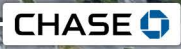




**SITE**  
0.46 AC



Chapman Rd



7,502 VPD

Pelandale Ave 32,137 VPD

**FOR SALE**

# Lowe's Carve Out

3801 Pelandale Ave | Modesto, CA 95356



# 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



## TRAFFIC COUNTS

Pelandale Ave  
Chapman Rd

32,317 VPD  
7,502 VPD

Year: 2022 | Source: Placer.AI

# Retail Aerial

3801 Pelandale Ave | Modesto, CA 95356



CALIFORNIA 219

Kiernan Ave

**COSTCO WHOLESALE**  
**LOWE'S**  
**WORLD MARKET** xfinity  
**SUPER CUTS** verizon  
**BAA FRESH** crumbl cookies  
**PANDA EXPRESS**

**SITE**  
0.46 AC

**SAVE MART SUPERMARKETS**  
**MOUNTAIN MIKE'S** Round Table  
**CHASE**

Kaiser Permanente Modesto  
Medical Center and  
Medical Offices  
152 Beds

Covert Rd

Salida Blvd

Dale Rd

Bangs Ave

Valley Childrens  
Hospital Pelandale  
Specialty Care Center

Pelandale Ave

**IN-N-OUT BURGER** TACO BELL

Bacon Rd

Murphy Rd

**TARGET** **ROSS** **ASHLEY** HOMESTORE  
**TJ-maxx** **ULTA** BEAUTY  
**PETSMART** **DSW**  
**BEST BUY** Michaels **BevMo!**  
**BIG LOTS!** BED BATH & BEYOND

Vintage Faire Mall  
**JCPenney** **MACY'S**  
**CHAMPS** SPORTS **DICK'S** SPORTING GOODS  
**HOLLISTER** **SEPHORA**  
**FAMOUS** footwear **EXPRESS**  
**carter's** **PAC SUN**  
**claire's** AMERICAN EAGLE  
**TORRID**

Brethren  
Heritage School  
56 Students

North Dakota Ave

**TRADER JOE'S**  
**BIG 5** SPORTING GOODS  
LANE BRYANT

CALIFORNIA 99

Standiford Ave

Prescott Junior  
High School  
758 Students

Finney Rd

Smart & Final

W Rumble Rd

Beckwith Rd

Sisk Rd

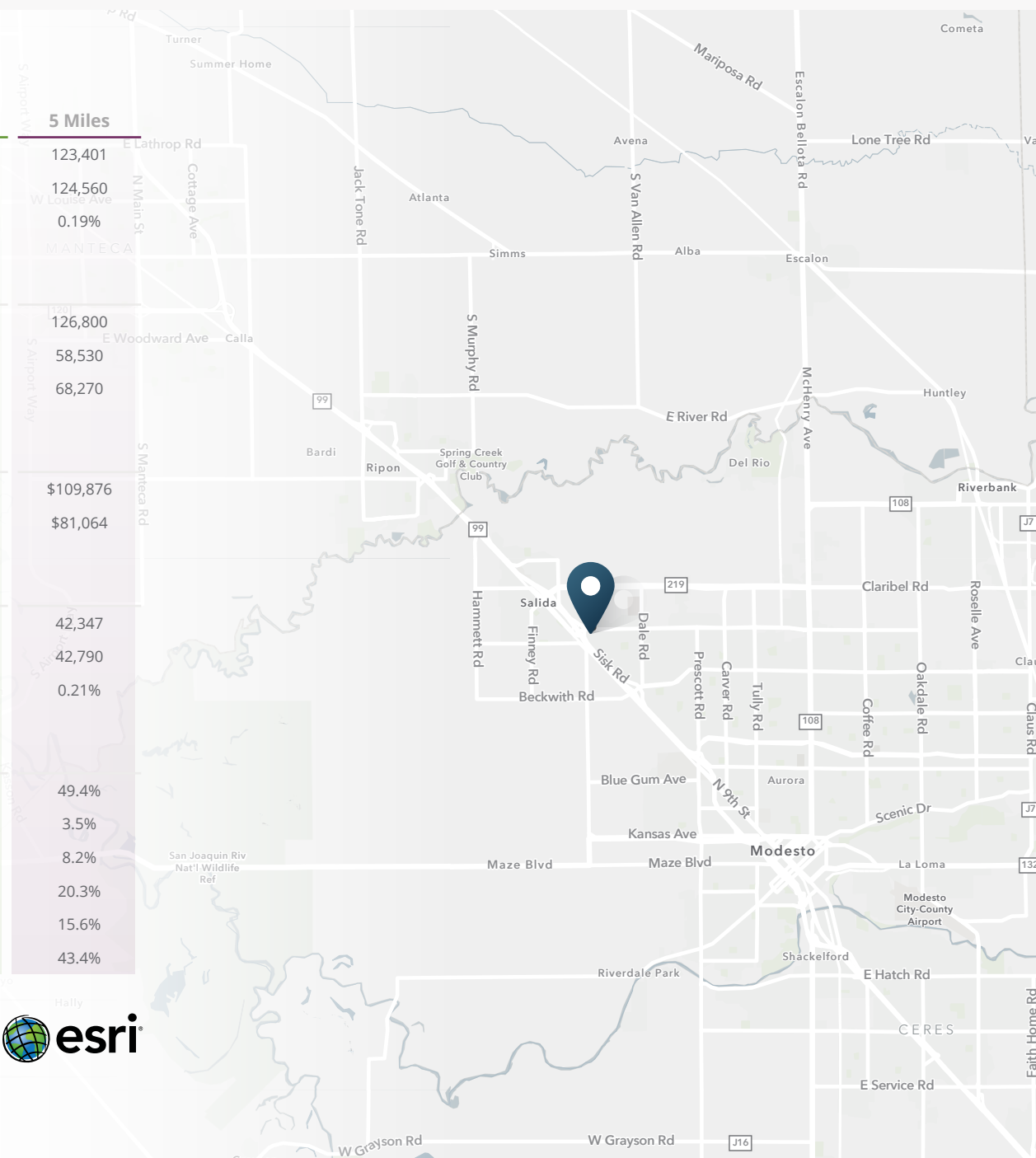


# Demographic Highlights

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%
<b>2023 Daytime Population</b>			
Daytime Population	10,603	51,856	126,800
Workers	6,131	23,000	58,530
Residents	4,472	28,856	68,270
<b>2023 Income</b>			
Average Household Income	\$101,759	\$110,393	\$109,876
Median Household Income	\$83,388	\$82,584	\$81,064
<b>Households &amp; Growth</b>			
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%
<b>2023 Race &amp; Ethnicity</b>			
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.





**SRS Real Estate Partners  
Newport Beach**

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

**Terrison Quinn**  
Managing Principal  
949.698.1107  
terrison.quinn@srsre.com

**Adam Hanfield**  
Senior Associate  
949.698.1109  
adam.hanfield@srsre.com

**SRSRE.COM**

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