

ROSEBURG SQUARE GROCERY ANCHOR SPACE FOR LEASE

839 WEST ROSEBURG AVENUE | MODESTO, CA



LISTING DATA

AVAILABLE SF: 28,000± SF **Please do not disturb Tenant**

COMMENTS:

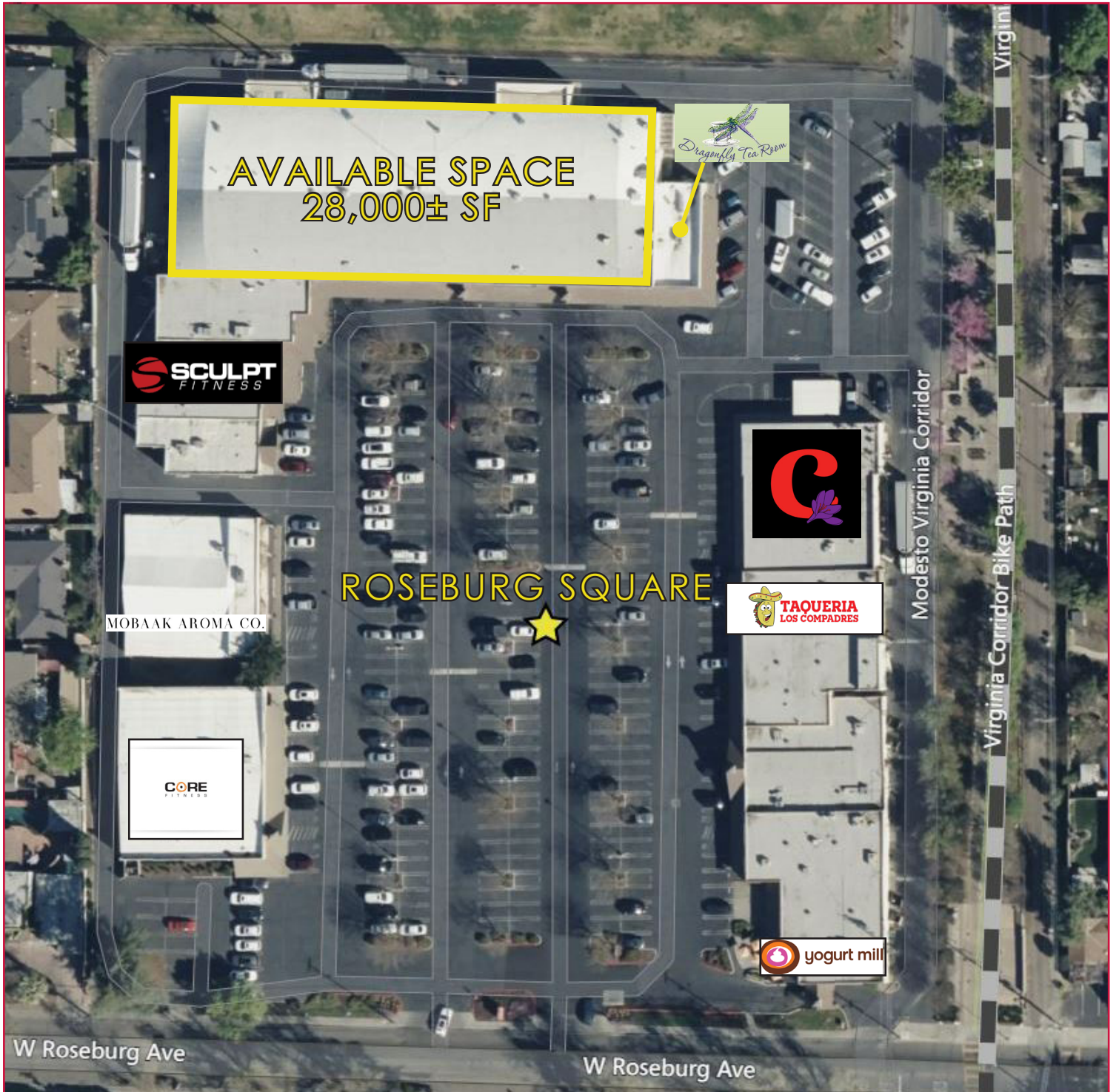
- Excellent neighborhood shopping center in the heart of Modesto, California with 360° residential trade area
- Established grocery box with exceptional Modesto history
- Great access, exposure, and visibility from Roseburg Avenue
- Exceptional population base of just under 70,000 people in two miles
- Cotenants include: Core Fitness, Yogurt Mill, and Taqueria Los Compadres
- Monument signage available
- Huge accessible parking field
- Close proximity to Doctors Hospital Medical



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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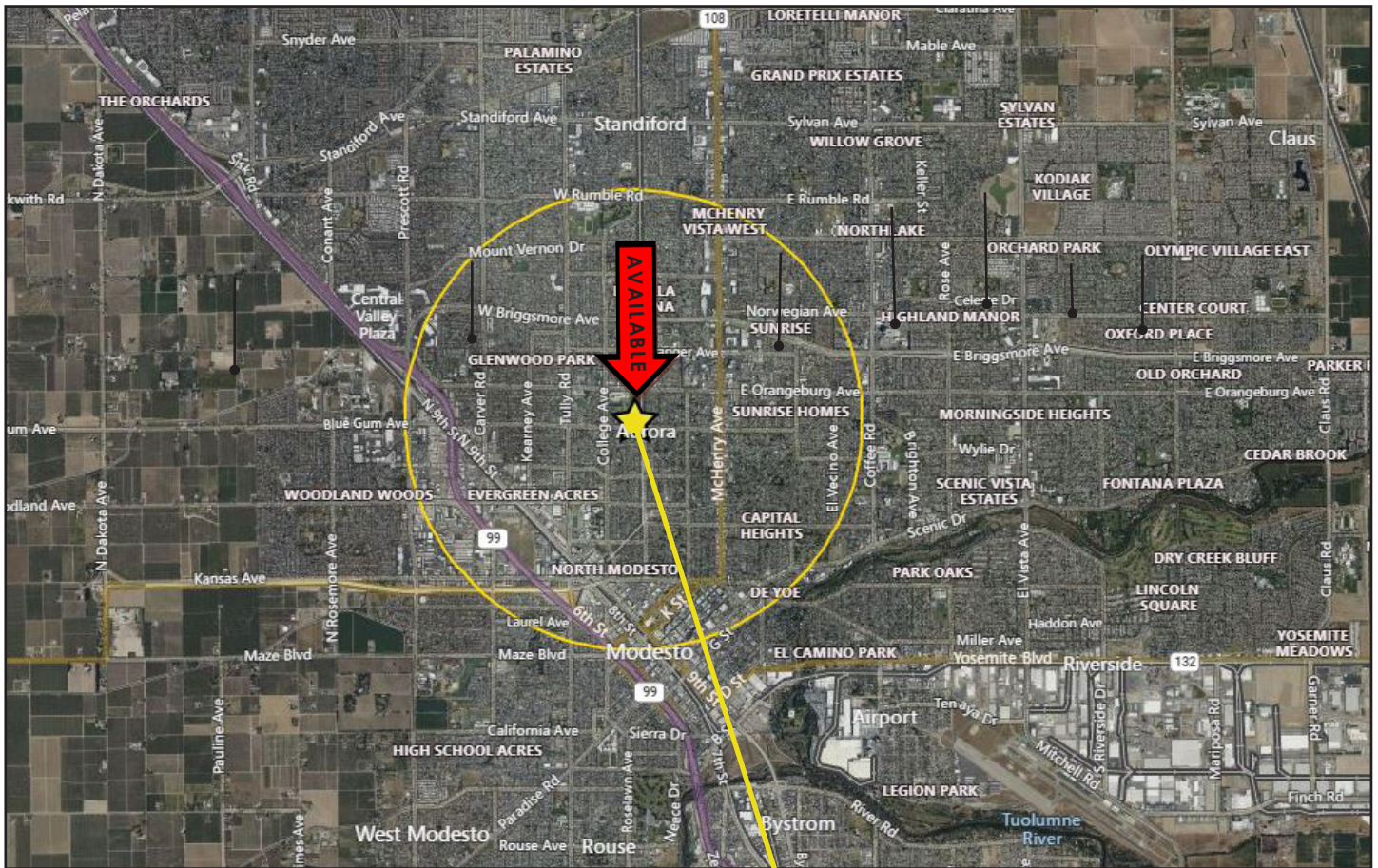
PHOTOS OF ROSEBURG SQUARE



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DEMOGRAPHICS

	1 mile	2 miles	3 miles
POPULATION:	19,289	68,040	148,811
INCOME:	\$96,511	\$89,620	\$86,361

1.5 MILE RADIUS

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