

# CENTURY CENTER · NEWLY RENOVATED PRIME JUNIOR ANCHOR SPACE FOR LEASE

2401 E. ORANGEBURG · MODESTO, CA 95355 · NEC ORANGEBURG AVE. & OAKDALE RD.



- 25,275± SF Junior Anchor Space Available
- Completely Renovated Center
- Join Planet Fitness, Jamba, & Round Table

- 95,998 Vehicles per Day Intersection
- \$96,603 Avg HH Income within 2 Miles
- 65,387± Daytime Population within 2 Miles

FOR MORE INFORMATION, PLEASE CONTACT:

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## Property Description:

Prime Junior Anchor space is available at Century Center in Modesto, CA. The location has excellent street visibility from Oakdale Rd. and Orangeburg Ave. with strong traffic counts. The center is approved for renovation beginning in 2022.

## Property Highlights:

Tenants in the center include Planet Fitness, Round Table Pizza, Pizza Hut, Jamba, GNC, Chase Bank, Wells Fargo, Advance America, UPS Store, Golden Valley Health Center, Satellite Health Care, and a strong mix of local restaurants, salons, spas, optometric, and dental care.

**Junior Anchor Space:** 25,275± SF

**Lease Rate:** Please contact agent for more information.

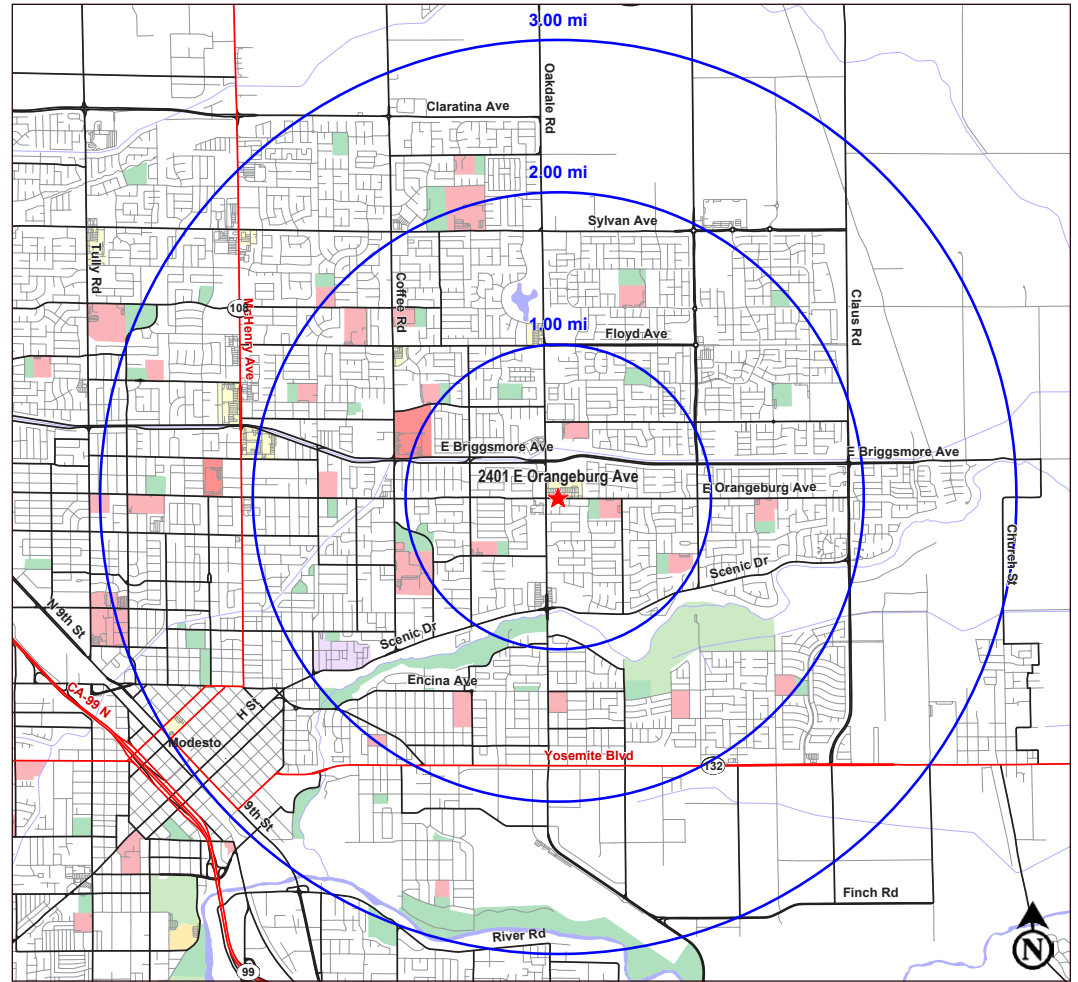
## 2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	23,186	84,045	126,259
Total Households:	8,524	29,552	44,902
Avg HH Income:	\$94,211	\$96,603	\$94,443
Total Daytime Pop:	16,873	65,387	133,604

## 2024 Traffic Counts:

Oakdale Rd:	71,638 ADT
Orangeburg Ave:	24,360 ADT
Avg Daily Traffic Exposure:	95,998 ADT

Source: Claritas LLC, Kalibrate TrafficMetrix



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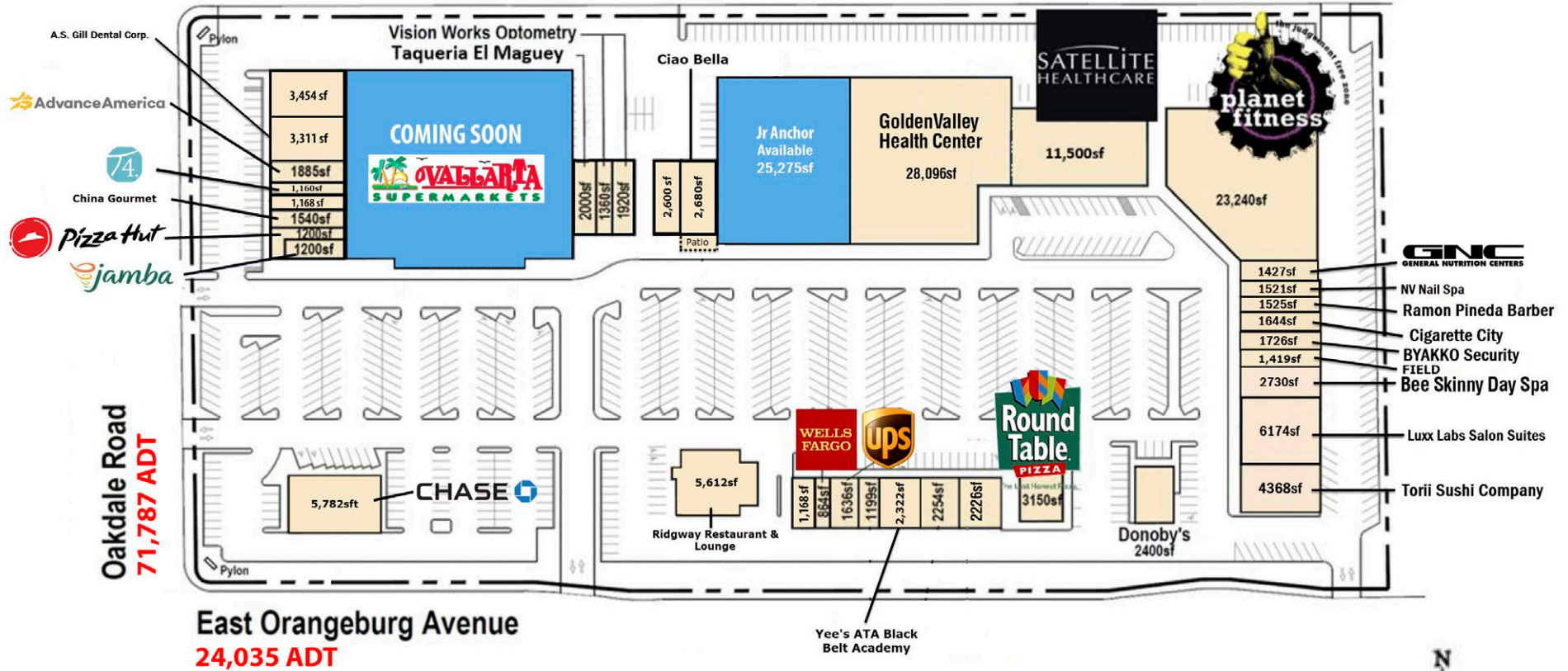
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