

Crows Landing Plaza



1940 Crows Landing Road, Suite 11
Modesto, CA 95358

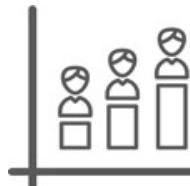
THE SPACE

| | |
|-----------------|---|
| Location | 1940 Crows Landing Road, Suite 11, Modesto, CA, 95358 |
| County | Stanislaus |
| APN | 086-012-020 |
| Cross Street | Glenn Ave |
| Traffic Count | 30,000 |
| Square Feet | 1500 |
| Annual Rent PSF | \$22,500.00 |
| Lease Type | Gross |



HIGHLIGHTS

- 1,500 sq ft space in busy shopping center
- 30,000+ traffic count
- One of the only available commercial spaces on Crows Landing Road
- 5 points of ingress/egress



POPULATION

| 1 MILE | 3 MILE | 5 MILE |
|--------|---------|---------|
| 15,835 | 102,076 | 185,072 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILE | 5 MILE |
|----------|----------|----------|
| \$53,244 | \$53,512 | \$63,886 |



NUMBER OF HOUSEHOLDS

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 3,587 | 27,136 | 56,024 |

Site Description

| | |
|--------------------------|-----------------|
| CURRENT OCCUPANCY | 92.75 % |
| TOTAL TENANTS | 19 |
| BUILDING SF | 40,943 |
| GLA (SF) | 1,500 |
| LAND SF | 199,970 |
| YEAR BUILT | 1976 |
| AVERAGE REMAINING TERM | 3 Years |
| ZONING TYPE | Commercial |
| BUILDING CLASS | Shopping Center |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 3 |
| NUMBER OF PARKING SPACES | 176 |
| PARKING RATIO | 4.3 |
| NUMBER OF PADS | 2 |
| CORNER LOCATION | No |
| NUMBER OF INGRESSES | 5 |
| NUMBER OF EGRESSES | 5 |

MECHANICAL

| | |
|--------------------|-----|
| HVAC | Yes |
| FIRE SPRINKLERS | Yes |
| ELECTRICAL / POWER | Yes |
| LIGHTING | Yes |

TENANT INFORMATION

| | |
|----------------|------------------------------|
| MAJOR TENANT/S | Family Dollar, Liquor Locker |
| LEASE TYPE | NNN |

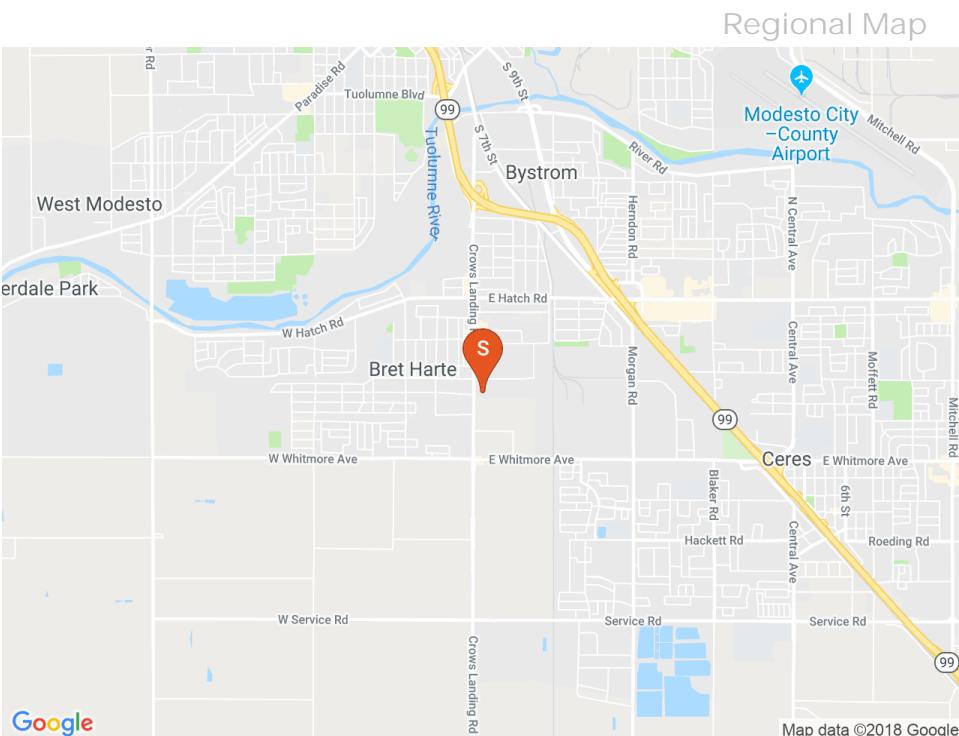
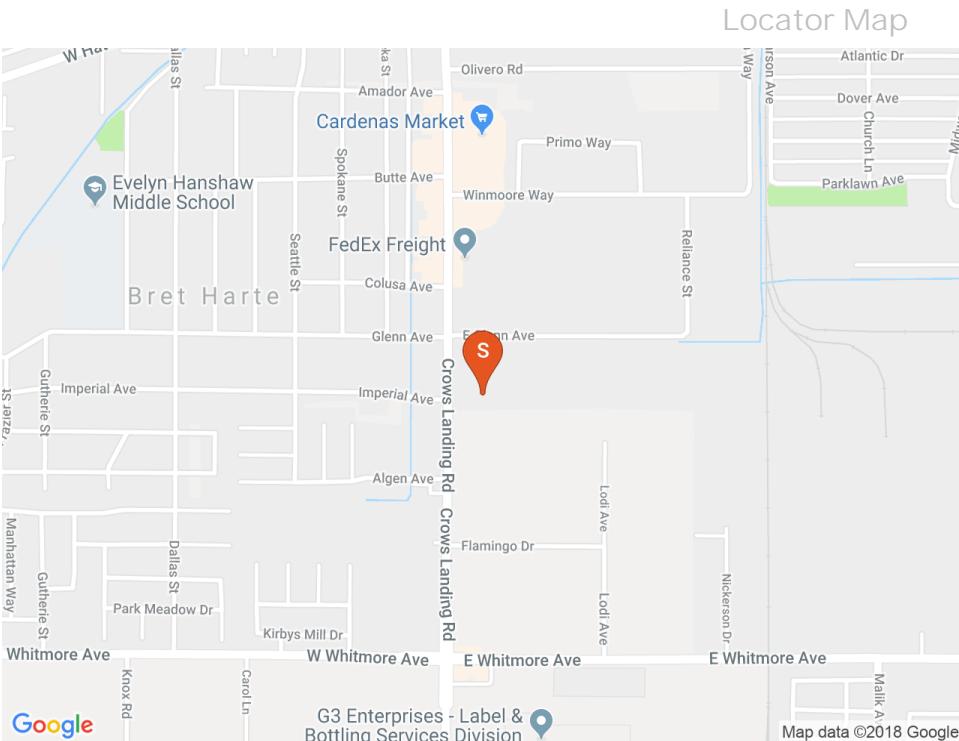


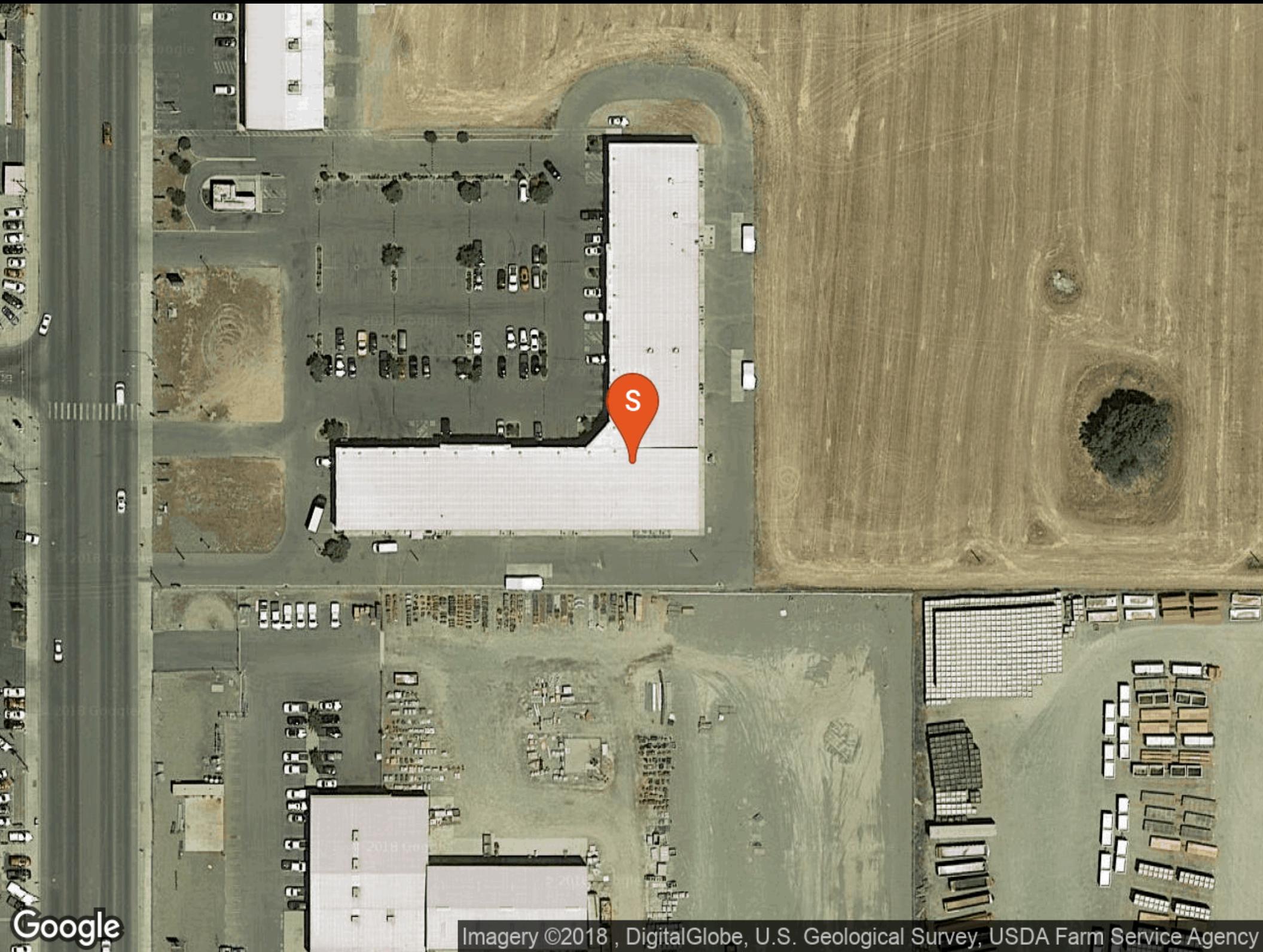
Crows Landing Plaza is a 40,000+ sq. ft. shopping center with over 176 parking spaces on one of Modesto's busiest streets. Traffic count exceeds 30,000 cars per day. Center offers great ingress/egress with over 5 access points.

This 1,500 sq ft office space is ideal for many different uses, including an office, massage parlor, health-related business, non-profit organization, restaurant, or retail storefront. Large open space and private bathroom with gray laminate flooring and carpet.

Center tenants include Family Dollar, Liquor Locker, El Centro Jewelry, La Reina Michoacana ice cream & fruit parlor, Lupita's Floral, Brothers Chiropractic, Major League Barbers, Sierra Western Wear, Cricket Wireless, J's Smoke Shop, Abba Bail Bonds, Fiesta Auto Insurance, Emanuel Furniture, Asia Nails, Revolution Beauty Salon, Las Delicias De Apatzingan, Prime Time Nutrition, Botanica Santa Toribio, and Pink Panther Espresso.

Nearby businesses include AM/PM, Jack-In-The-Box, La Perla Tapatia Market, Subway, Starbucks, Carl's Jr, Cardenas Market, Auto Zone and Dollar Tree.







Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center

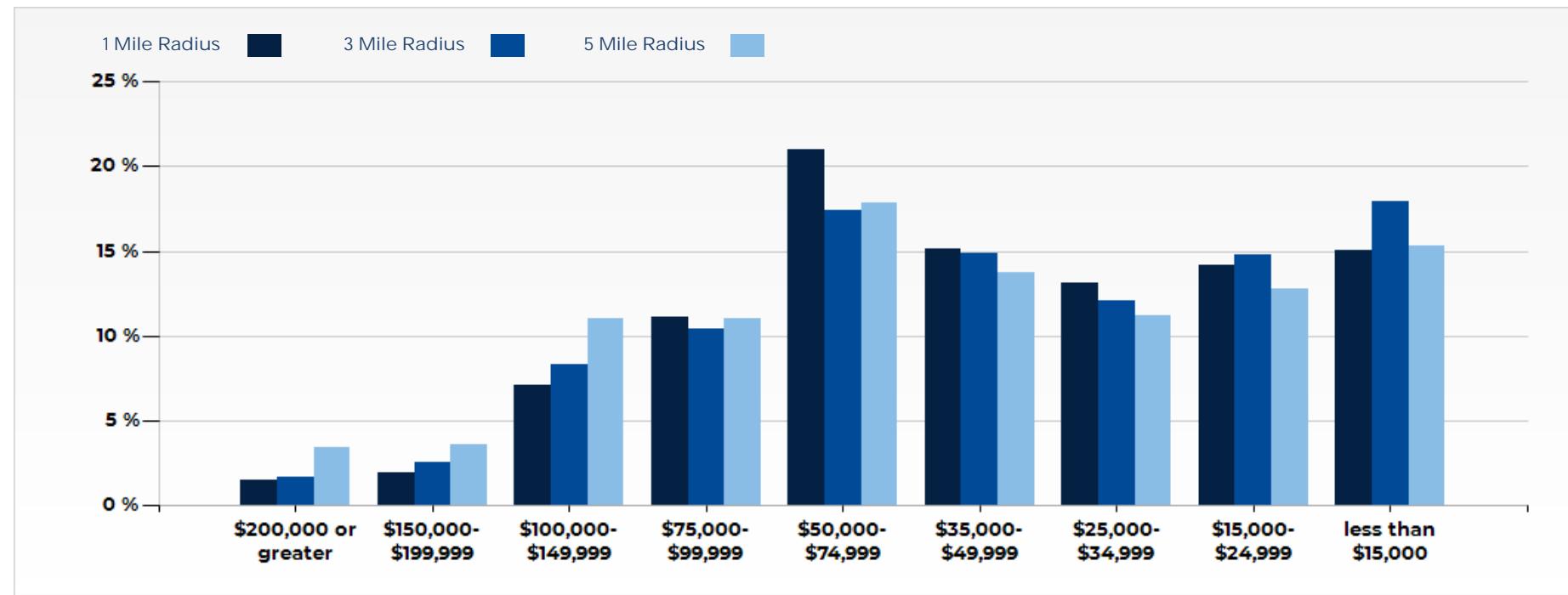


Shopping Center

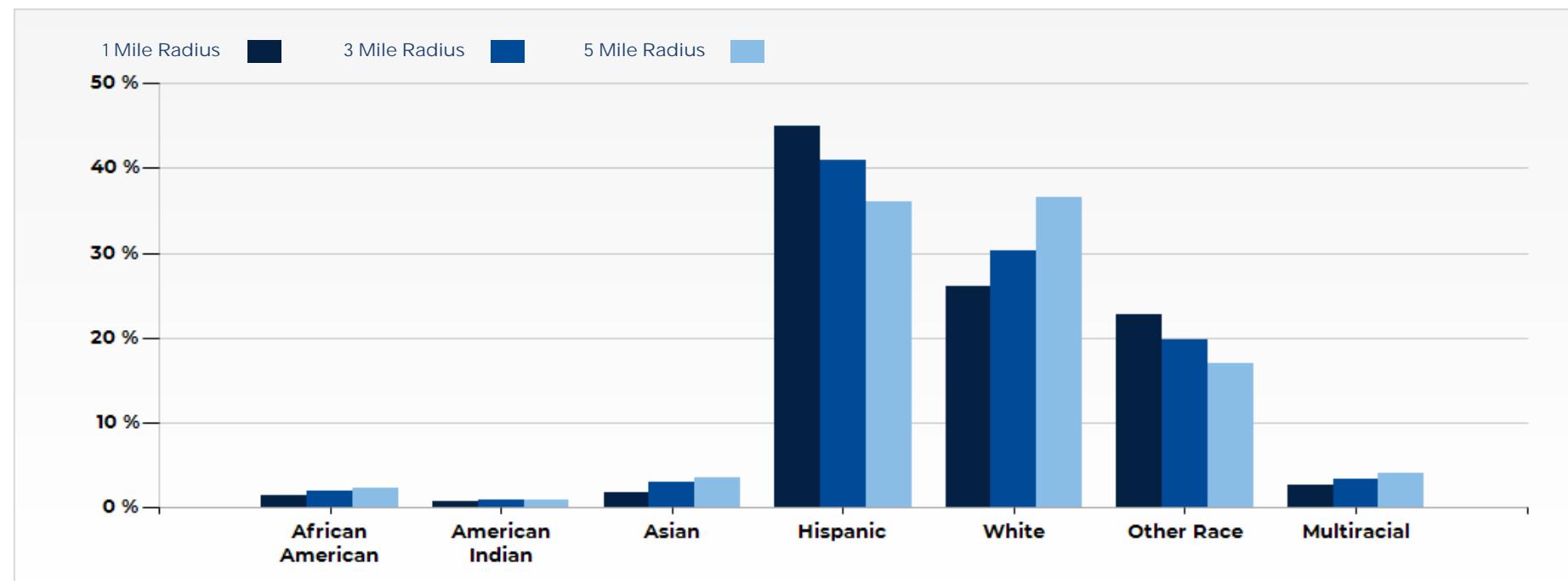
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|----------|----------|
| 2000 Population | 14,101 | 92,568 | 170,258 |
| 2010 Population | 15,305 | 97,609 | 177,082 |
| 2017 Population | 15,835 | 102,076 | 185,072 |
| 2022 Population | 16,299 | 105,659 | 191,612 |
| 2017 African American | 385 | 3,182 | 6,218 |
| 2017 American Indian | 168 | 1,447 | 2,565 |
| 2017 Asian | 487 | 5,194 | 9,821 |
| 2017 Hispanic | 12,866 | 70,363 | 103,277 |
| 2017 White | 7,435 | 51,971 | 104,936 |
| 2017 Other Race | 6,524 | 34,032 | 48,828 |
| 2017 Multiracial | 746 | 5,662 | 11,224 |
| 2017-2022: Population: Growth Rate | 2.90 % | 3.45 % | 3.50 % |
| 2017 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 538 | 4,874 | 8,596 |
| \$15,000-\$24,999 | 508 | 4,012 | 7,156 |
| \$25,000-\$34,999 | 469 | 3,281 | 6,283 |
| \$35,000-\$49,999 | 544 | 4,025 | 7,677 |
| \$50,000-\$74,999 | 752 | 4,715 | 10,009 |
| \$75,000-\$99,999 | 399 | 2,833 | 6,177 |
| \$100,000-\$149,999 | 254 | 2,251 | 6,197 |
| \$150,000-\$199,999 | 69 | 695 | 2,016 |
| \$200,000 or greater | 52 | 451 | 1,913 |
| Median HH Income | \$41,419 | \$39,146 | \$45,824 |
| Average HH Income | \$53,244 | \$53,512 | \$63,886 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 3,401 | 26,793 | 55,088 |
| 2010 Total Households | 3,497 | 26,142 | 53,965 |
| 2017 Total Households | 3,587 | 27,136 | 56,024 |
| 2022 Total Households | 3,688 | 28,042 | 57,893 |
| 2017 Average Household Size | 4.26 | 3.69 | 3.24 |
| 2000 Owner Occupied Housing | 2,087 | 14,486 | 31,313 |
| 2000 Renter Occupied Housing | 1,173 | 11,085 | 21,723 |
| 2017 Owner Occupied Housing | 1,826 | 13,265 | 29,443 |
| 2017 Renter Occupied Housing | 1,761 | 13,871 | 26,582 |
| 2017 Vacant Housing | 331 | 2,707 | 4,716 |
| 2017 Total Housing | 3,918 | 29,843 | 60,740 |
| 2022 Owner Occupied Housing | 1,974 | 14,510 | 32,189 |
| 2022 Renter Occupied Housing | 1,715 | 13,532 | 25,704 |
| 2022 Vacant Housing | 343 | 2,793 | 4,849 |
| 2022 Total Housing | 4,031 | 30,835 | 62,742 |
| 2017-2022: Households: Growth Rate | 2.80 % | 3.30 % | 3.30 % |

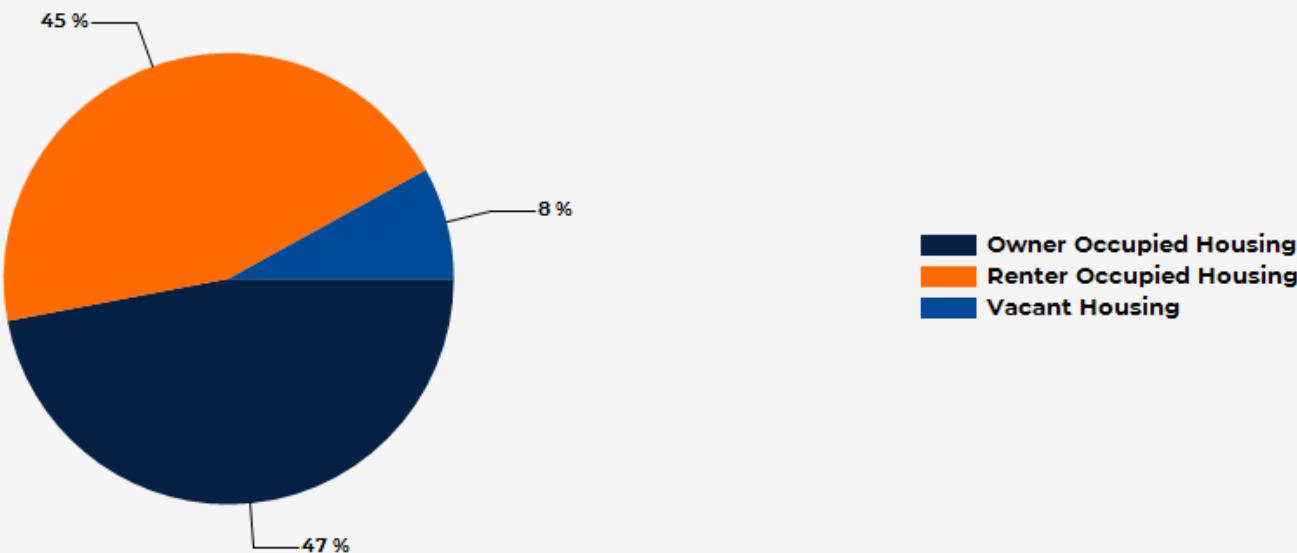
2017 Household Income



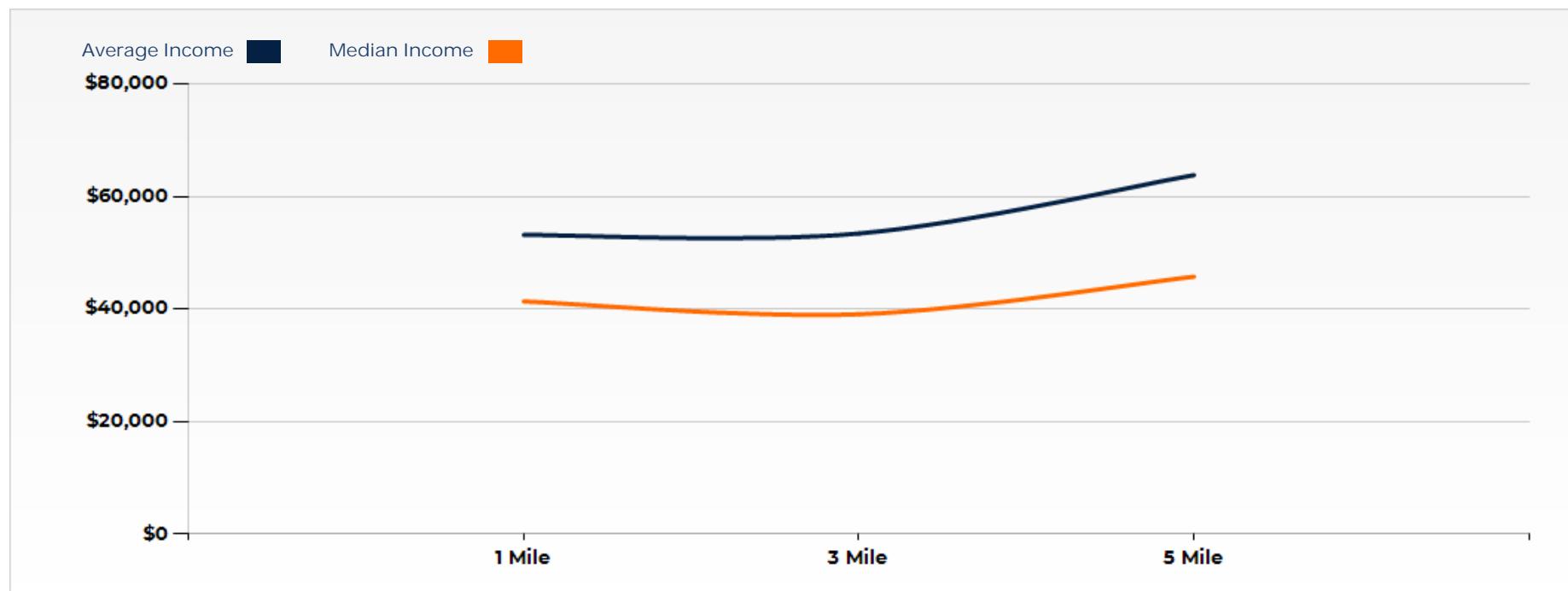
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



Crows Landing Plaza

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