

# CENTURY CENTER | Modesto, California

*Big Box Anchor Space Available in 2020*

## FOR LEASE

± 49,800 SF of  
Redeveloped Single /  
Multi-Tenant Retail  
Space Available

# Nai Benchmark

**BRIAN HERON** VP Retail Properties

O : 209 900 4505 | C : 1 209 985 6329

E: [Brian@NaiBenchmark.com](mailto:Brian@NaiBenchmark.com) | BRE# 01091898

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

## NEW OWNERSHIP, NEW VISION

Call us to find out more!



# PROPERTY SUMMARY

## LOCATION

**2401 East Orangeburg Avenue, Modesto CA** – This property is located off of East Orangeburg Avenue and Oakdale Road; both are high traffic arterials within Modesto. It is also within Century Center with co-tenants being; Planet Fitness, Jamba Juice, T4, Pizza Hut, Round Table, Chase, GNC, UPS, and more. **Newest leases within the center include Satellite Dialysis and Golden Valley Medical.** Additional surrounding retailers include the Stanislaus Surgical Center and a variety of other medical offices, UNOs Chicago and Grill, Citibank, Bank of the West, and much more.

## AVAILABLE SF

49,800 SF of Single Tenant or Multi-Tenant Retail Space

## STREET FRONTAGE & ACCESS

- Fronts East Orangeburg Avenue with daily traffic counts of **14,900** which runs through out west and east Modesto
- Side street is Oakdale Road with high daily traffic counts of **25,100** which runs north and south throughout Modesto
- 2 access points along Oakdale road and 3 access points along Orangeburg Avenue

## POTENTIAL USES PERMITTED

Grocery, Furniture, Pet Supply, Clothing, Sporting Goods, General Merchandising, and Specialty Retail

## SINGLE OR MULTI-TENANT RETAIL

Modesto, CA

**AVAILABLE SF**  
49,800 SF

**RENTAL RATE**  
Contact Broker

**ZONING**  
Planned Development (P-D)

OAKDALE RD [± 25,100 ADT]

E ORANGEBURG AVE [± 14,900 ADT]





# CLOSE UP AERIAL



OAKDALE RD [± 25,100 ADT]

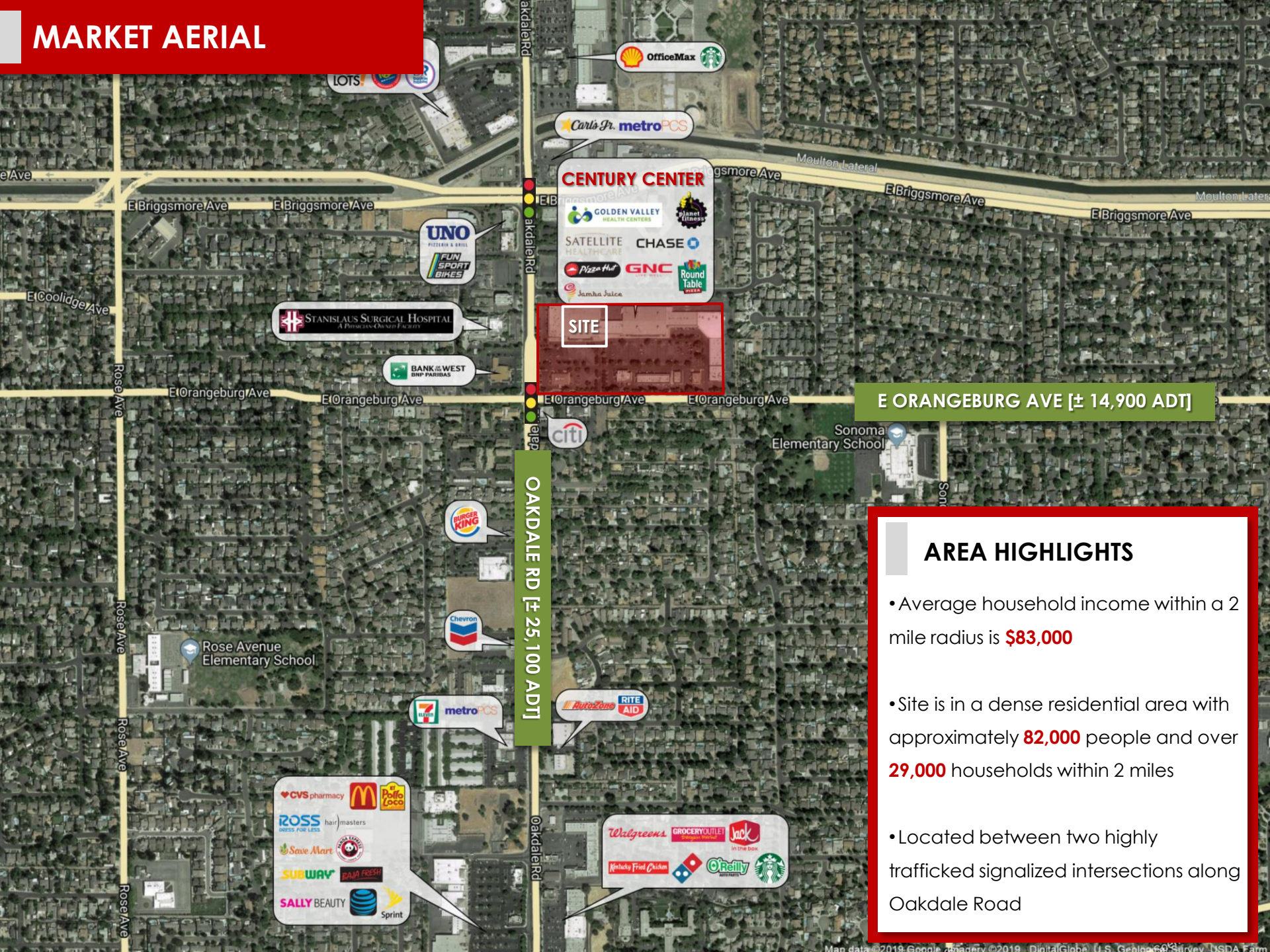
E ORANGEBURG AVE [± 14,900 ADT]

## AREA HIGHLIGHTS

- High daily traffic counts of **25,100 ADT** along Oakdale Road and **14,900** along E Orangeburg Avenue
- Located within **Century Center** with a variety of national tenants
- Surrounding tenants include: Jamba Juice, Pizza Hut, T4, UPS, Chase, Round Table, Planet Fitness, GNC, Chase, Burger King, Stanislaus Surgical Hospital, and more



# MARKET AERIAL



## AREA HIGHLIGHTS

- Average household income within a 2 mile radius is **\$83,000**
- Site is in a dense residential area with approximately **82,000** people and over **29,000** households within 2 miles
- Located between two highly trafficked signalized intersections along Oakdale Road



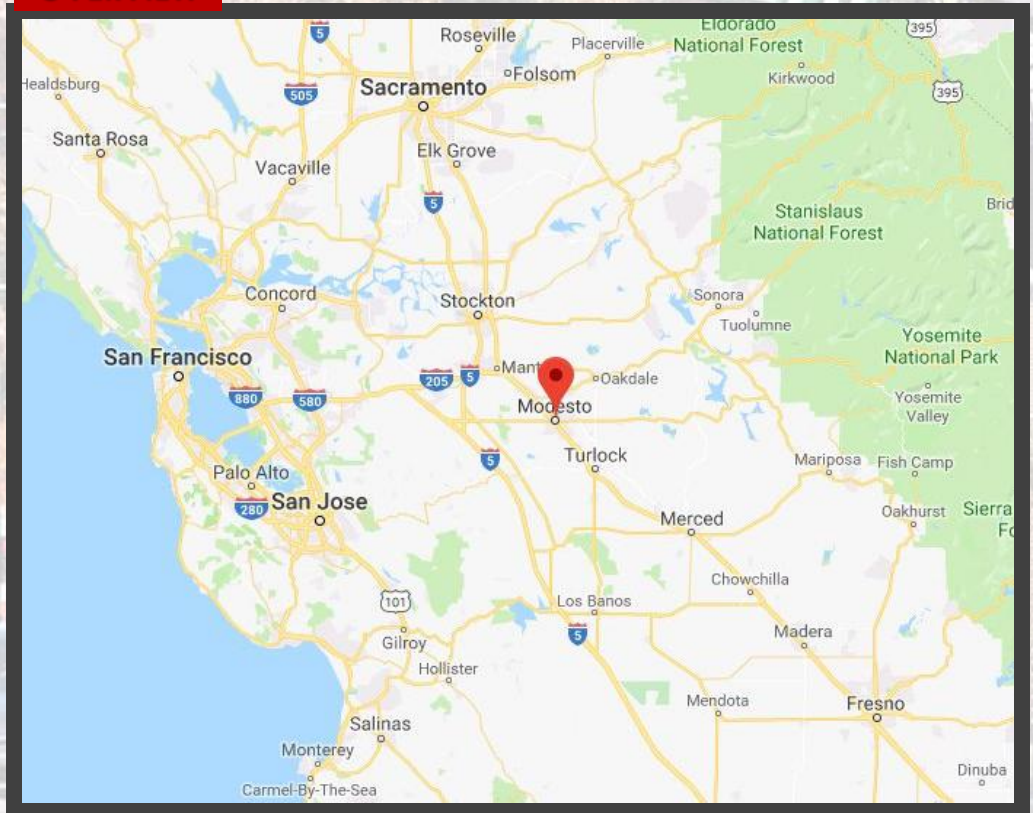
## CITY HIGHLIGHTS

- Has been rewarded Tree City USA numerous times as it is surrounded by rich agriculture and farmland. It is led by milk, almonds, chickens, walnuts, and corn silage which the county grossed nearly \$3.1 billion in 2011.
- Home of Gallo Family Winery, the largest privately owned winery in the world and #14 on Glassdoor's 2018 Best Places to work.
- Modesto is a center of entertainment, culture and the arts. Downtown Modesto hosts monthly art walks which displays local artist's works and includes local galleries, nonprofits, restaurants, music and more.
- It is home to many high value high growth companies because of its location of being 90 minutes from San Francisco/Silicon Valley, freeway/highway access, its mild Mediterranean climate, and its low cost of doing business and affordable real estate.

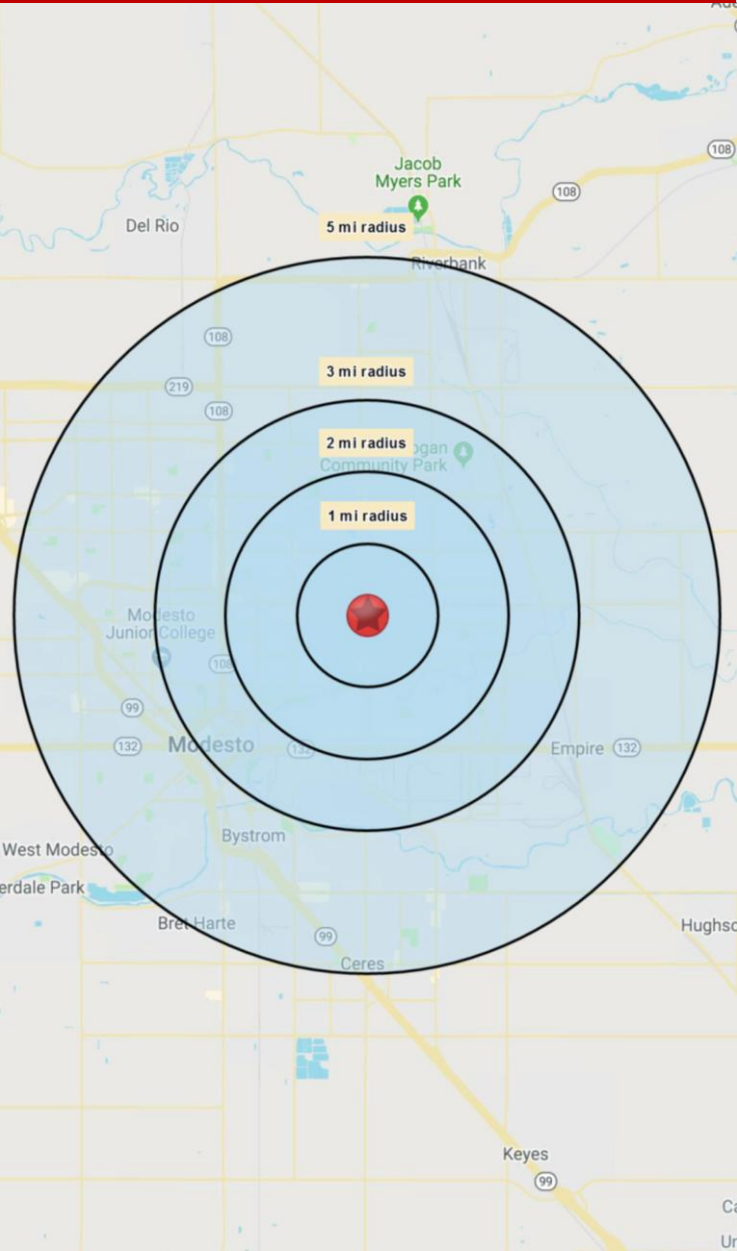
# MODESTO CITY PROFILE

**The City of Modesto is the county seat and largest city of the Stanislaus County in California. It is located in Northern California's Central Valley along Highway 99 and is 90 miles north of Fresno, 92 miles east of San Francisco, and 68 miles south of the state's capital of Sacramento.**

## OVERVIEW



# DEMOGRAPHICS



## POPULATION

1 Mi

2 Mi

3 Mi

5 Mi

2018 Estimated Population

23,096

82,244

127,402

279,321

2023 Projected Population

24,287

86,800

134,494

295,263

2010 Census Population

22,086

77,452

119,898

260,814

## HOUSEHOLDS

2018 Estimated Households

8,518

29,431

45,847

91,162

2023 Projected Households

8,647

29,988

46,718

92,987

2010 Census Households

8,192

27,862

43,342

85,609

## AVERAGE HOUSEHOLD INCOME

2018 Est Avg HH Income

\$75,376

\$83,492

\$81,194

\$76,683

2018 Est Median HH Income

\$62,653

\$65,321

\$64,337

\$60,747

## DAYTIME DEMOGRAPHICS

2018 Est Total Businesses

690

2,275

5,452

10,185

2018 Est Total Employees

7,586

19,310

63,816

105,354