

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 | BRE# 01091898

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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)



E ORANGEBURG AVE [± 14,900 ADT]

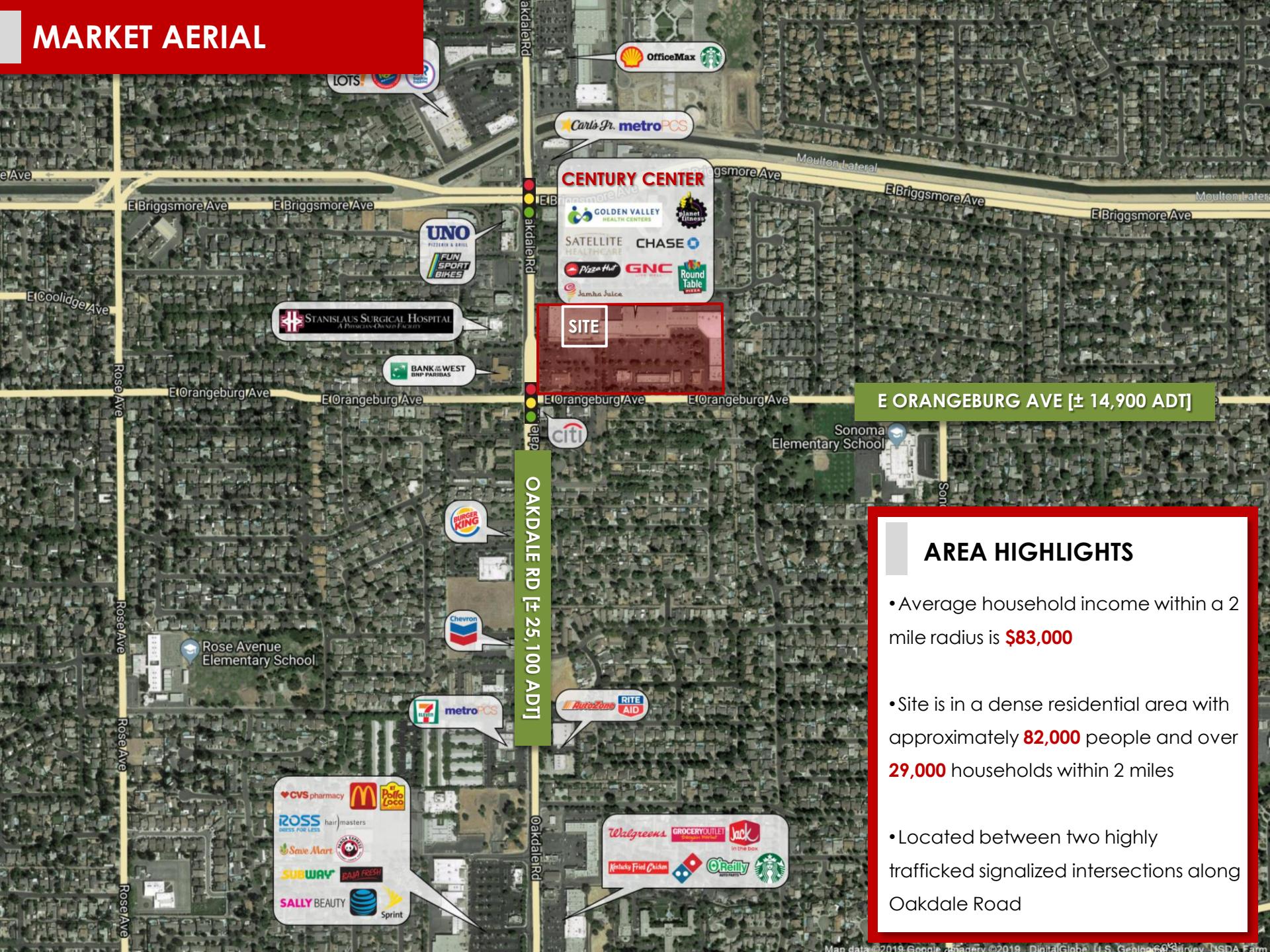


OAKDALE RD [± 25,100 ADT]

CLOSE UP AERIAL



MARKET AERIAL



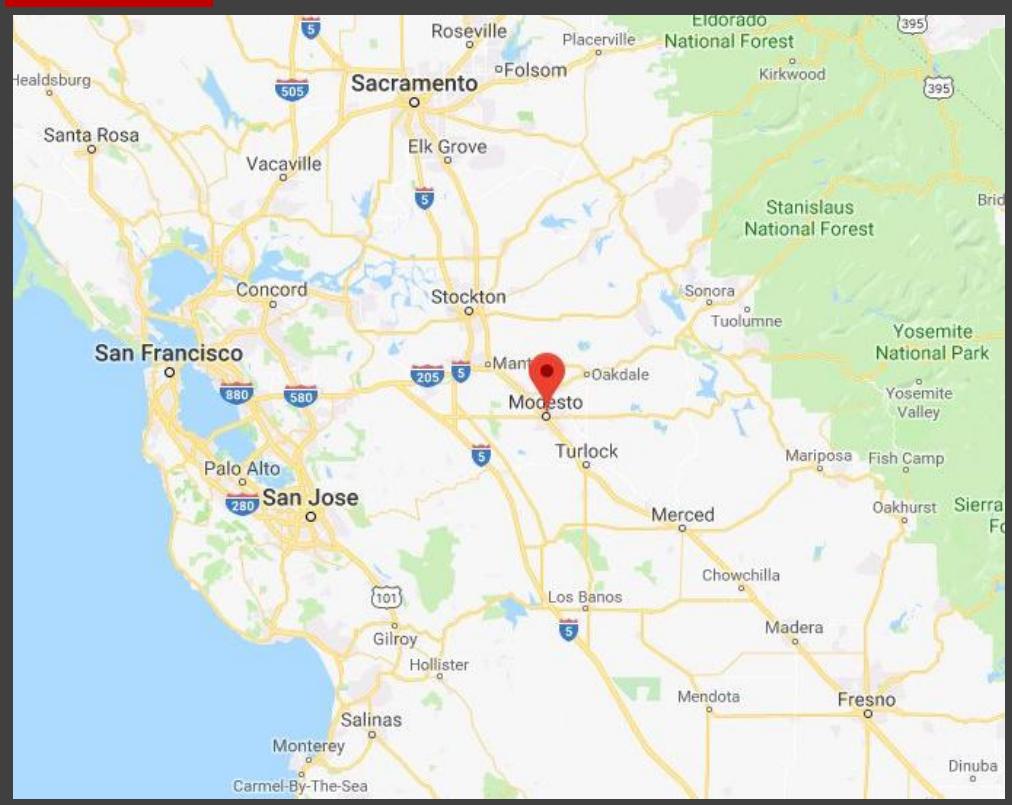
CITY HIGHLIGHTS

- 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.

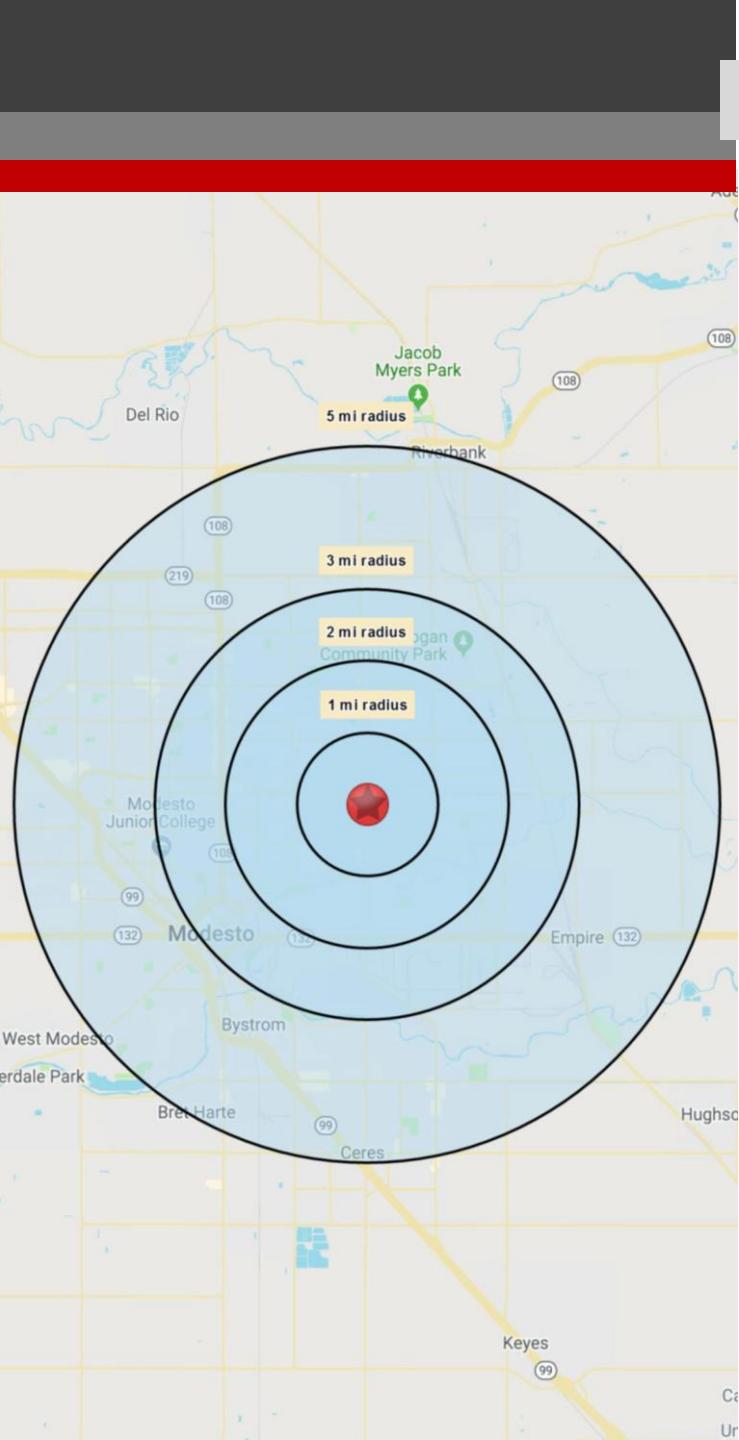
MODESTO CITY PROFILE

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
<u>2018 Estimated Population</u>	<u>23,096</u>	<u>82,244</u>	<u>127,402</u>	<u>279,321</u>
<u>2023 Projected Population</u>	<u>24,287</u>	<u>86,800</u>	<u>134,494</u>	<u>295,263</u>
<u>2010 Census Population</u>	<u>22,086</u>	<u>77,452</u>	<u>119,898</u>	<u>260,814</u>
HOUSEHOLDS				
<u>2018 Estimated Households</u>	<u>8,518</u>	<u>29,431</u>	<u>45,847</u>	<u>91,162</u>
<u>2023 Projected Households</u>	<u>8,647</u>	<u>29,988</u>	<u>46,718</u>	<u>92,987</u>
<u>2010 Census Households</u>	<u>8,192</u>	<u>27,862</u>	<u>43,342</u>	<u>85,609</u>
AVERAGE HOUSEHOLD INCOME				
<u>2018 Est Avg HH Income</u>	<u>\$75,376</u>	<u>\$83,492</u>	<u>\$81,194</u>	<u>\$76,683</u>
<u>2018 Est Median HH Income</u>	<u>\$62,653</u>	<u>\$65,321</u>	<u>\$64,337</u>	<u>\$60,747</u>
DAYTIME DEMOGRAPHICS				
<u>2018 Est Total Businesses</u>	<u>690</u>	<u>2,275</u>	<u>5,452</u>	<u>10,185</u>
<u>2018 Est Total Employees</u>	<u>7,586</u>	<u>19,310</u>	<u>63,816</u>	<u>105,354</u>