

CROSSROADS SHOPPING CENTER

NWC Oakdale Road & Claribel Road
Riverbank, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

CROSSROADS



A 600,000 square foot regional retail project located on the border of northeast Modesto, within the affluent & ever-growing community of Riverbank, Crossroads has a dominant tenant mix within Stanislaus County that drives consistent daily needs traffic while providing a wide range of dining options. Anchored by Target, Kohl's, Save Mart, & Home Depot, the Shopping Center serves Riverbank, Oakdale, Escalon, and northeast Modesto. This Project, which opened in 2005, also includes Petco, Staples, Burlington, ULTA, Wells Fargo, Bath & Body Works, Famous Footwear, Applebee's, Panda Express, Chipotle, Jamba Juice, & Starbucks. In 2023 Crossroads saw 7.8 million visits from 616,700 customers.

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
35,208	81,879	193,700
POPULATION		



2-Mile	3-Mile	5-Mile
\$139,633	\$123,850	\$118,845
AVG. HH INCOME		



2-Mile	3-Mile	5-Mile
5,442	17,864	41,381
EMPLOYEES		



553,059
MSA POPULATION

TRAFFIC COUNTS



36,351 ADT
INTERSECTION OF OAKDALE
ROAD & CLARIBEL ROAD

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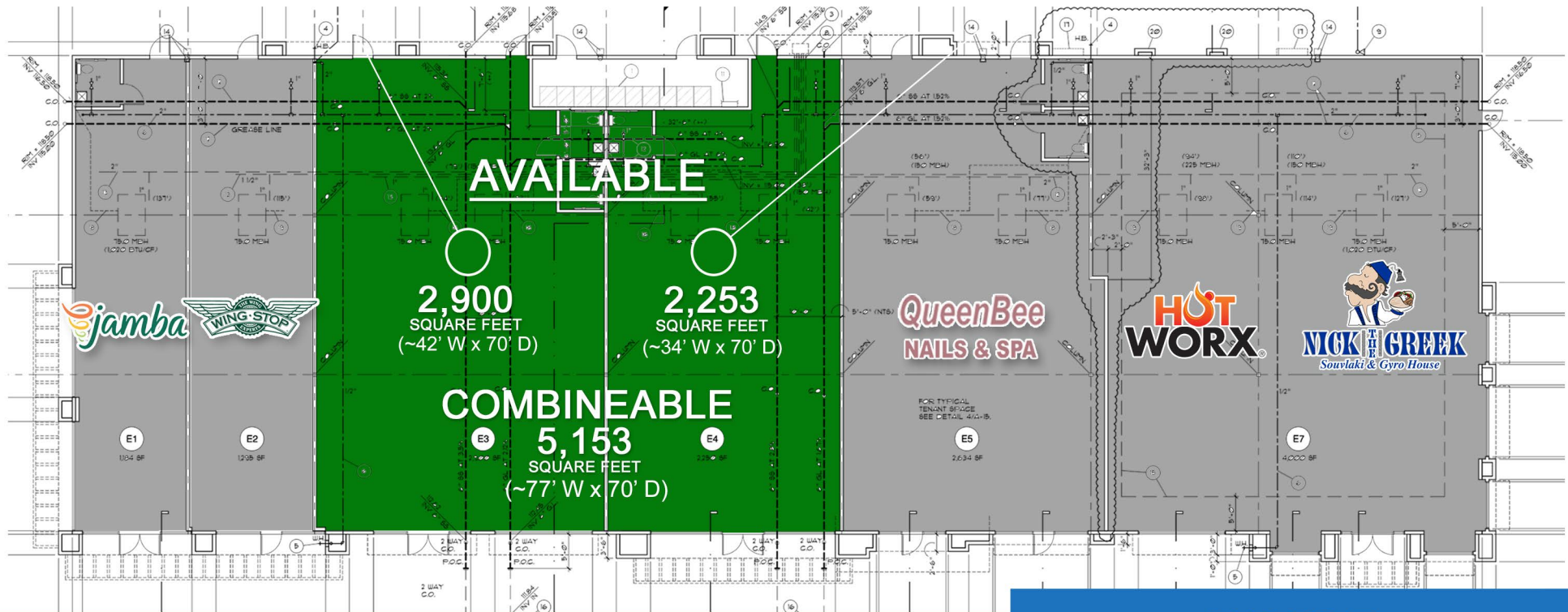
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CROSSROADS



SITE PLAN

CROSSROADS



SHOPS E

HOUSING ACTIVITY

CITY OF RIVERBANK
25,154 PEOPLE

RIVER WALK COMMUNITY
15 VILLAGES
2,698 HOMES

ENCLAVE
18 UNITS

WARD VILLAS
28 UNITS

THE HERITAGE COLLECTION
AT SIERRA (SCM HOMES)
47 UNITS

DIAMOND BAR
DIAMOND BAR EAST
85 UNITS (APPROVED)
DIAMOND BAR WEST
49 UNITS (COMPLETED)
131 UNITS TOTAL

BRUIN HEIGHTS
50 UNITS

COUNTRYSIDE
116 UNITS

CROSSROADS WEST
MASTER PLANNED COMMUNITY
2,200 HOMES TOTAL
FIRST 91 UNITS UNDER CONSTRUCTION

PROJECT SITE

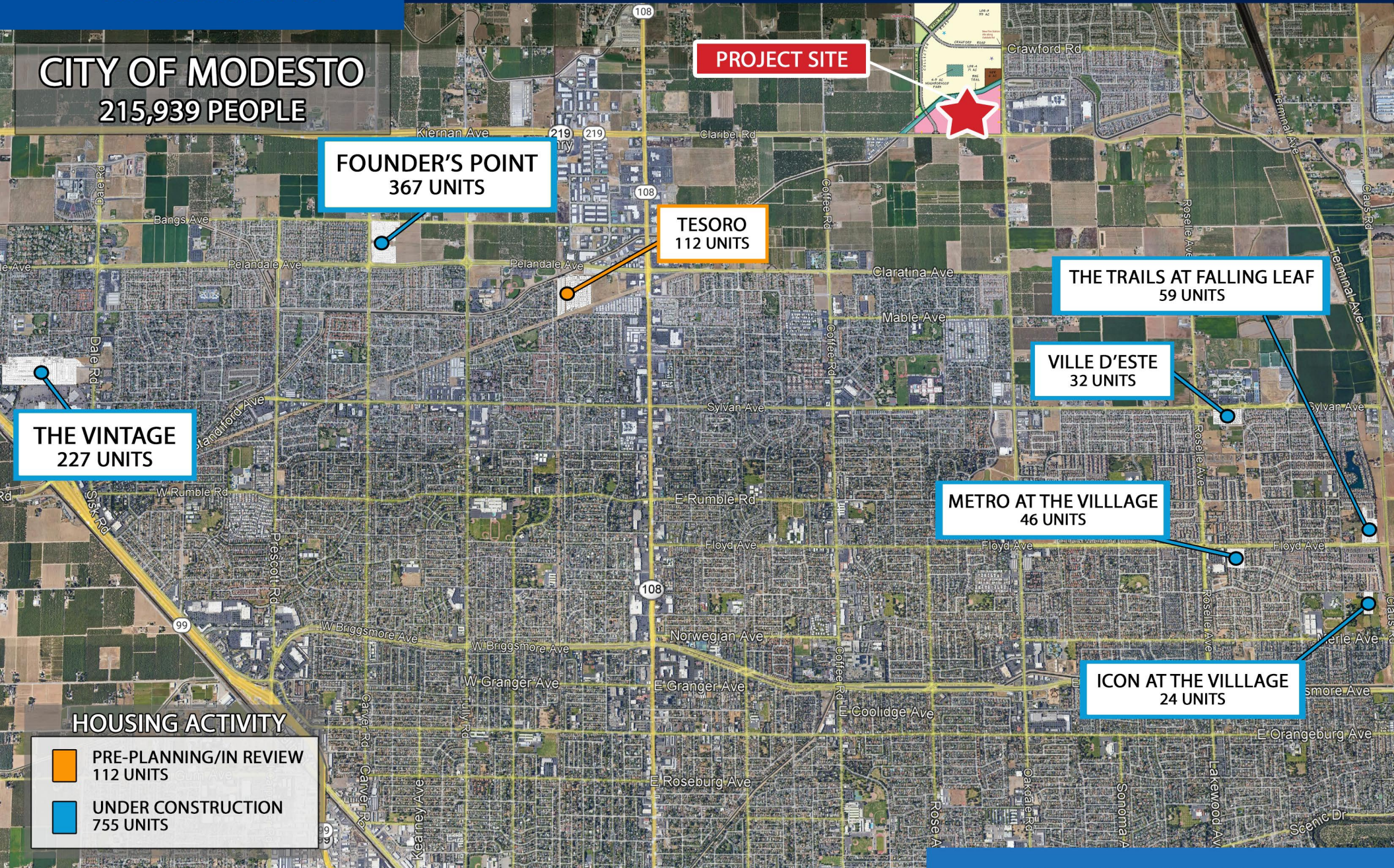
HOUSING ACTIVITY

- PRE-PLANNING/IN REVIEW
2,745 UNITS
- APPROVED
2,194 UNITS
- UNDER CONSTRUCTION
303 UNITS

CITY OF RIVERBANK

HOUSING ACTIVITY

CITY OF MODESTO
215,939 PEOPLE



FOUNDER'S POINT
367 UNITS

TESORO
112 UNITS

THE TRAILS AT FALLING LEAF
59 UNITS

VILLE D'ESTE
32 UNITS

METRO AT THE VILLAGE
46 UNITS

ICON AT THE VILLAGE
24 UNITS

THE VINTAGE
227 UNITS

- HOUSING ACTIVITY
- PRE-PLANNING/IN REVIEW
112 UNITS
 - UNDER CONSTRUCTION
755 UNITS

HOUSING ACTIVITY

CITY OF OAKDALE
24,021 PEOPLE

21 UNIT DEVELOPMENT

17 SINGLE-FAMILY UNITS

56 MULTI-FAMILY UNITS

48 SINGLE-FAMILY UNITS

TESORO APARTMENTS
156 MULTI-FAMILY UNITS

TESORO PHASE II
107 SINGLE-FAMILY HOMES

TESORO PHASE III
49 SINGLE-FAMILY HOMES

96 MULTI-FAMILY UNITS

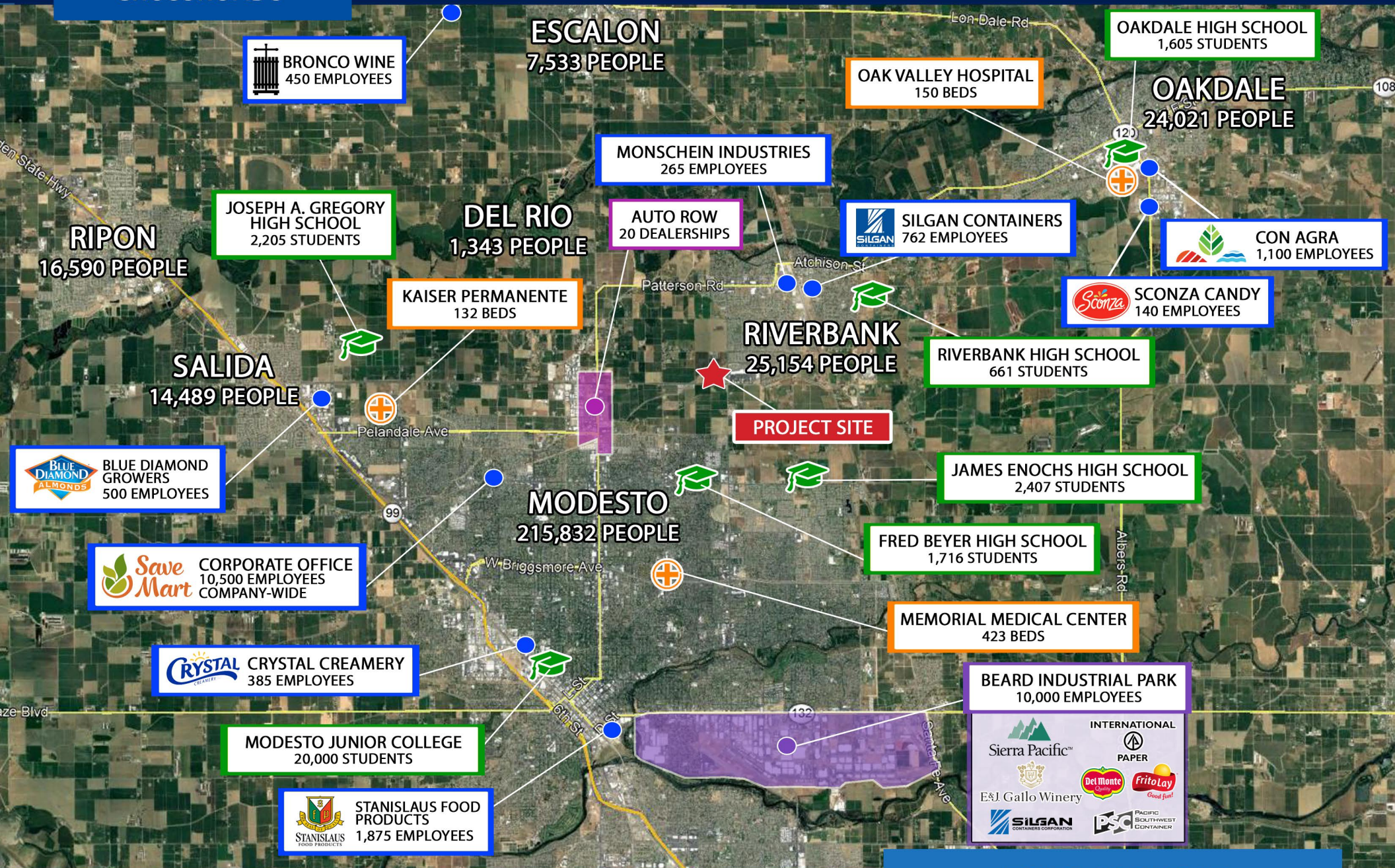
48 MULTI-FAMILY UNITS

HOUSING ACTIVITY

-  PRE-PLANNING/IN REVIEW
193 UNITS
-  APPROVED
17 UNITS
-  UNDER CONSTRUCTION
388 UNITS

CITY OF OAKDALE

CROSSROADS



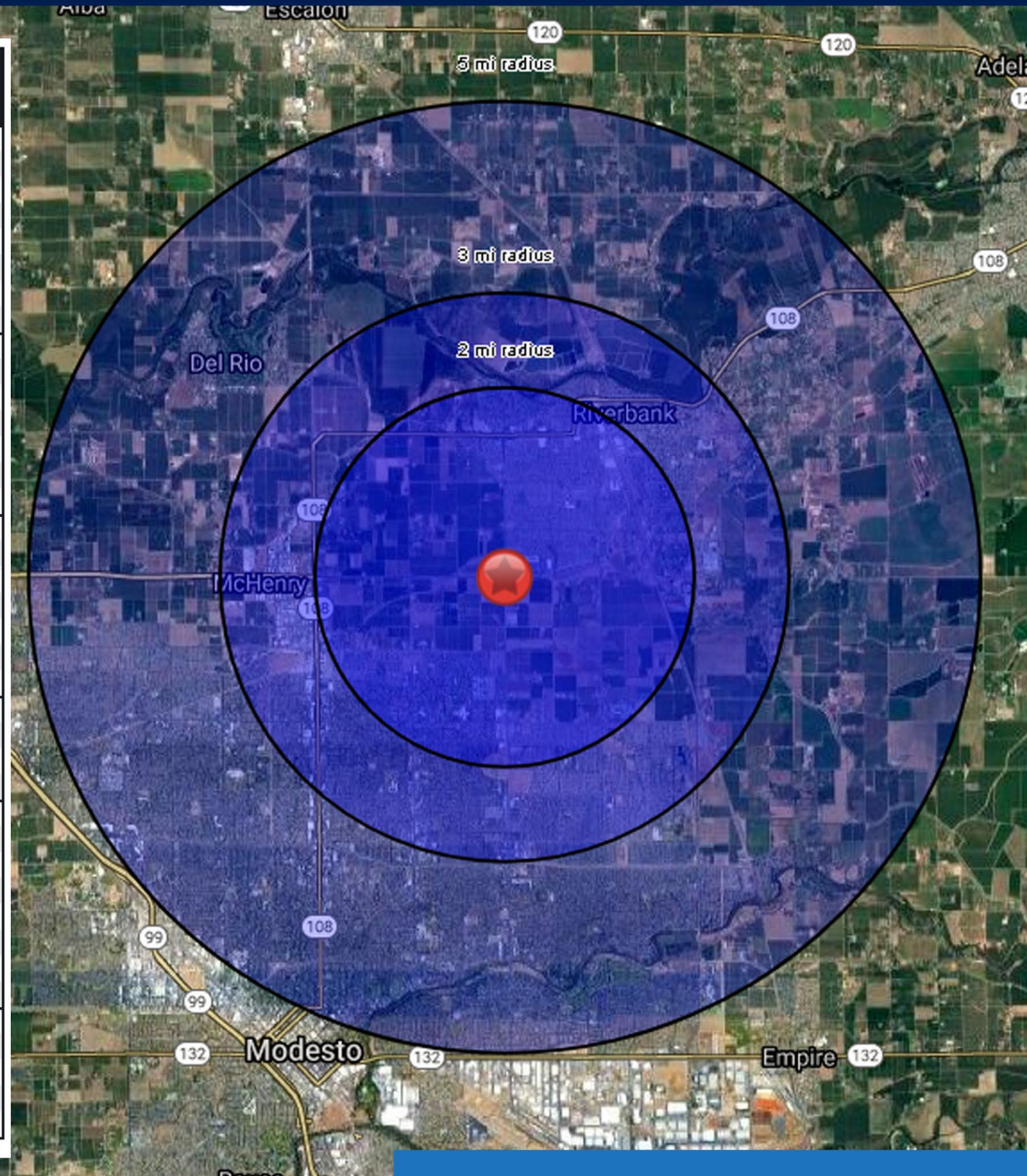
EMPLOYMENT

CROSSROADS

SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	35,208	81,879	193,700
2029 Projected Population	34,735	81,204	191,744
2020 Census Population	35,817	83,107	194,520
2010 Census Population	32,465	75,759	179,717
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.6%
2024 Median Age	36.3	36.0	36.5
Households			
2024 Estimated Households	11,124	27,503	67,756
2029 Projected Households	11,115	27,618	67,929
2020 Census Households	11,245	27,595	68,023
2010 Census Households	10,284	25,401	63,669
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.5%
Race and Ethnicity			
2024 Estimated White	49.5%	50.1%	51.1%
2024 Estimated Black or African American	3.5%	4.6%	4.8%
2024 Estimated Asian or Pacific Islander	9.3%	9.7%	9.1%
2024 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.6%
2024 Estimated Other Races	36.2%	34.1%	33.3%
2024 Estimated Hispanic	45.7%	43.2%	41.8%
Income			
2024 Estimated Average Household Income	\$139,633	\$123,850	\$118,845
2024 Estimated Median Household Income	\$104,788	\$93,760	\$88,833
2024 Estimated Per Capita Income	\$44,212	\$41,687	\$41,672
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.7%	5.9%	6.2%
2024 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.0%	6.2%
2024 Estimated High School Graduate	28.1%	27.6%	30.1%
2024 Estimated Some College	25.8%	27.6%	25.9%
2024 Estimated Associates Degree Only	9.7%	10.1%	9.3%
2024 Estimated Bachelors Degree Only	16.0%	15.6%	15.4%
2024 Estimated Graduate Degree	8.0%	7.3%	7.0%
Business			
2024 Estimated Total Businesses	664	2,065	4,929
2024 Estimated Total Employees	5,442	17,684	41,381
2024 Estimated Employee Population per Business	8.2	8.6	8.4
2024 Estimated Residential Population per Business	53.1	39.7	39.3

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DEMOGRAPHICS