



To discuss this property or any commercial real estate needs please contact:

PMZCommercial.com

MATT JONES

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CARY POPE

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ABOUT THE PROPERTY

2401 East Orangeburg Avenue, Modesto CA – The Century Center is a highly visible, iconic regional retail center located on the corner of East Orangeburg Avenue and Oakdale Road, which have a combined average daily traffic count of 64,594. (ADT '12)

Tenant makeup includes major long-standing tenants Planet Fitness, Jamba Juice, Round Table Pizza, Pizza Hut, JP Morgan Chase Bank, GNC, Torii Restaurant and UPS, plus recently added tenants Golden Valley Health Centers (PACE) and Satellite Healthcare.

Surrounding properties include Stanislaus Surgical Hospital, Citibank, Bank of the West, Golden Bear Physical Therapy, Wildfire Restaurant, and many other medical, dental and retail establishments.

HIGHLIGHTS

- Regional, Well-Established Shopping Center with National and Regional Tenants
- Highly Visible Property Located on a Hard Corner (or "at a Signalized Intersection")
- Excellent Traffic Counts: Oakdale Road 36,940 ADT, East Orangeburg Avenue 27,654 ADT ('12)



AVAILABLE SPACES

Floor & Suite	SF Available	Rent
*1st - 100	6,765 SF	\$2.00 NNN
1st - 185	1,168 SF	\$2.00 NNN
*1st - 250	49,800 SF	Negotiable
*1st - 325	25,275 SF	Negotiable
1st - 500	1,512 SF	\$1.25 NNN
1st - 505	1,472 SF	\$1.25 NNN
1st - 520	1,800 SF	\$1.25 NNN
1st - 530	1,407 SF	\$1.25 NNN
1st - 540	2,730 SF	\$1.25 NNN
1st - 580	3,444 SF	\$1.25 NNN
1st - 660	2,322 SF	\$1.25 NNN
1st - 690	1,296 SF	\$1.25 NNN

*Divisible Spaces

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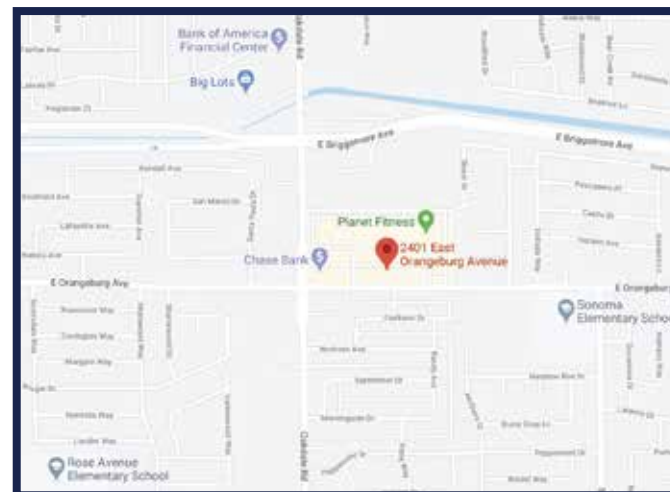
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Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **208,607 SF**

Year Built: **1979**
Total Available: **98,991 SF**
Rent/SF/Yr: **Negotiable**

RADIUS	1 Mile	2 Mile	3 Mile
Population			
2023 Projection	23,866	131,289	287,958
2018 Estimate	22,961	125,513	274,981
2010 Census	22,532	118,587	258,152
Growth 2018 - 2023	3.94%	4.60%	4.72%
Growth 2010 - 2018	1.90%	5.84%	6.52%
2018 Population	22,961	125,513	274,981
HOUSEHOLDS			
2023 Projection	8,748	47,148	94,562
2018 Estimate	8,422	45,088	90,282
2010 Census	8,305	42,758	84,796
Growth 2018 - 2023	3.87%	4.57%	4.74%
Growth 2010 - 2018	1.41%	5.45%	6.47%
Owner Occupied	4,711 55.94%	26,548 58.88%	52,851 58.54%
Renter Occupied	3,711 44.06%	18,540 41.12%	37,431 41.46%
2018 Households by HH Income	8,423	45,088	90,281
Income: < \$25,000	1,366 16.22%	9,095 20.17%	20,149 22.32%
Income: \$25,000 - \$50,000	2,077 24.66%	10,835 24.03%	22,887 25.35%
Income: \$50,000 - \$75,000	1,369 16.25%	7,881 17.48%	15,940 17.66%
Income: \$75,000 - \$100,000	1,519 18.03%	6,710 14.88%	12,057 13.35%
Income: \$100,000 - \$125,000	862 10.23%	3,832 8.50%	7,529 8.34%
Income: \$125,000 - \$150,000	350 4.16%	2,464 5.46%	3,895 4.31%
Income: \$150,000 - \$200,000	499 5.92%	2,209 4.90%	4,140 4.59%
Income: \$200,000+	381 4.52%	2,962 4.57%	3,684 4.08%
2018 Avg Household Income	\$79,261	\$75,530	\$71,406
2018 Med Household Income	\$64,199	\$57,517	\$53,106



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