

**3601**  
**PELANDALE**  
MODESTO | CA

# For Lease

## ±1,167 Square Feet

End cap suite with restaurant improvements in Modesto, CA retail center.

- Save Mart-anchored center with consistent customer foot traffic.
- Surrounded by national retailers and popular dining options.
- Located on busy Pelandale Avenue with SR 99 access nearby.



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# EXECUTIVE SUMMARY

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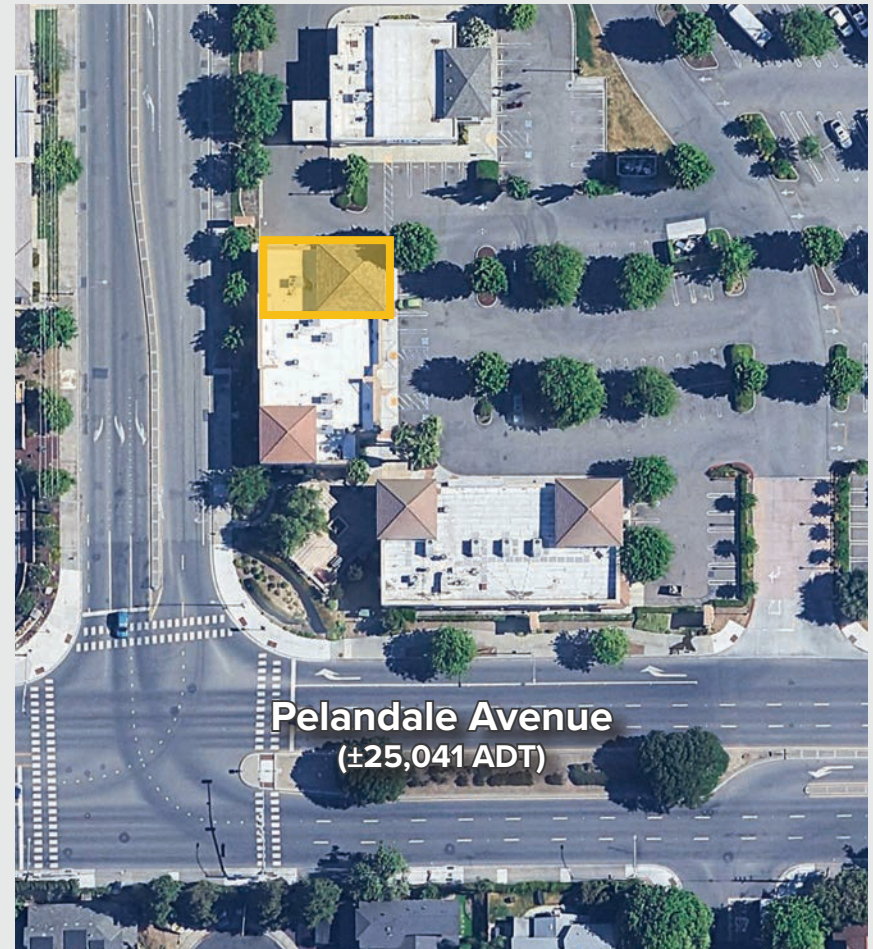
## PROPERTY OVERVIEW

3601 Pelandale Avenue in Modesto, CA features a  $\pm 1,167$  square foot end cap suite located in a Save Mart-anchored retail center. The space includes select restaurant improvements, notably a grease trap installation, making it adaptable for food service or retail uses. This suite benefits from high visibility and easy access within a well-trafficked shopping center. The configuration and zoning support a variety of commercial uses, with neighboring tenants drawing consistent consumer traffic.

Strategically situated along Pelandale Avenue, this property benefits from average daily traffic counts exceeding 25,000 vehicles and immediate access to State Route 99. The surrounding area includes a dense mix of national retailers and eateries such as Costco, Lowe's, In-N-Out, Starbucks, and Mountain Mike's Pizza, providing strong co-tenancy and customer draw. On-site parking supports convenient access for customers and employees alike, reinforcing the location's functionality for a variety of business types.

## OFFERING

**Size:**  $\pm 1,167$  square feet  
**Price:** \$2.75 PSF / NNN  
**NNN Expense:** \$1.17 PSF



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# PROPERTY PHOTOS

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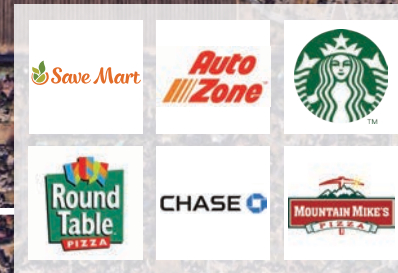
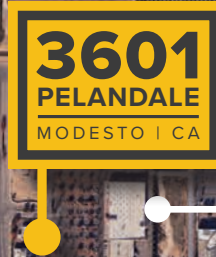
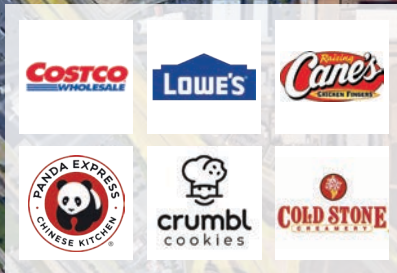
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# LOCAL RETAIL AREA



**3601**  
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Murphy Rd



Pelandale Ave

Pelandale Ave

Dale Rd

Bangs Ave

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# REGIONAL DEMOGRAPHICS

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## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

### POPULATION

2024 Estimated Population	7,553	56,667	125,911
2029 Projected Population	7,861	56,532	125,181
2020 Census Population	7,458	56,934	125,327
2010 Census Population	6,976	54,050	118,322
2024 Median Age	34.7	35.3	36.7

### HOUSEHOLDS

2024 Estimated Households	2,692	18,729	43,713
2029 Projected Households	2,840	18,888	43,901
2020 Census Households	2,573	18,685	43,603
2010 Census Households	2,440	17,941	41,574

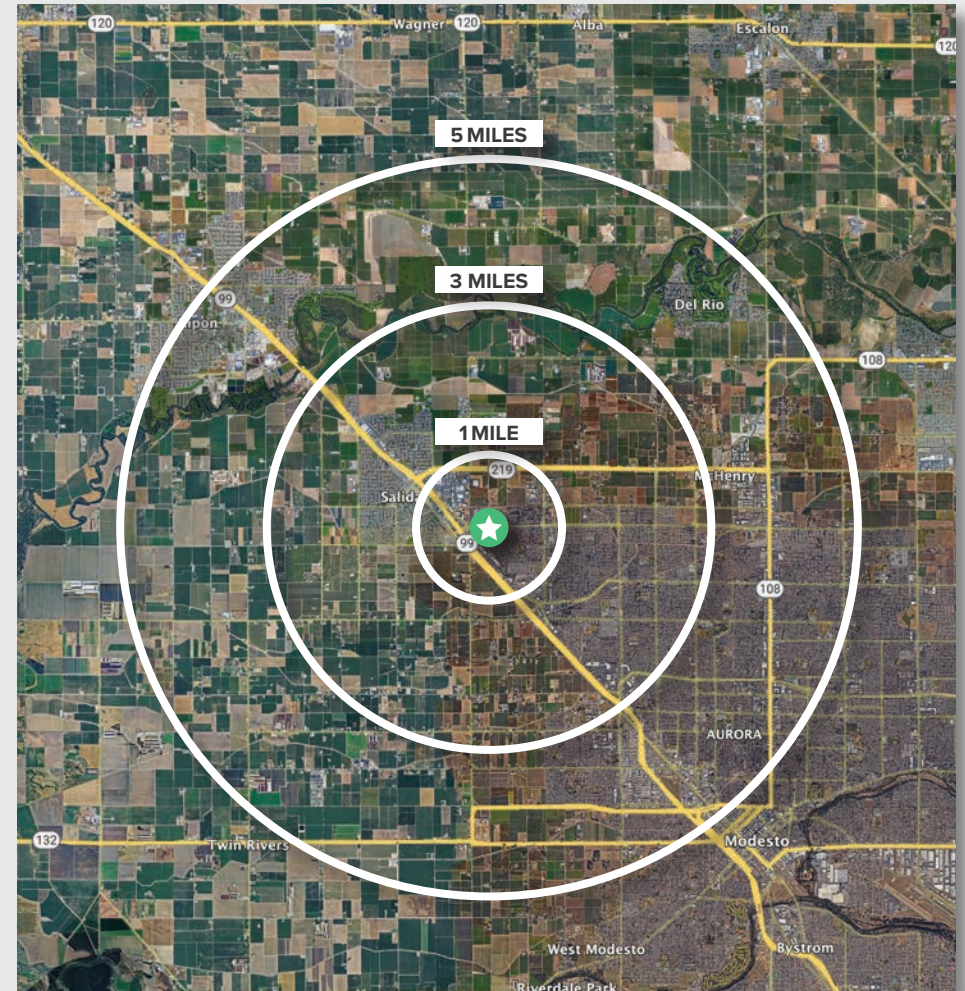
### INCOME

2024 Estimated Average Household Income	\$118,066	\$118,832	\$119,061
2024 Estimated Median Household Income	\$87,042	\$88,994	\$88,723
2024 Estimated Per Capita Income	\$42,128	\$39,417	\$41,461

### BUSINESS

2024 Estimated Total Businesses	543	1,787	4,924
2024 Estimated Total Employees	7,150	18,062	53,664

Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

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