

Crossroads SHOPPING CENTER

901 N. CARPENTER ROAD • MODESTO, CA



Prime Retail Space for Lease in Busy Shopping Center!

AVAILABLE SPACE & RENT

- Suite 10 - 750± sf @ \$1.50 per sf/mo.
- Suite 48 - 1,667± sf @ \$1.50 per sf/mo.
- NNN Leases

KEY HIGHLIGHTS & FEATURES

- Strategically located in a bustling, multi-anchored center, catering to Modesto and West Stanislaus County.
- Exceptional street visibility.
- Ample on-site parking for your customers' convenience.
- Distinctive architectural design and prominent signage opportunities.
- Conveniently situated with quick access to Hwy. 99 and 132.
- Diverse range of co-tenants including CVS, Cost Less Foods, Harbor Freight, Dutch Bros, Huckleberry's Cafe, WestAmerica Bank, Dunhill Furniture, McDonald's, Baskin-Robbins, H&R Block, Mtn. Mike's Pizza, Subway, and more.

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

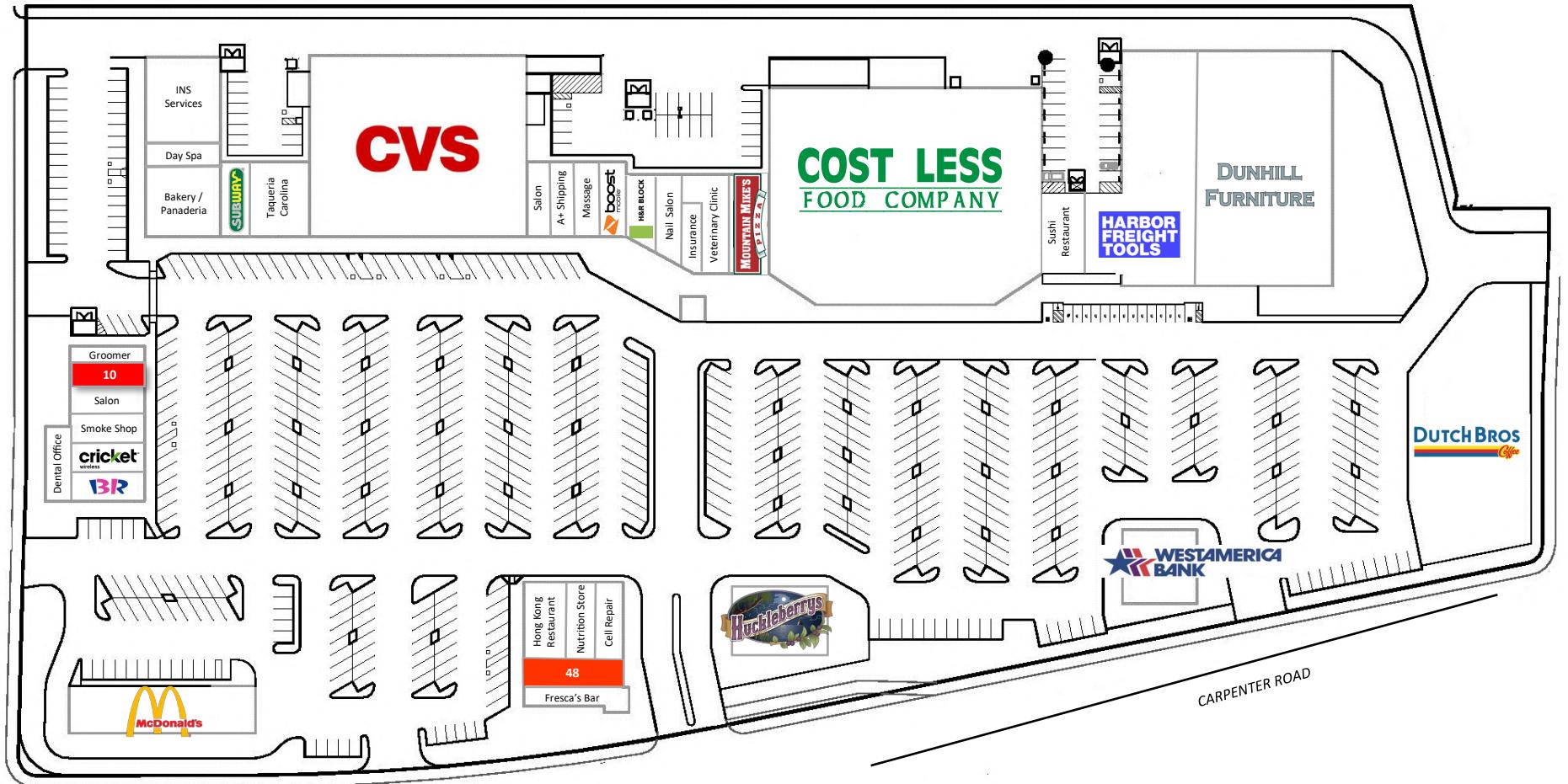
BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekke.com

 **BREKKE**
REAL ESTATE INC.

SITE PLAN

AVAILABLE FOR LEASE



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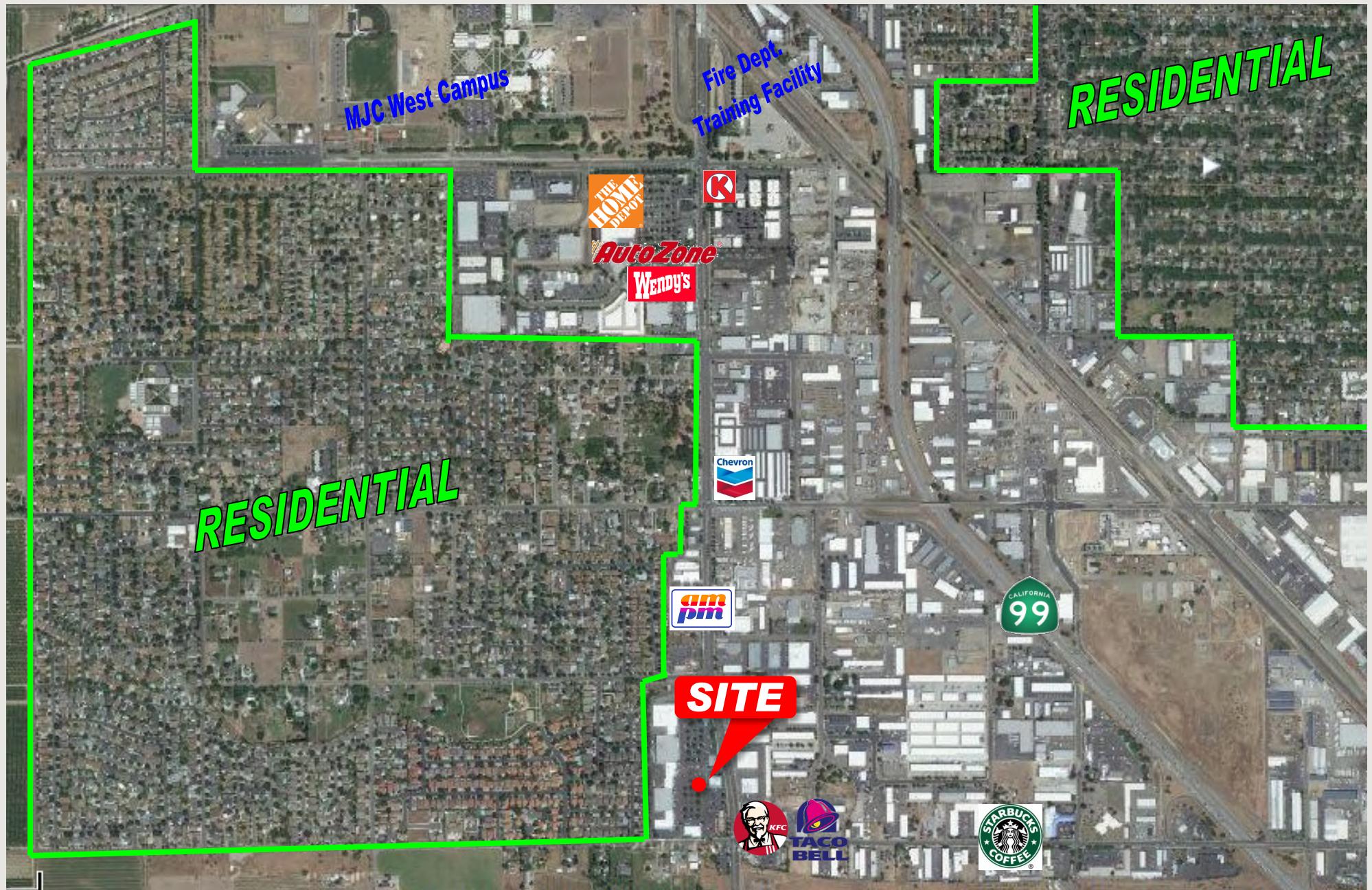
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RETAIL SPACE FOR LEASE

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DEMOGRAPHIC SUMMARY

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,301	101,555	240,656
2021 Estimate	10,022	98,755	233,929
2010 Census	9,323	91,611	216,529
Growth 2021 - 2026	2.78%	2.84%	2.88%
Growth 2010 - 2021	7.50%	7.80%	8.04%
2021 Population by Hispanic Origin	5,171	48,464	113,903
2021 Population	10,022	98,755	233,929
Households			
2026 Projection	3,101	33,928	79,288
2021 Estimate	3,016	33,005	77,102
2010 Census	2,807	30,730	71,606
Growth 2021 - 2026	2.82%	2.80%	2.84%
Growth 2010 - 2021	7.45%	7.40%	7.68%
Owner Occupied	1,962	16,721	41,901
Renter Occupied	1,054	16,284	35,202
2021 Households by HH Income	3,017	33,005	77,101
Income: <\$25,000	460	7,180	14,931
Income: \$25,000 - \$50,000	514	8,462	18,422
Income: \$50,000 - \$75,000	623	6,167	14,599
Income: \$75,000 - \$100,000	479	4,273	10,014
Income: \$100,000 - \$125,000	396	2,870	7,491
Income: \$125,000 - \$150,000	193	1,628	4,941
Income: \$150,000 - \$200,000	202	1,358	3,504
Income: \$200,000+	150	1,067	3,199
2021 Avg Household Income	\$85,952	\$69,357	\$75,375
2021 Med Household Income	\$71,831	\$53,506	\$58,319



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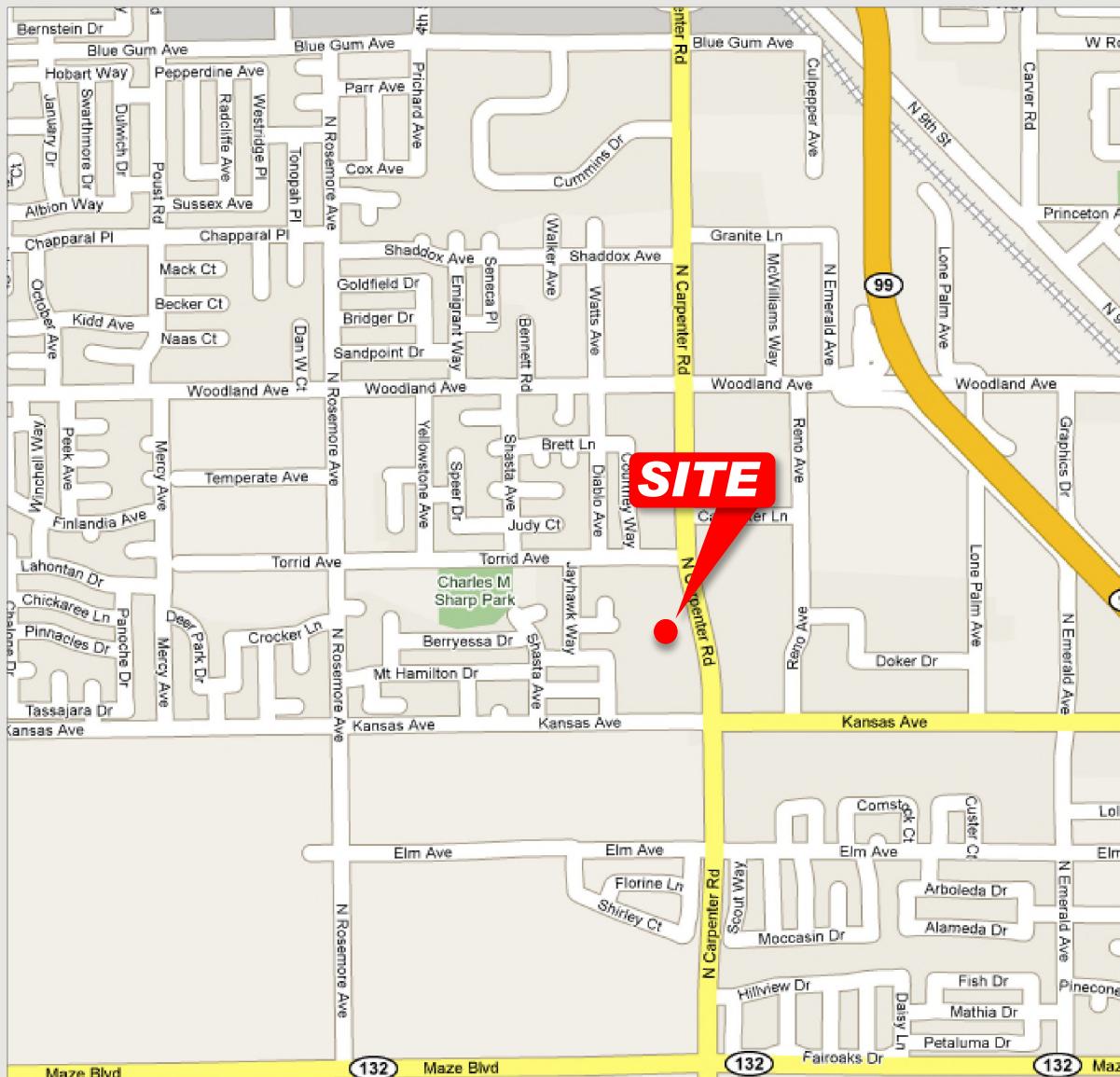
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LOCATION MAP



MAP OF CENTRAL VALLEY



TRAFFIC COUNTS

No. Carpenter Rd. / Kansas Ave. - 26,847 ADT

POPULATION

City of Modesto - 208,107
Stanislaus County - 514,370