



**LOWE'S**  
Home Improvement Retailer

**COSTCO**  
WHOLESALE

**SITE**  
0.46 AC

**COSTCO**  
GASOLINE

**MR. PICKLE'S**  
SANDWICH SHOP

**xfinity**

**SUPERCUTS**

**crumbl**  
cookies

**PANDA EXPRESS**  
CHINA & JAPANESE

**RAWA FRESH**  
WATERMELON

**BANK OF AMERICA**

**WORLD MARKET**

**ORIENTAL**

**SWING CENTER**

**verizon**

**CHASE**

**MOUNTAIN MIXES**  
BREAD

**Round Table**  
PIZZA

Chapman Rd

7,502 VPD

Pelandale Ave 32,137 VPD

**FOR SALE**

**Lowe's Carve Out**

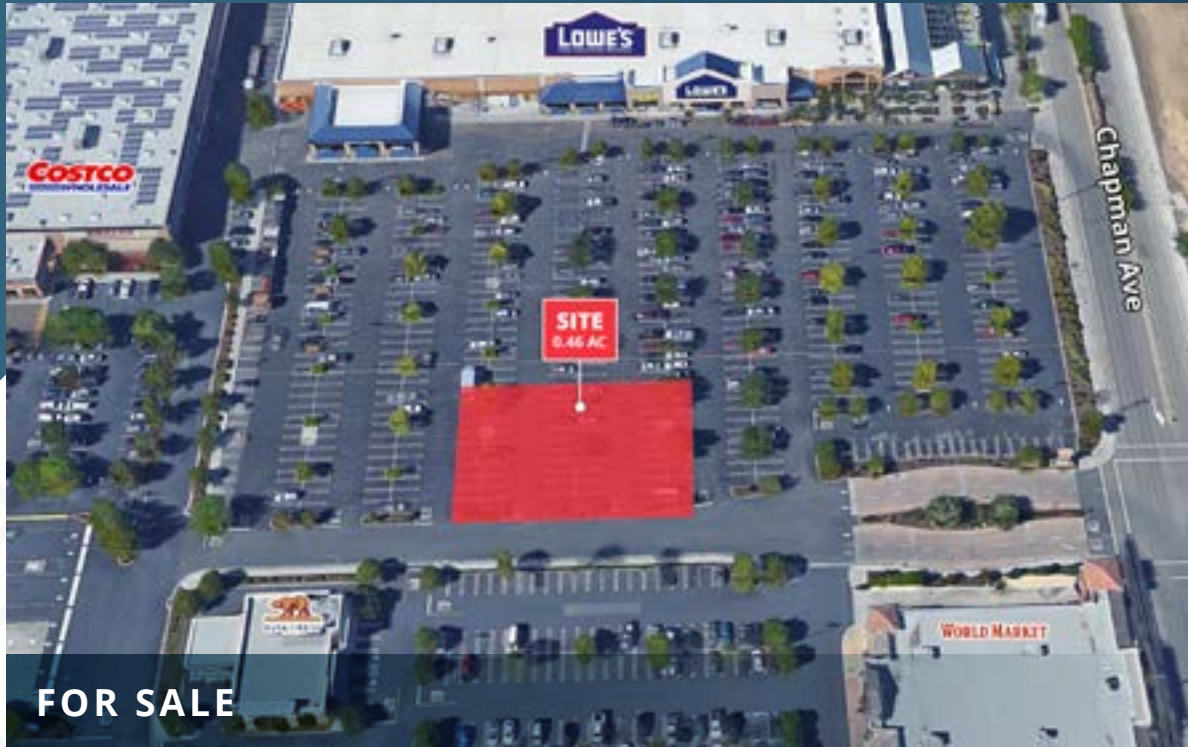
3801 Pelandale Ave | Modesto, CA 95356

**SRS**



# Executive Summary

3801 Pelandale Ave | Modesto, CA 95356



±0.46 AC

Available

±2,800 SF

Building  
(conceptual plan)

30

Parking Spaces  
(conceptual plan)

## ABOUT THE PROPERTY

- Lowe's carve out opportunity in Northwest Modesto's Pelandale & Sisk retail corridor
- Approximately 698.2K people visited the Lowe's from September 2022 - August 2023 making it the 26th most visited Lowe's in California out of 108 locations ranked by Placer.AI
- Approximately 4M people visited the Costco from September 2022 - August 2023 making it the 27th most visited Costco in California out of 129 locations ranked by Placer.AI

## NEARBY RETAILERS



## TRAFFIC COUNTS

Pelandale Ave  
Chapman Rd

Year: 2022 | Source: Placer.AI

32,317 VPD  
7,502 VPD



# Retail Aerial

3801 Pelandale Ave | Modesto, CA 95356





# Demographic Highlights

3801 Pelandale Ave | Modesto, CA 95356



## Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	8,633	53,693	123,401
2028 Projected Population	8,520	54,789	124,560
Projected Annual Growth 2023 to 2028	-0.26%	0.40%	0.19%

## 2023 Daytime Population

Daytime Population	10,603	51,856	126,800
Workers	6,131	23,000	58,530
Residents	4,472	28,856	68,270

## 2023 Income

Average Household Income	\$101,759	\$110,393	\$109,876
Median Household Income	\$83,388	\$82,584	\$81,064

## Households & Growth

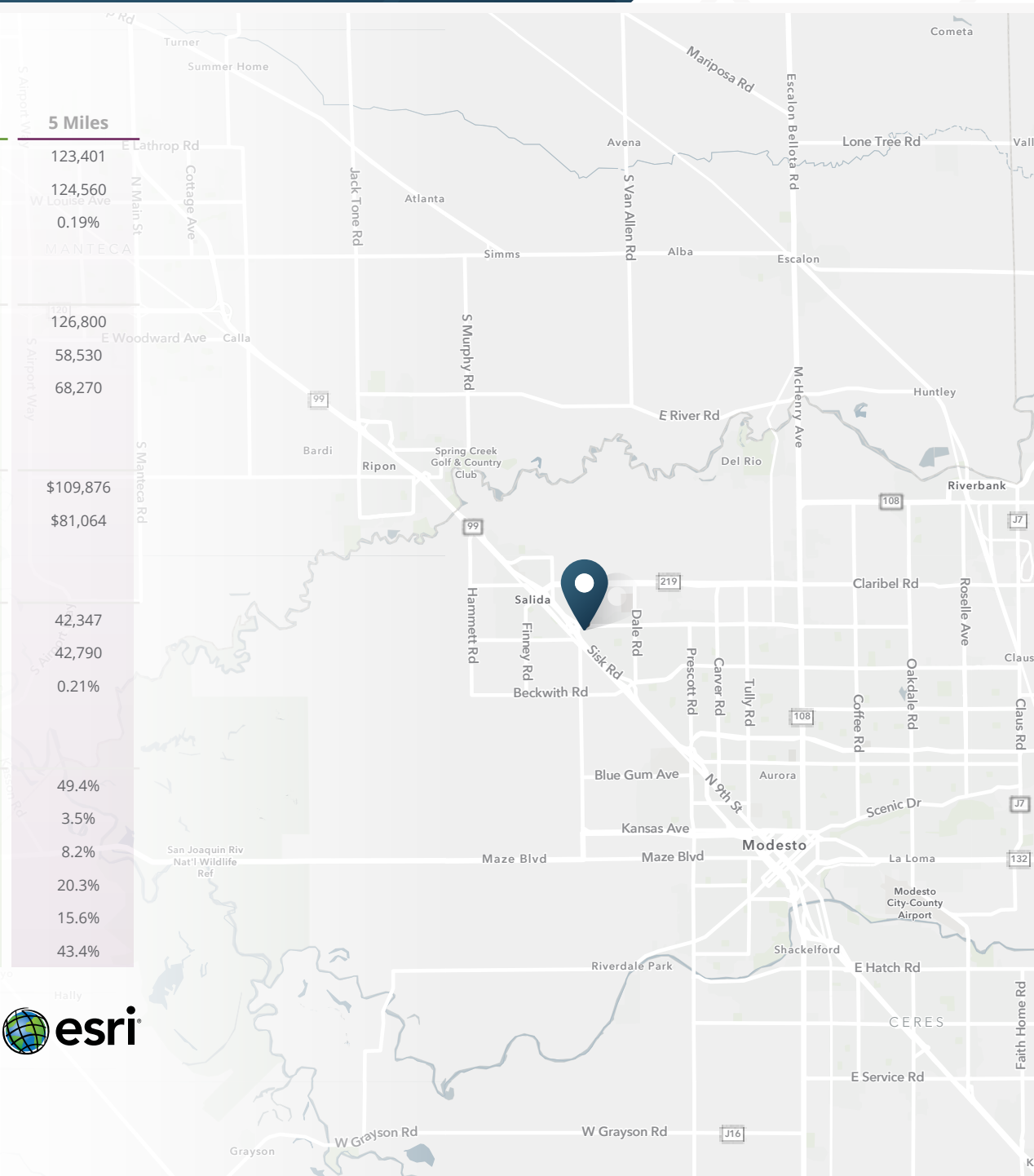
2023 Estimated Households	2,944	17,624	42,347
2028 Projected Households	2,920	18,022	42,790
Projected Annual Growth 2023 to 2028	-0.16%	0.45%	0.21%

## 2023 Race & Ethnicity

White	41.8%	43.8%	49.4%
Black or African American	4.0%	4.0%	3.5%
Asian or Pacific Islander	8.0%	10.4%	8.2%
Other Race	26.4%	23.1%	20.3%
Two or More Races	16.8%	15.6%	15.6%
Hispanic	47.9%	43.4%	43.4%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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