

SCENIC PLACE SHOPPING CENTER

801 OAKDALE ROAD, MODESTO, CA



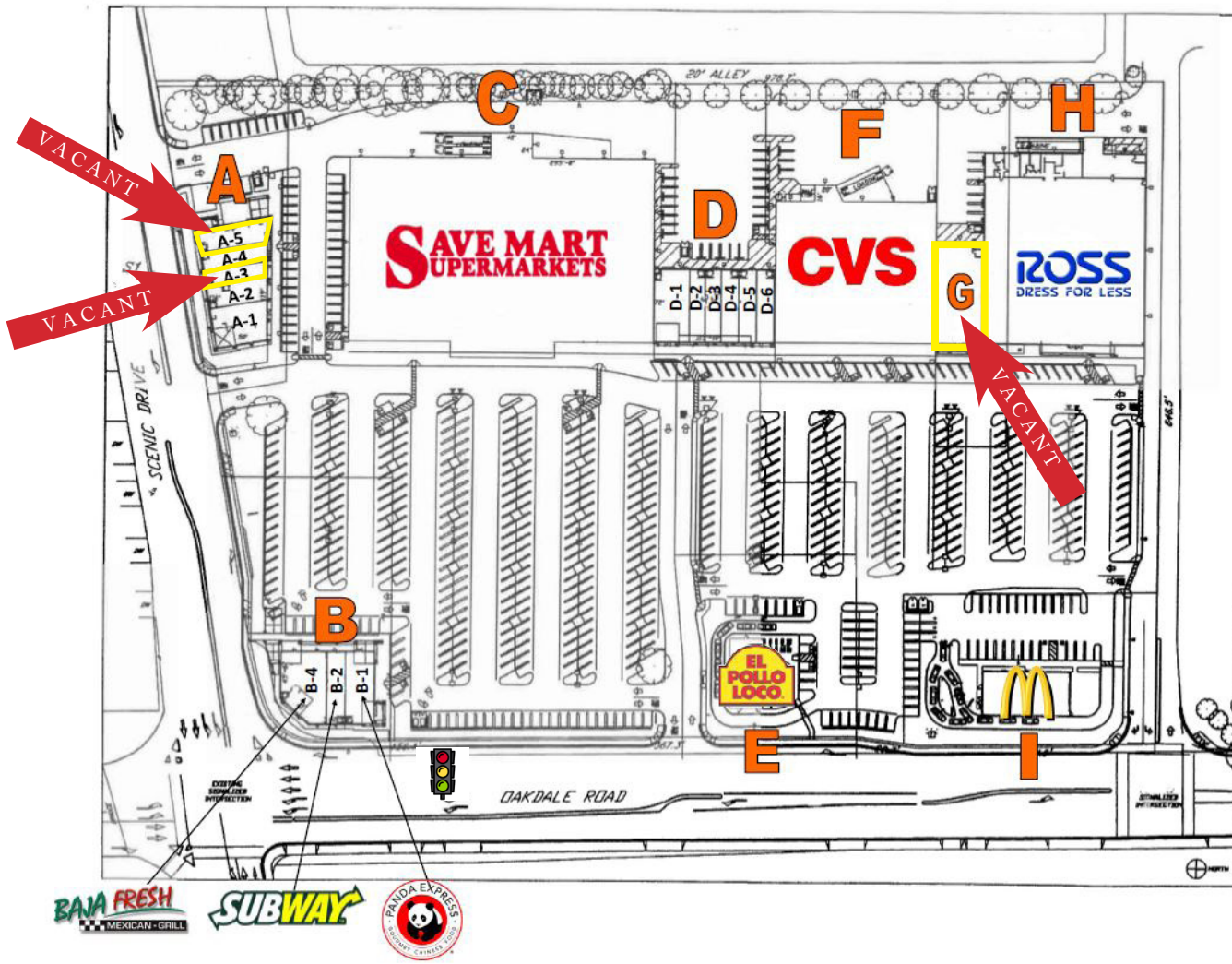
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SITE PLAN

SCENIC PLACE - 801 Oakdale Road, Modesto



BUILDING A	TENANT
A-1	Prime Communications
A-2	Pizza Guys
A-3	Vacant
A-4	H&R Block
A-5	Vacant

BUILDING B	TENANT
B-1	Panda Express
B-2	Subway
B-4	Baja Fresh

BUILDING C	OCCUPANT
Parcel Owner	Save Mart

BUILDING D	TENANT
D-1	T-Mobile
D-2	Fancy Nails
D-3	Game Stop
D-4	Hair Masters
D-5	Kung Fu Tea
D-6	Sally Beauty Supply

BUILDING E	TENANT
	El Pollo Loco

BUILDING F	TENANT
	CVS

BUILDING G	TENANT
	Vacant

BUILDING H	TENANT
	Ross

BUILDING I	TENANT
	McDonalds

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4,500± SF



Scenic Place has consistently been one of the dominant neighborhood shopping centers in East Modesto. At the high traffic intersection of Oakdale Road (25,338 cars ADT) and Scenic Drive (29,434 cars ADT). The project has historically fostered successful retailers and restaurants. The center offers a 360° residential trade area and is anchored by national and regional co-tenants including: SaveMart, Ross, CVS, McDonald's, El Pollo Loco, Panda Express and many other recognizable names!

1,500± SF



900± SF



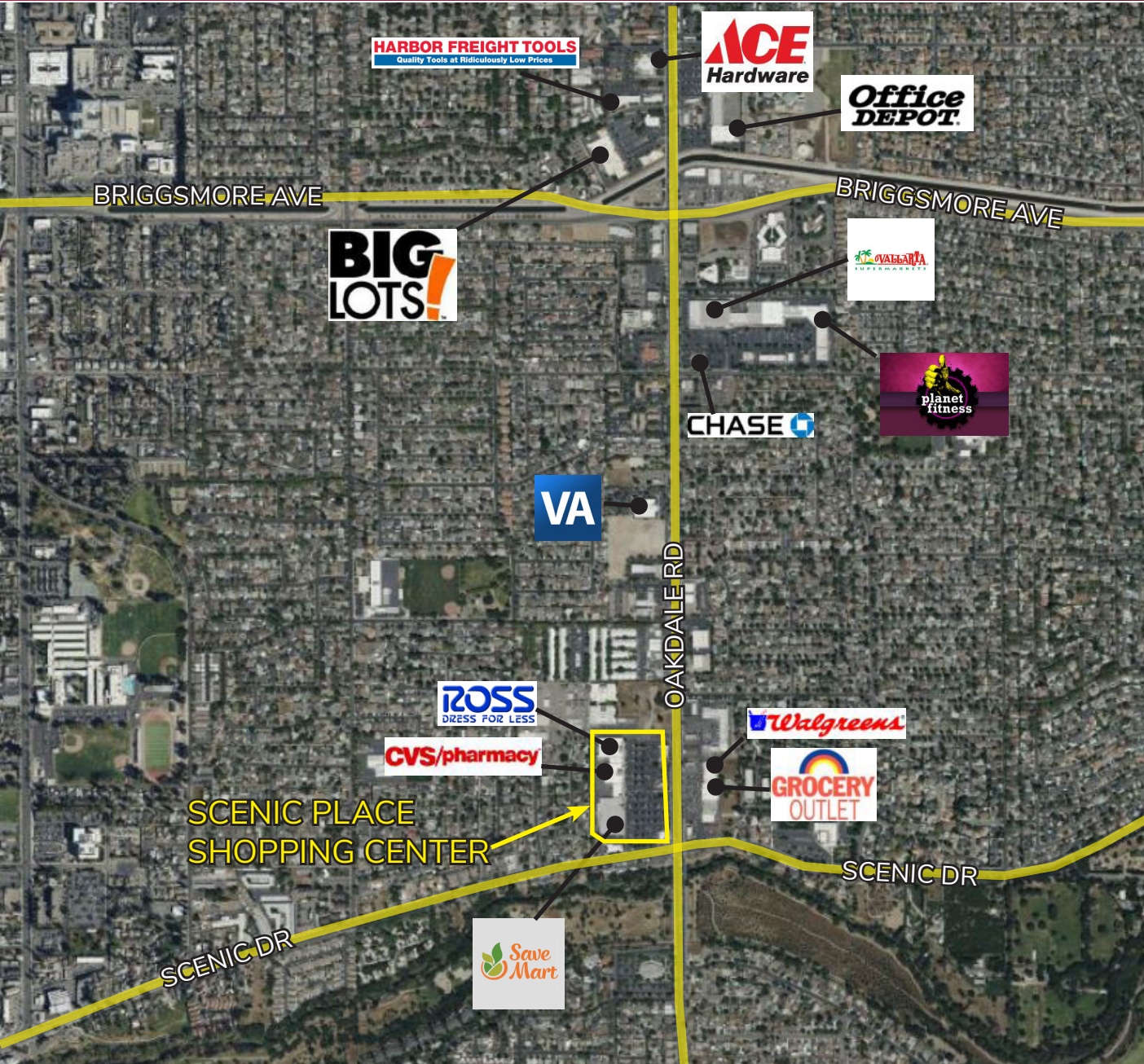
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NATIONAL CO-TENANTS:



DEMOGRAPHICS: 1 MILE 3 MILES 5 MILES

POPULATION:	20,765	135,402	293,783
AVERAGE HH INCOME:	\$92,021	\$94,800	\$90,359

TRAFFIC COUNTS:

OAKDALE ROAD:	25,338 cars ADT
SCENIC DRIVE:	29,434 cars ADT

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