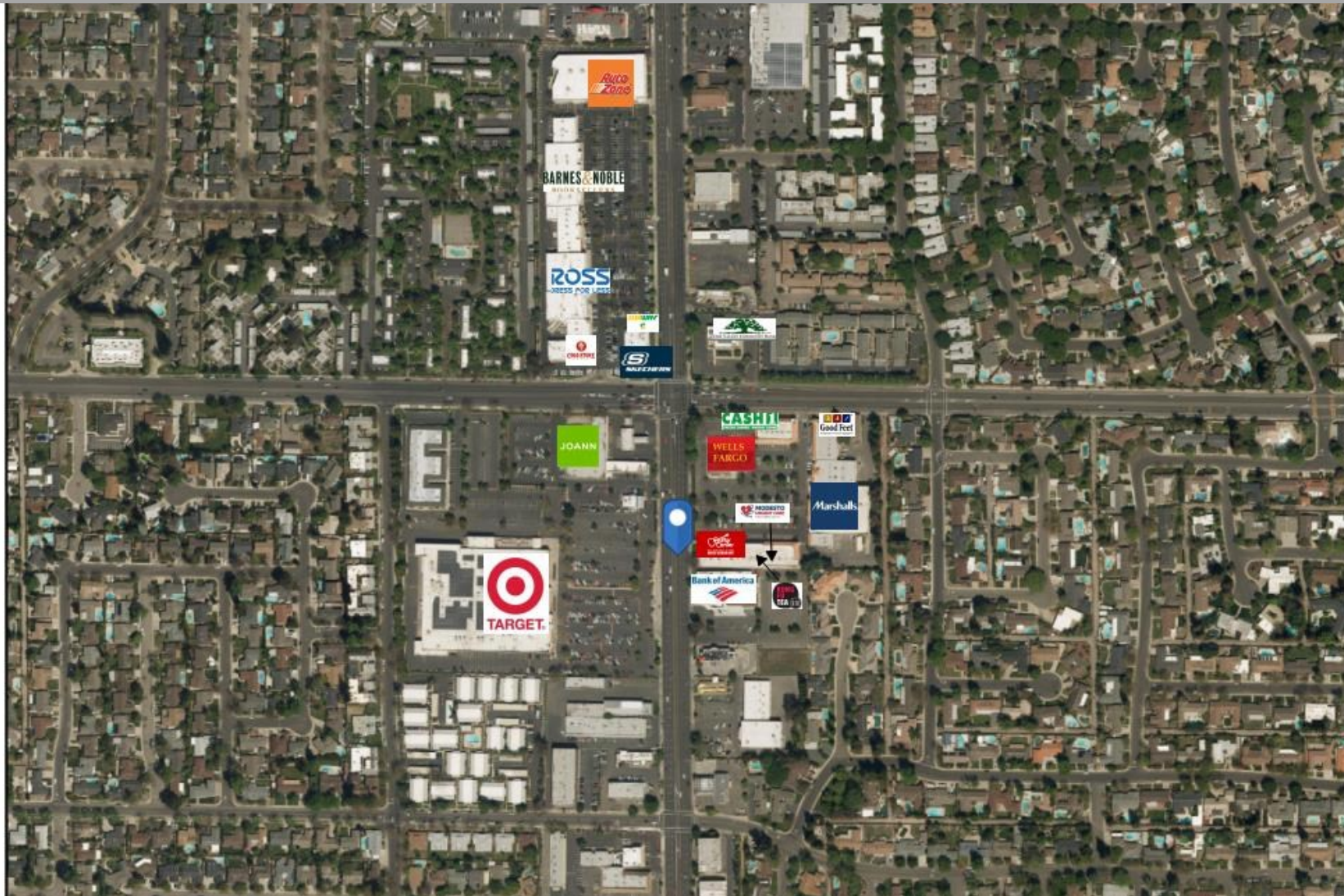
| Tenant | Suite | SqFt |
|------------------------------|--------------|---------------|
| Marshalls #390 | 3440 McHenry | 27,000 |
| Amy's Luxury Nail & Spa | A-2 | 1,480 |
| Vacant | A-6 | 2,567 |
| Vintage Relax Center | A-8 | 1,820 |
| Vacant | A-12 | 2,388 |
| Vacant | B-1 | 10,000 |
| One Vision Barbershop | C-2 | 1,186 |
| Mr. Vapes Smoke Shop | C-4 | 1,414 |
| The Pho' | D-2 | 2,795 |
| Modesto Urgent Care | D-6 | 1,800 |
| Forever Yours Jewelers | D-8 | 1,125 |
| Gold Dust Pizza Express | D-10 | 1,160 |
| Discovery Shop | D-12 | 3,500 |
| Kung Fu Tea | D-14 | 1,764 |
| Guitar Center | D20 | 10,488 |
| Cash One | E-2 | 2,313 |
| Gorgeous Nails | E-4 | 622 |
| Kids Club Indoor Playground | E-6 | 3,130 |
| Modesto Dentistry & Implants | E-14 | 2,200 |
| Total | | 78,752 |



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AERIAL MAP



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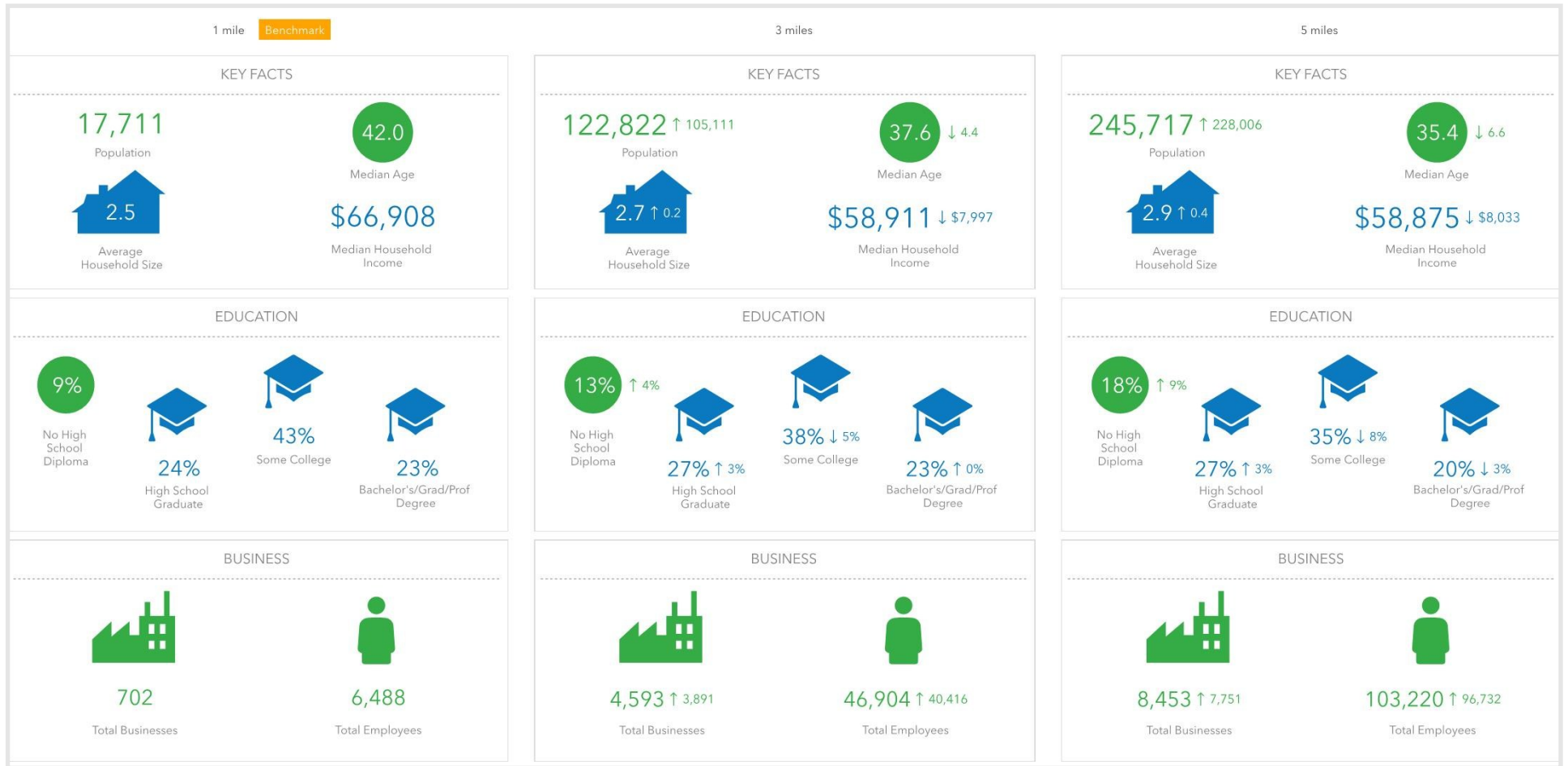
STREET MAP AND ADT's



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DEMOGRAPHICS



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ABOUT MODESTO



Whether you enjoy farm to table lifestyle, classic car culture, the arts and music scene, or proximity to some of the most beautiful places in the world and welcoming people, Modesto has it all. Surrounded by one of the greatest agricultural production areas in the world, Modesto is a national center for food and beverage production. Modesto is developing a strong presence in advanced manufacturing including off site home and commercial construction. Modesto's location in the center of the North San Joaquin Valley region is a great place to do business, within 90 minutes of San Francisco and Silicon Valley, with excellent access to major markets via rail, highways, and air. Modesto is on a sustainable growth track with 215,000 residents. Modesto's warm Mediterranean climate, low cost of doing business and affordable real estate support a diverse population with a strong sense of community and giving to others. In 2019, over 7,000 volunteers turned out for the semi-annual Love Modesto Day to work on projects throughout the community, and Modesto is a regular winner for participation in the National Night Out event organized by law enforcement agencies nationwide.



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