



**AVAILABLE SPACE:** 20,162± SF

- Prime Anchor position in dominant neighborhood center in Newman
- Ample signage including monument sign position
- Recessed loading dock for easy product loading



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# WESTSIDE MARKETPLACE

## NOW LEASING!

Owned By:   
B R I X T O N

The vibrant city of Newman, located in a small rural community, is home to around 10,000 residents. Situated 30 miles south of Modesto in Stanislaus County, it offers convenient access to a variety of destinations—within a two-hour drive, you can reach the State Capital, the ocean, or the mountains.

At the heart of the local retail landscape is Westside Marketplace, the primary neighborhood shopping center in the area. Anchored by Nob Hill Foods, the center serves customers from Newman, Gustine, Crows Landing, and surrounding rural communities, attracting approximately 600,000 visits annually (Placer).

The trade area, which is predominantly Hispanic, has a median household income of about \$75,000 per year.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION:	20,883	27,324	71,569
HOUSEHOLD INCOME:	\$94,706	\$92,883	\$97,915
TOTAL EMPLOYEES:	3,430	4,733	17,560
TRAFFIC COUNTS			
N STREET	9,000± cars ADT		
INYO STREET	4,178± cars ADT		



# SITE PLAN



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.



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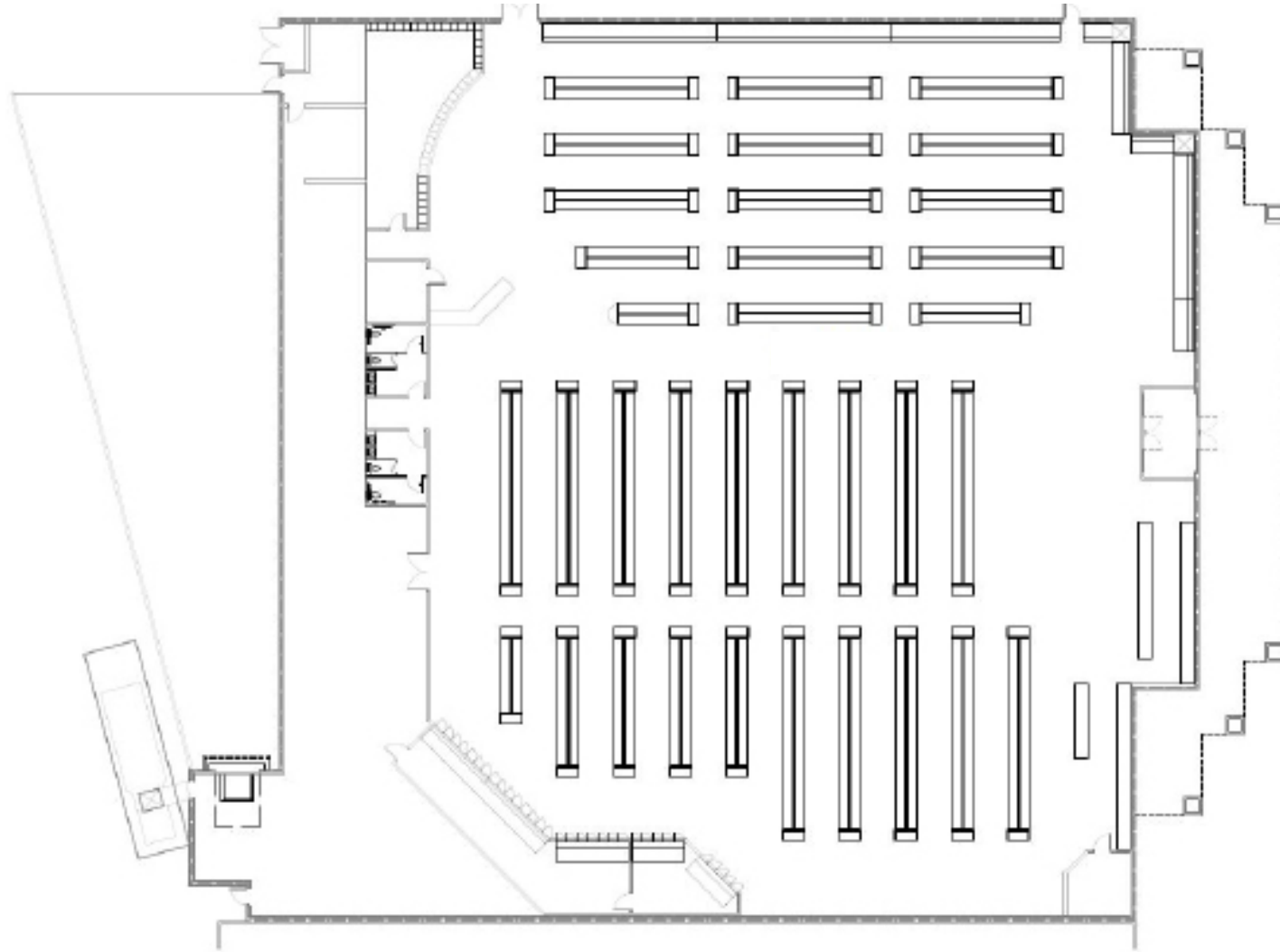




# AREA MAP



# FLOOR PLAN



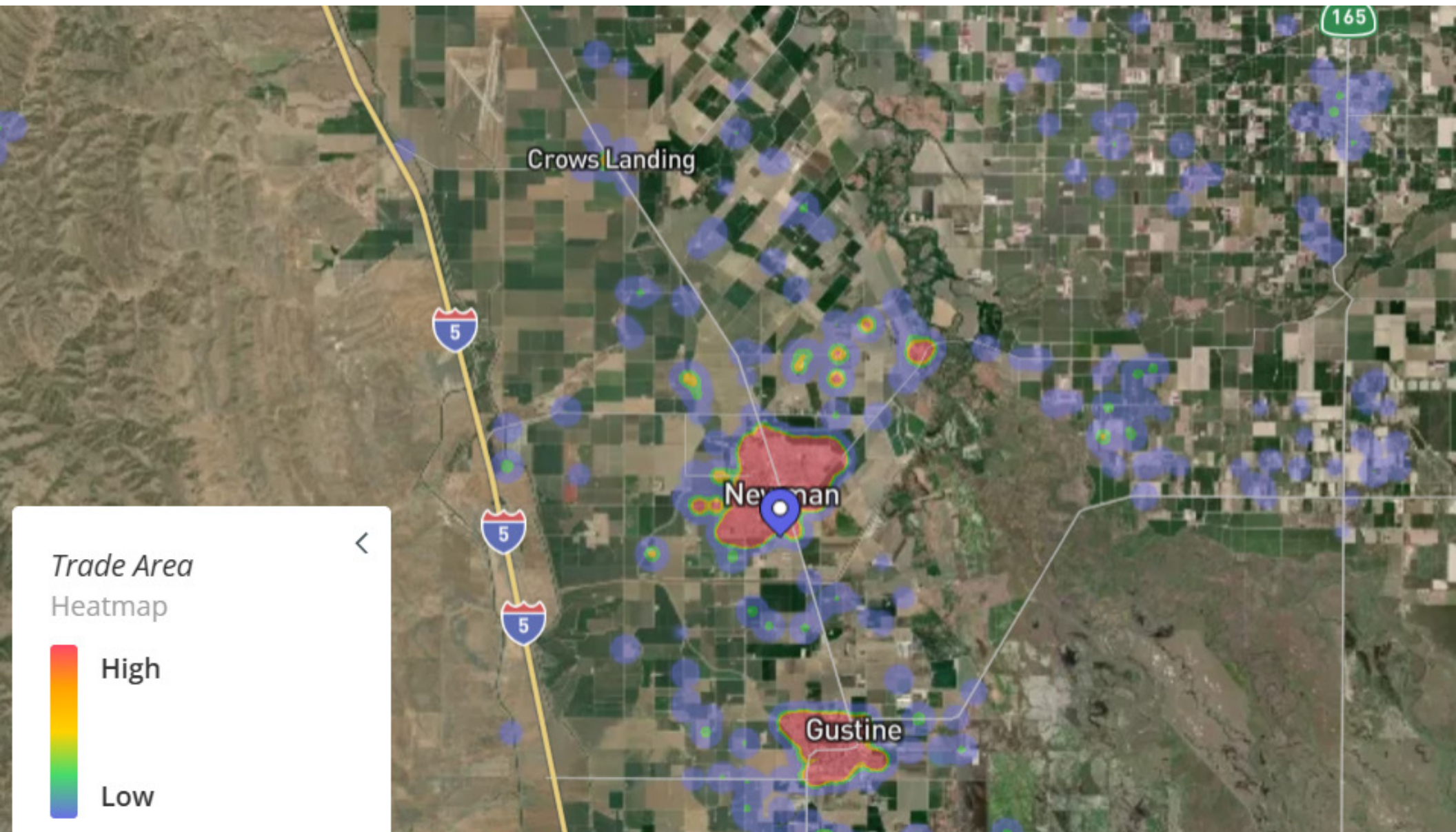
RITE-AID

EXISTING FLOOR PLAN

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# TRADE AREA MAP



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