

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 parlo, 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.

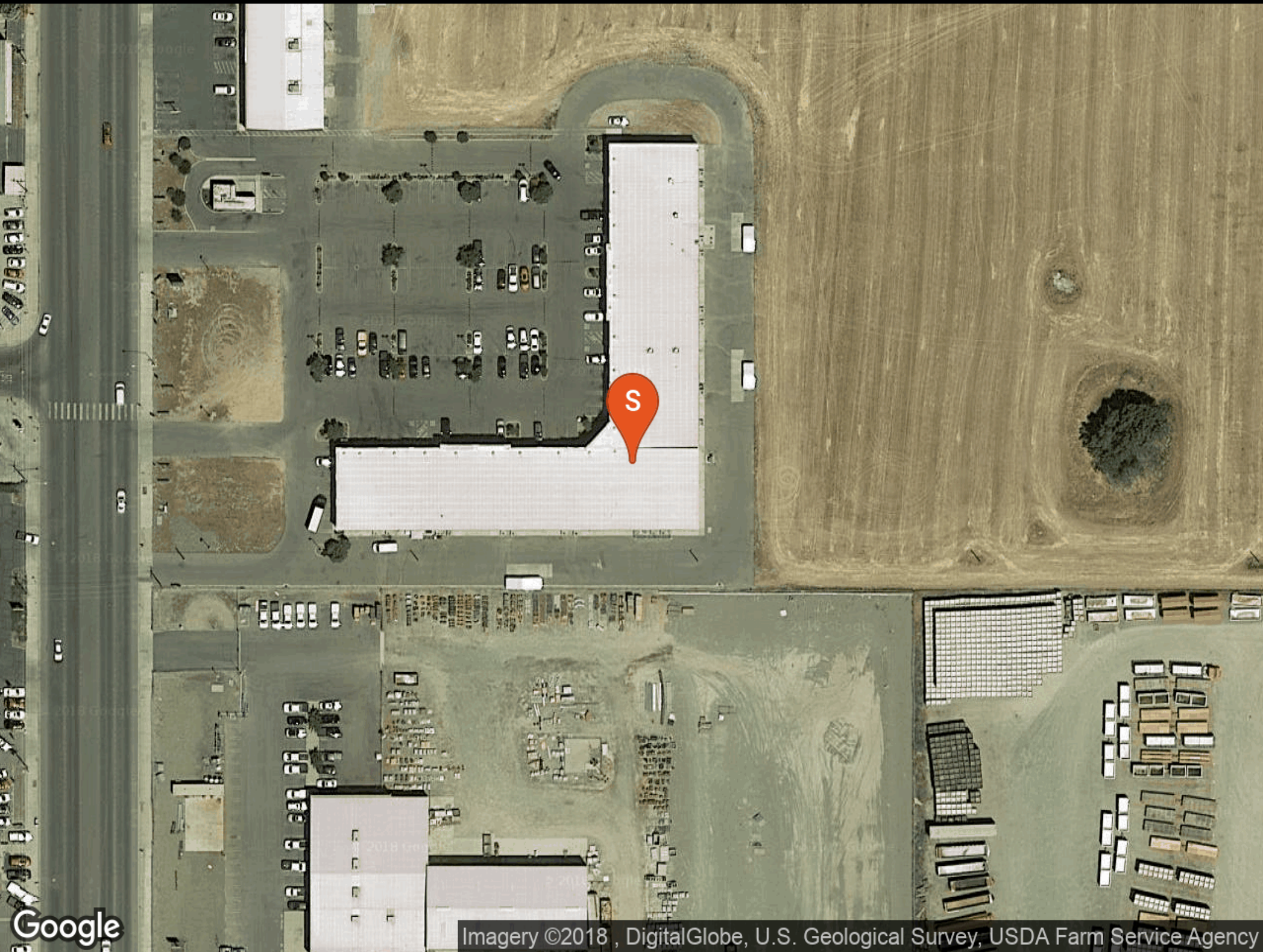
Nearby businesses include AM/PM, Jack-In-The-Box, La Perla Tapatia Market, Subway, Starbucks, Carl's Jr, Cardenas Market, Auto Zone and Dollar Tree.

Locator Map



Regional Map







Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center



Shopping Center



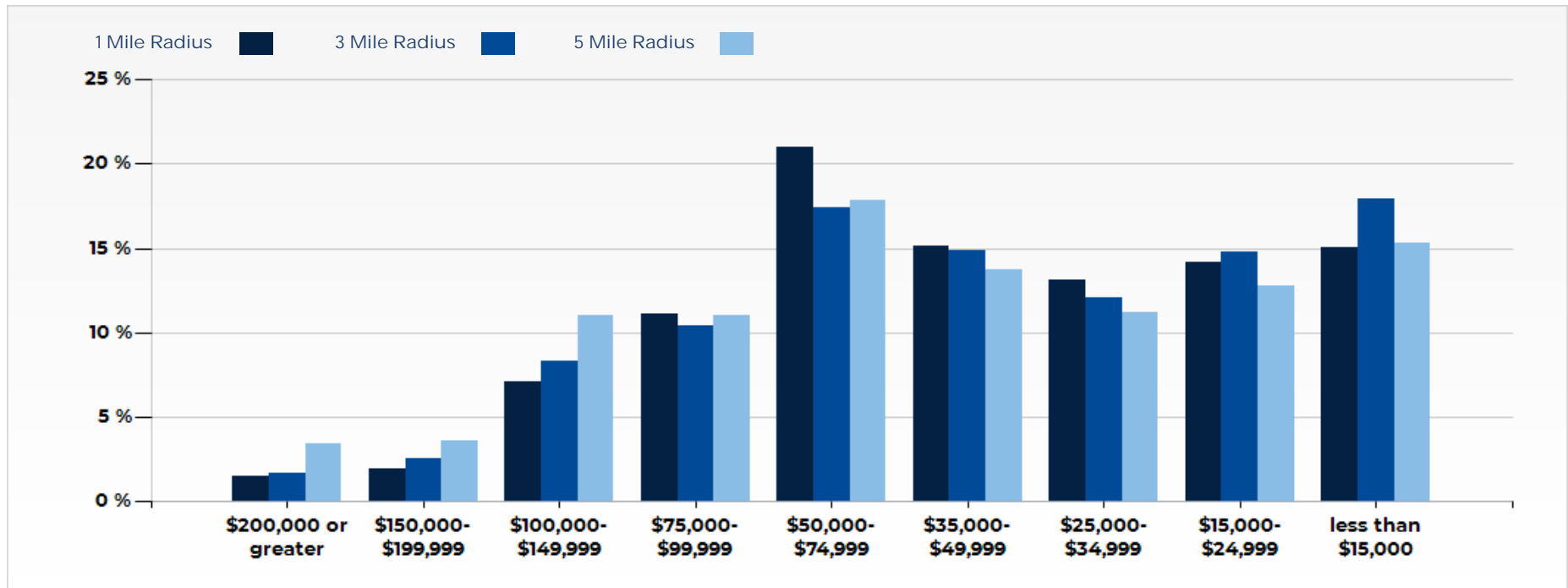
Shopping Center

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 %

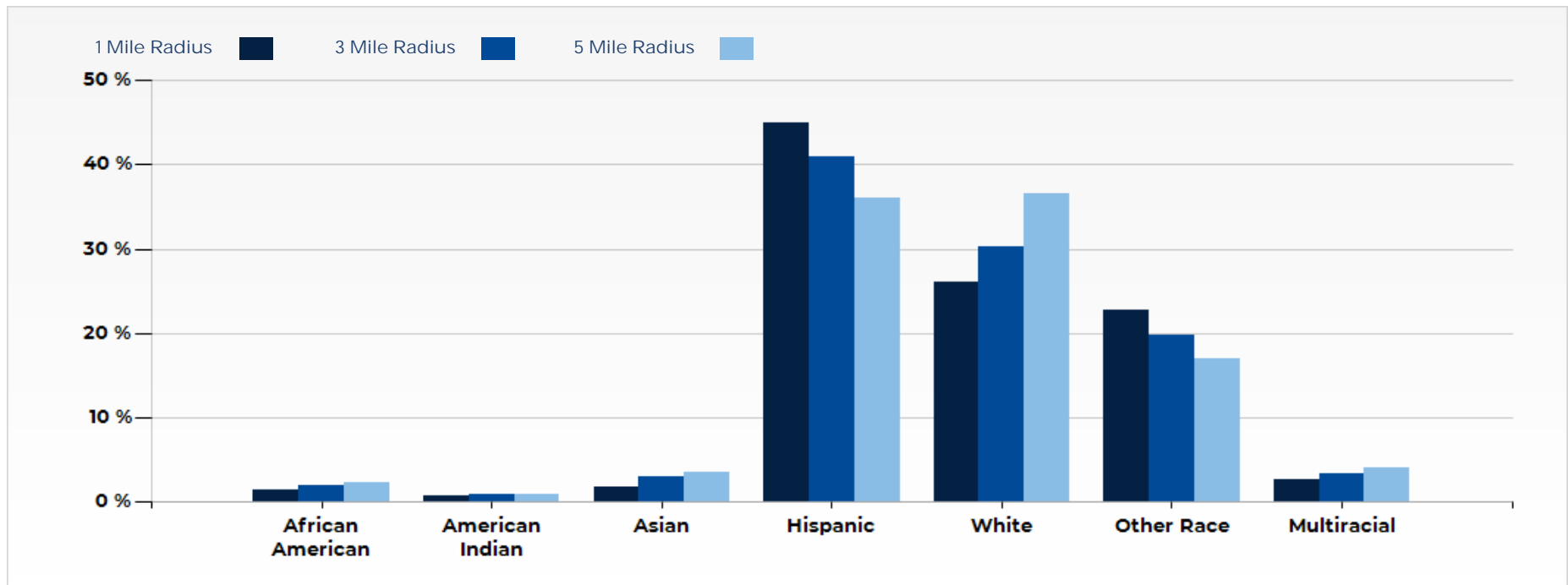
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	538	4,874	8,596
\$15,000-\$24,999	508	4,012	7,156
\$25,000-\$34,999	469	3,281	6,283
\$35,000-\$49,999	544	4,025	7,677
\$50,000-\$74,999	752	4,715	10,009
\$75,000-\$99,999	399	2,833	6,177
\$100,000-\$149,999	254	2,251	6,197
\$150,000-\$199,999	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 %

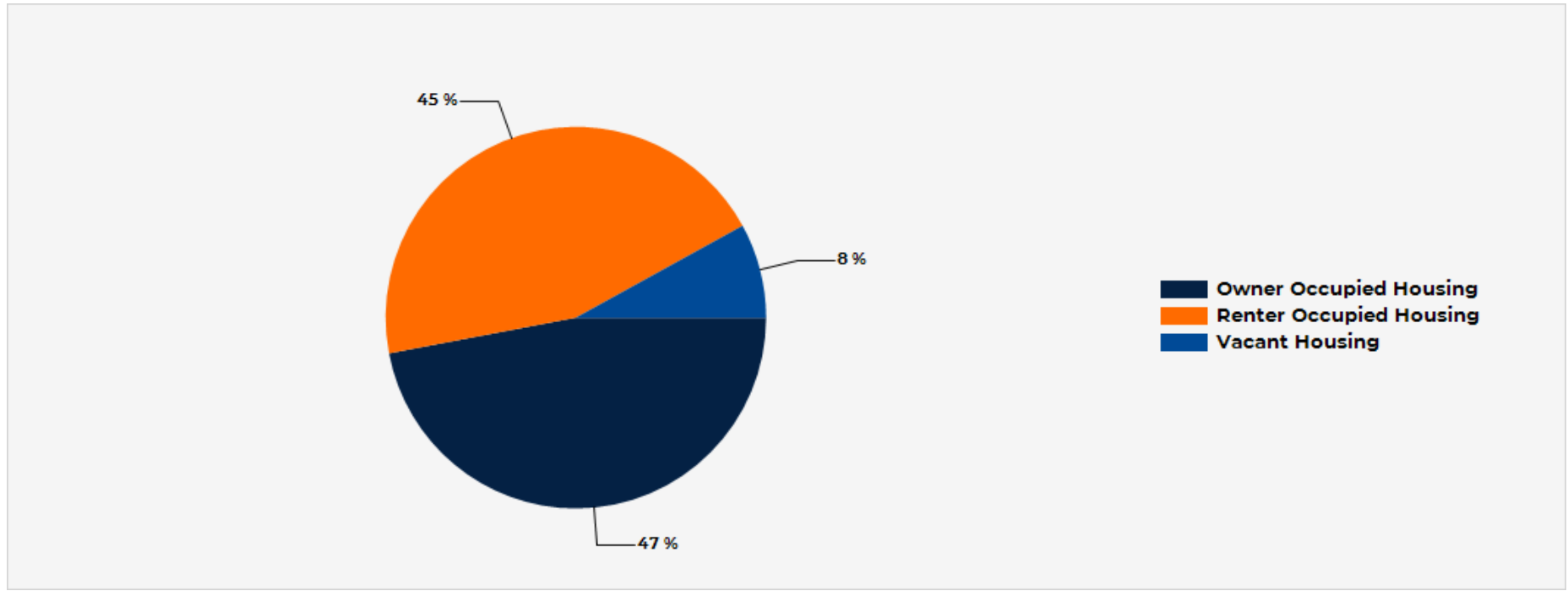
2017 Household Income



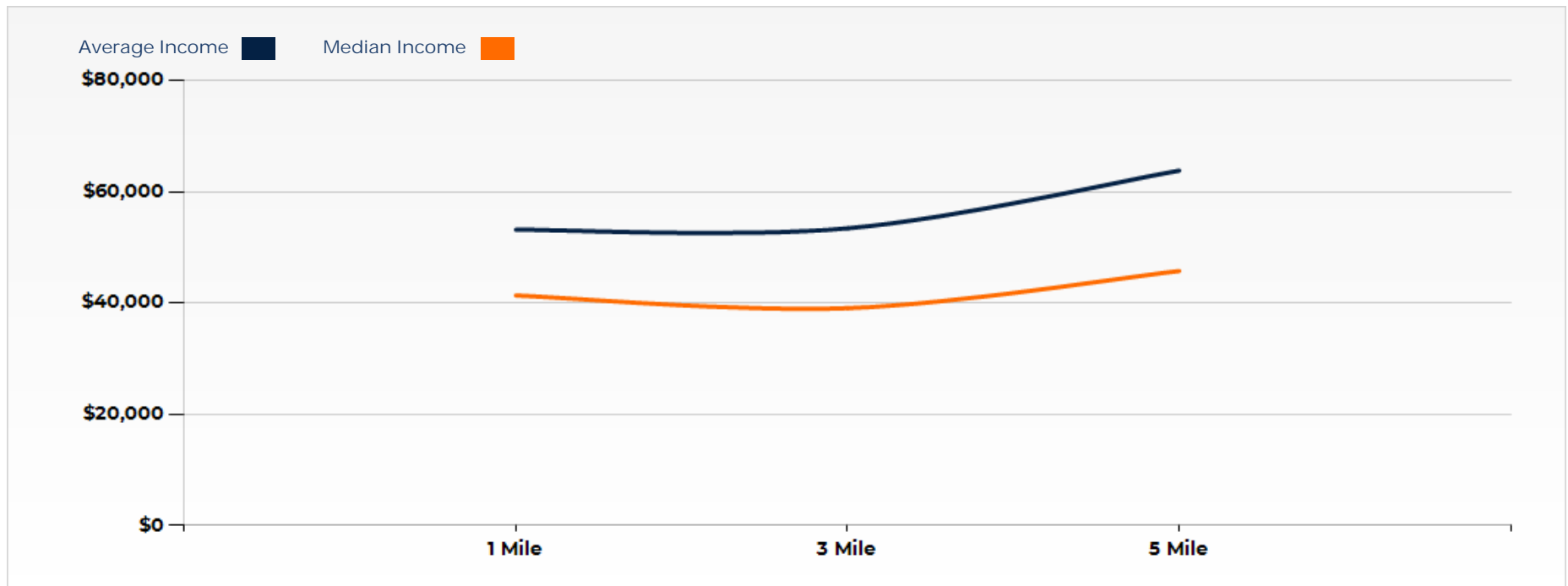
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



Crows Landing Plaza

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gil's Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Gil's Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Gil's Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Gil's Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Gil's Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gil's Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Ricardo Gil Jr

rgiljr@gilsre.com