



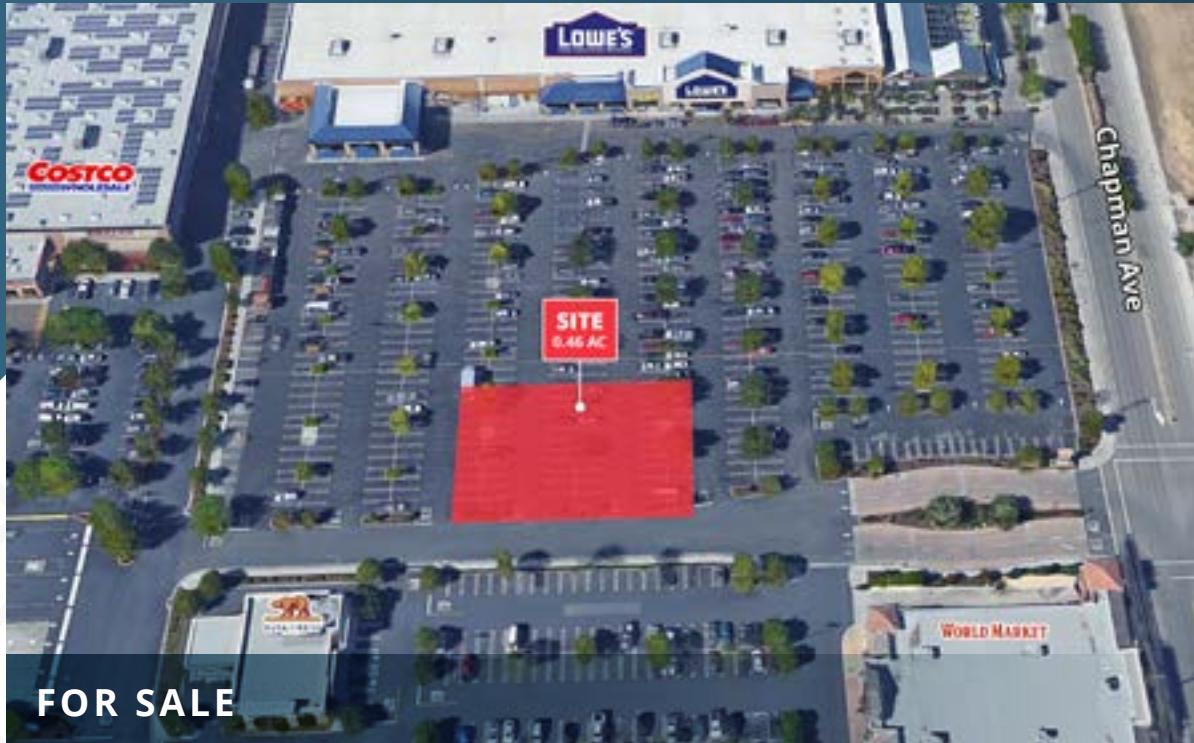
Lowe's Carve Out

3801 Pelandale Ave | Modesto, CA 95356

S 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



WORLD MARKET

xfinity



**crumbl
cookies**

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

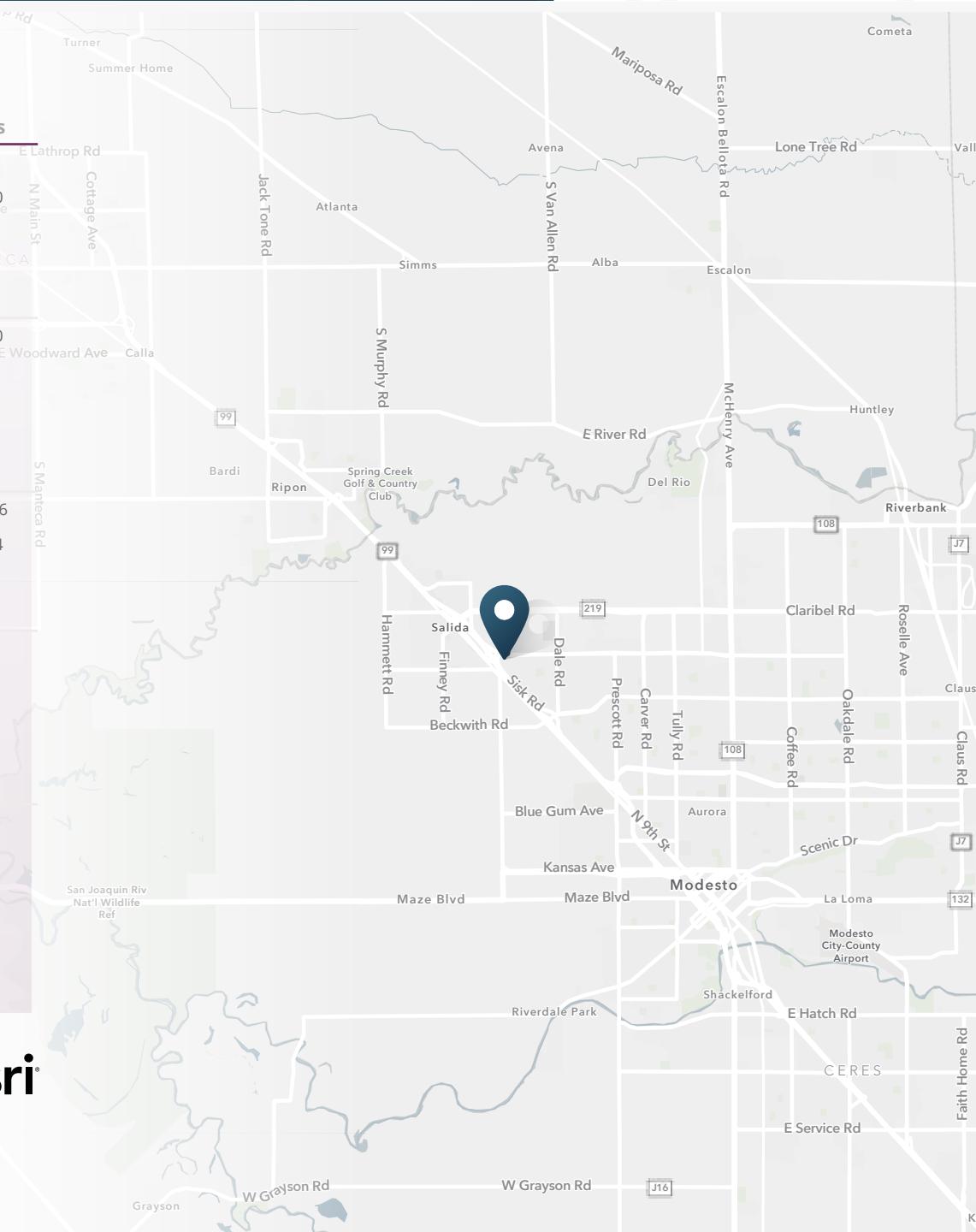


Demographic Highlights

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





SRS

**SRS Real Estate Partners
Newport Beach**

610 Newport Center Dr, Suite 1500
Newport Beach, CA 92660
949.698.1100

Terrison Quinn

949.698.1107
terrison.quinn@srsre.com

Adam Handfield

949.698.1109
adam.handfield@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.