

BRIGGSMORE SHOPPING CENTER
PROPOSED REDEVELOPMENT - NEW ANCHOR SPACES FOR LEASE
2001 MCHENRY AVENUE, MODESTO, CA



LISTING DATA

AVAILABLE SF: 120,115± SF divisible to 25,000± SF

COMMENTS:

- Dominant shopping center anchored by Safeway Marketplace and Burlington Coat Factory.
- Located in the heart of Modesto along high-traffic McHenry Avenue & Briggsmore Avenue.
- Centralized, high traffic location ideal for neighborhood and regional retailers!
- Other successful tenants include; Starbucks, Panera Bread, Orange Theory Fitness, Golden 1 Credit Union, Nekter Juice and Carters Pet Mart!

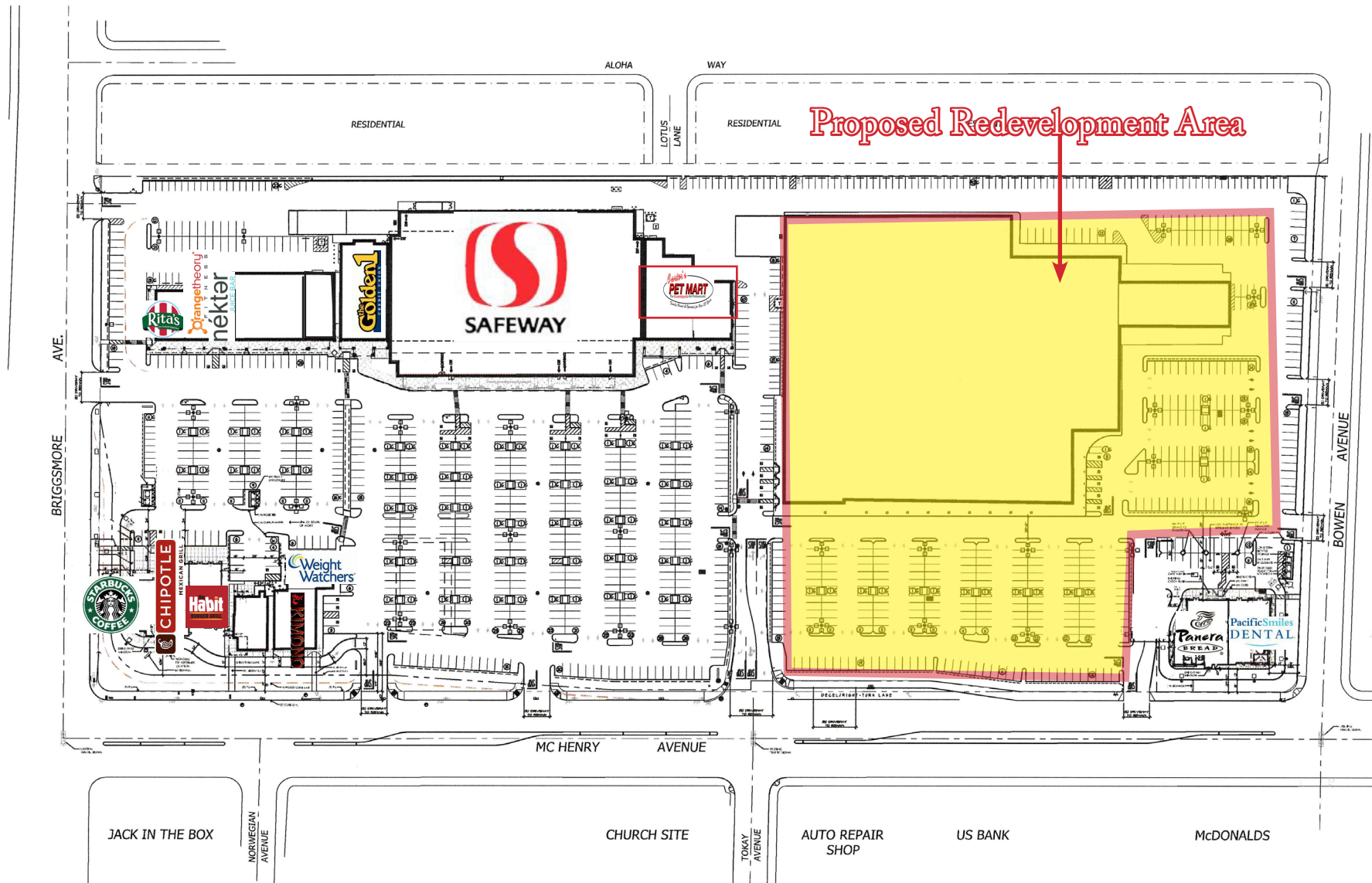
ECONOMIC DATA

LEASE RATE: Call for lease rate

CONTACT Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

BRIGGSMORE SHOPPING CENTER PROPOSED REDEVELOPMENT - NEW ANCHOR SPACES FOR LEASE

2001 MCHENRY AVENUE, MODESTO, CA

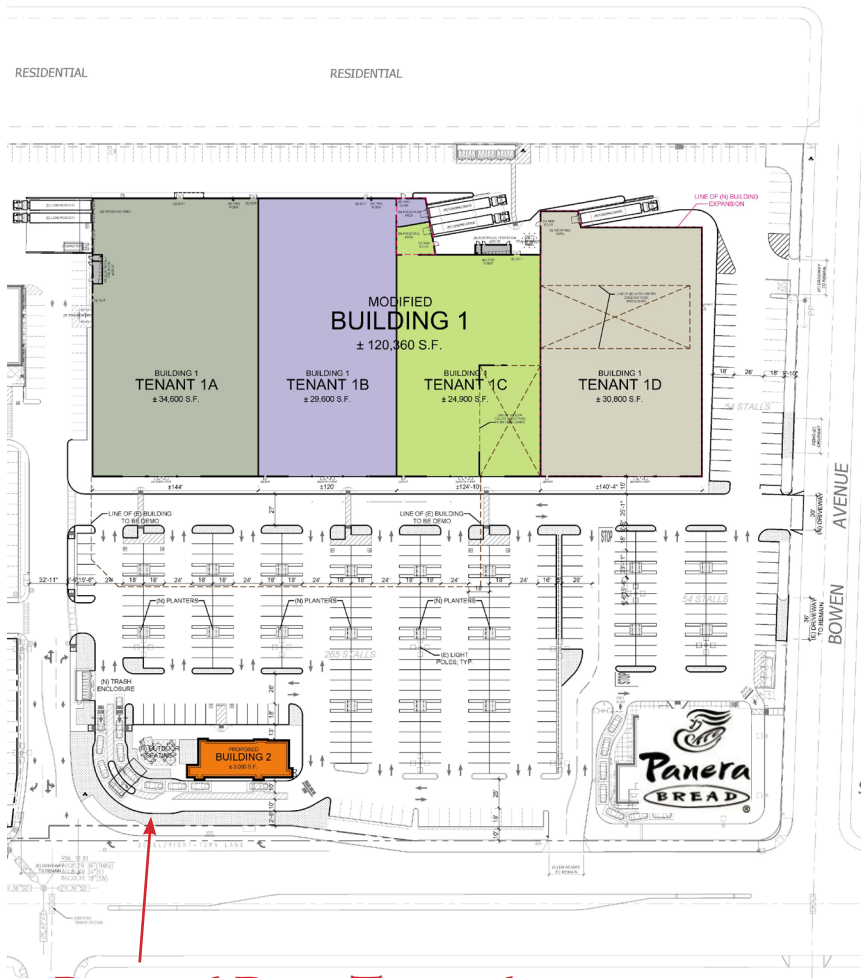


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

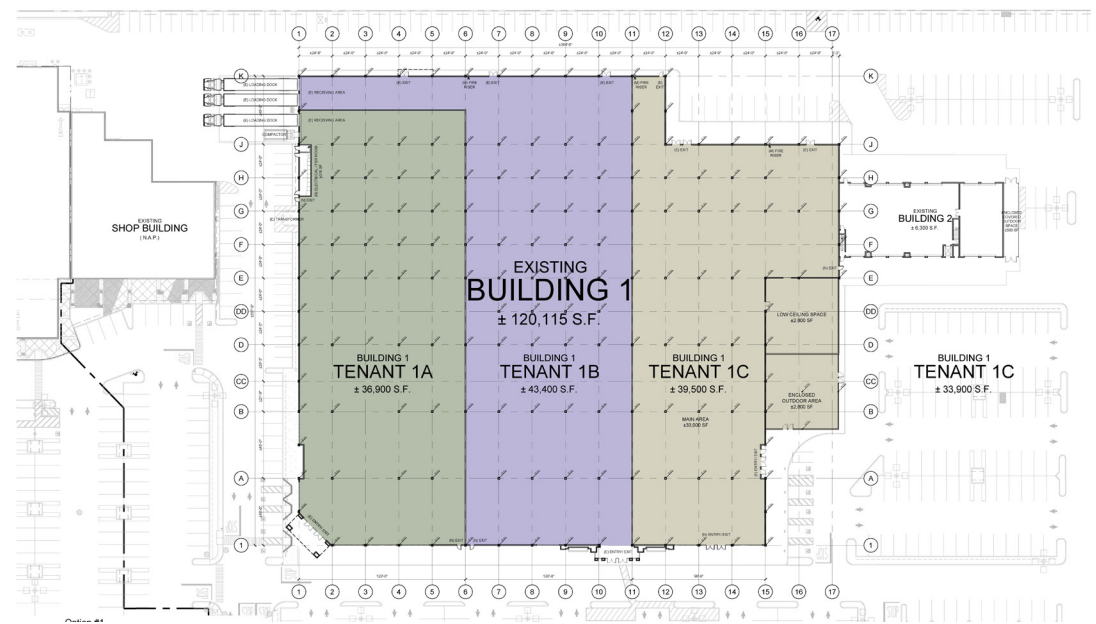
BRIGGSMORE SHOPPING CENTER PROPOSED REDEVELOPMENT - NEW ANCHOR SPACES FOR LEASE

2001 MCHENRY AVENUE, MODESTO, CA

Proposed Demising Plan A



Proposed Demising Plan B



CONTACT Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**BRIGGSMORE SHOPPING CENTER
PROPOSED REDEVELOPMENT - NEW ANCHOR SPACES FOR LEASE**
2001 MCHENRY AVENUE, MODESTO, CA



DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	17,304	147,365	275,117
Average HH Income:	\$82,244	\$83,179	\$83,851
TRAFFIC COUNTS:			
McHenry Ave:	37,000± Cars ADT		
Briggsmore Ave:	35,009± Cars ADT		