

# FOR LEASE

Retail Space with High Visibility Near Hwy 99 —

Surrounded by Major Retailers

4525 Broadway Ave | Salida, CA







## HIGHLIGHTS

- Commercial space available for lease in multi-tenant retail center located on the corner of Broadway Ave & Elm St.
- Large consumer base with 99,000 people and an average income of \$105,800 within a 5-mile radius.
- High traffic intersection with up to  $\pm 6.6k$  ADT and proximity to CA-99.
- Suite A is a second-generation restaurant space with existing improvements.
- Facade signage available.
- Area co-tenants include Starbuck's, 76, Napa Auto Parts, El Torito Loco, La Familia Market, Big Foot Carpet, Huckleberry's, Tequileros, Burger King, and more.

## PROPERTY OVERVIEW

ADDRESS	4525 Broadway Ave, Salida, CA 95368	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Suite A	1,150 sq ft
GLA	7,630 sq ft	
ZONING	General Commercial (CG)	
LOT SIZE	0.47 acres	
APN	135-046-062-000	
TRAFFIC	Broadway Ave Hwy 99	$\pm 6,644$ ADT $\pm 54,965$ ADT



AERIAL VIEW

Elm St ± 488 ADT

Broadway Ave ± 6,644 ADT



# MARKET OVERVIEW



Sinaloense Mariscos & Taqueria  
Bre Rods & Classics - Auto Restoration  
Homes Direct - Mobile Home Dealer  
Kitchen & Bath CRATE - Kitchen Remodeler  
Dewey Pest Control  
Advanced Integrated Pest Management

Tony's Tacos  
Tacos El Hidalguense #9  
Salida Go Green Recycling  
Environment Control Central Valley  
Modesto Auto Masters

Same Day Next Day Express - Courier Service

Bamboo House - Chinese Restaurant  
Aguillita Mexican Food  
Glow Esthetic Studio - Esthetician  
City Stars Smoke Shop

**SITE**

Hwy 99 ± 54,965 ADT

Broadway Ave ± 6,644 ADT





# MARKET OVERVIEW

Hotel Bayit  
La Casa De Esther - Mexican Restaurant  
Sisk Veterinary Hospital  
Baxter Homes - Modular Home Dealer  
Broadway Motors - Used Car Dealer

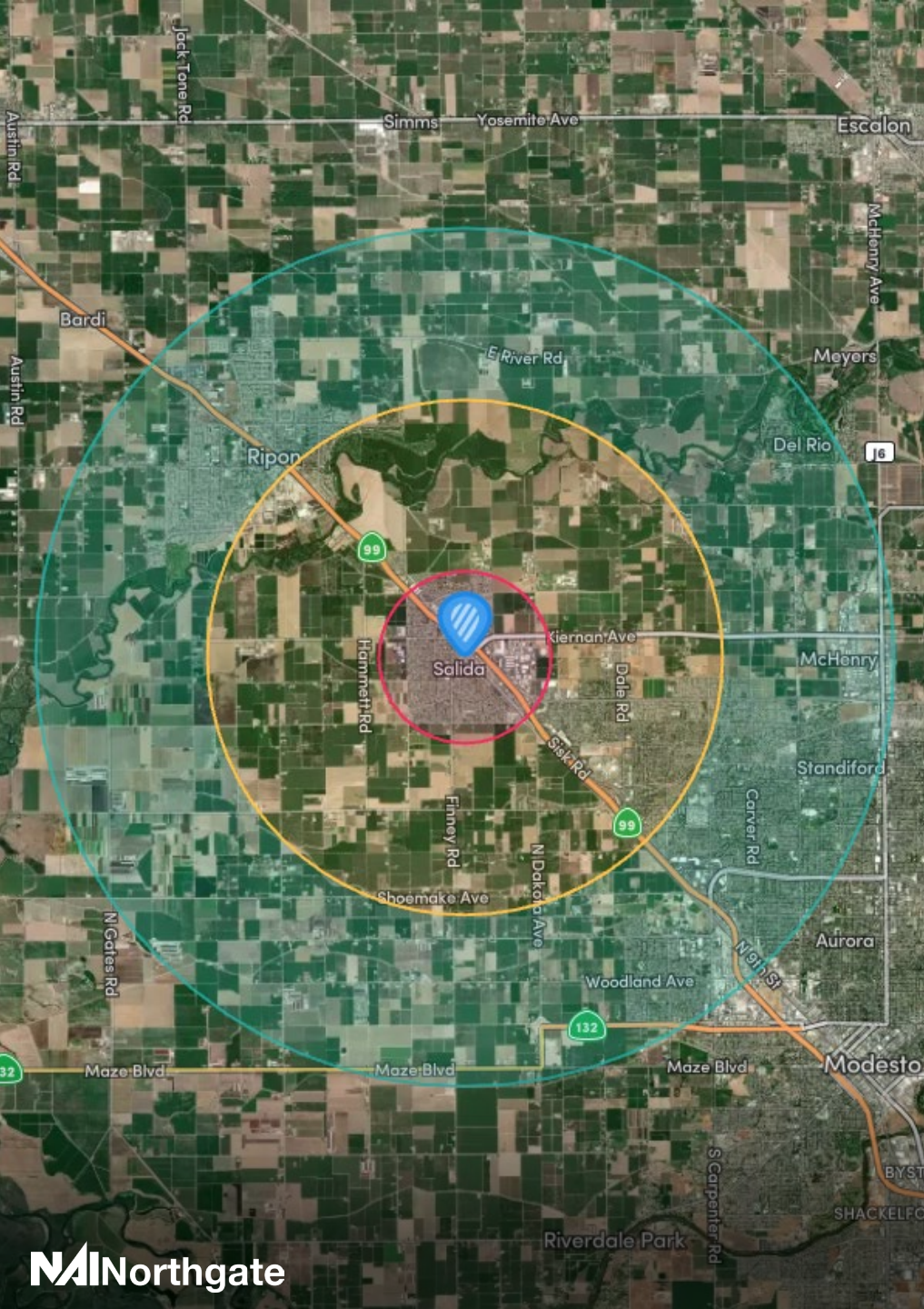


La Familia Market  
La Hacienda - Mexican Restaurant  
Salida Donuts  
Salida Club  
Ocampo's Tire Shop

**SITE**



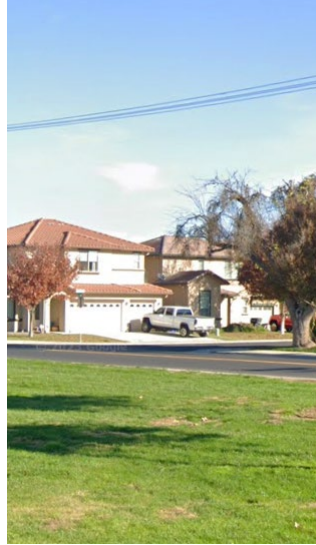




## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	12,634	31,427	94,438
Projected Growth (5 Yr)	12,719	31,951	96,354
Median Age	35	38	39
Households	3,683	10,284	31,889
White Population	4,363	12,722	41,555
Black Population	282	1,078	3,408
Am Indian Population	268	635	1,804
Asian Population	635	2,794	8,931
Other Population	7,170	14,722	40,655
Hispanic Population	64.11%	50.88%	46.16%
Average HH Income	\$117.9k	\$124.9k	\$k
Median HH Income	\$98.1k	\$100.9k	\$k
High School Graduates	6,568	17,787	53,794
College Graduates	1,868	6,798	19,890
Total Employees	5,837	15,132	43,905





### Central Valley Access

Situated along Highway 99 just north of Modesto, Salida offers a prime location in California's Central Valley with direct access to major transportation routes and regional markets.

### Logistics and Light Industrial Hub

Salida has a strong industrial and warehousing presence, making it ideal for logistics, distribution, and manufacturing operations that require space and connectivity.

### Growing Business Corridor

With commercial development expanding along the Highway 99 corridor, Salida presents opportunities for investment in retail, services, and support industries.

### Residential Growth

The community is experiencing steady residential growth, supported by affordable housing options and a family-friendly atmosphere that appeals to commuters and young families.

### Transportation Connectivity

Proximity to rail lines, regional highways, and the nearby Modesto City-County Airport supports both freight and workforce mobility throughout the region.

### Community Character

Salida maintains a small-town feel with strong community values, local events, and access to nearby urban amenities without the congestion of larger cities.

# NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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