

# RIVERBANK 108 SHOPPING CENTER

2318 PATTERSON RD. RIVERBANK, CA



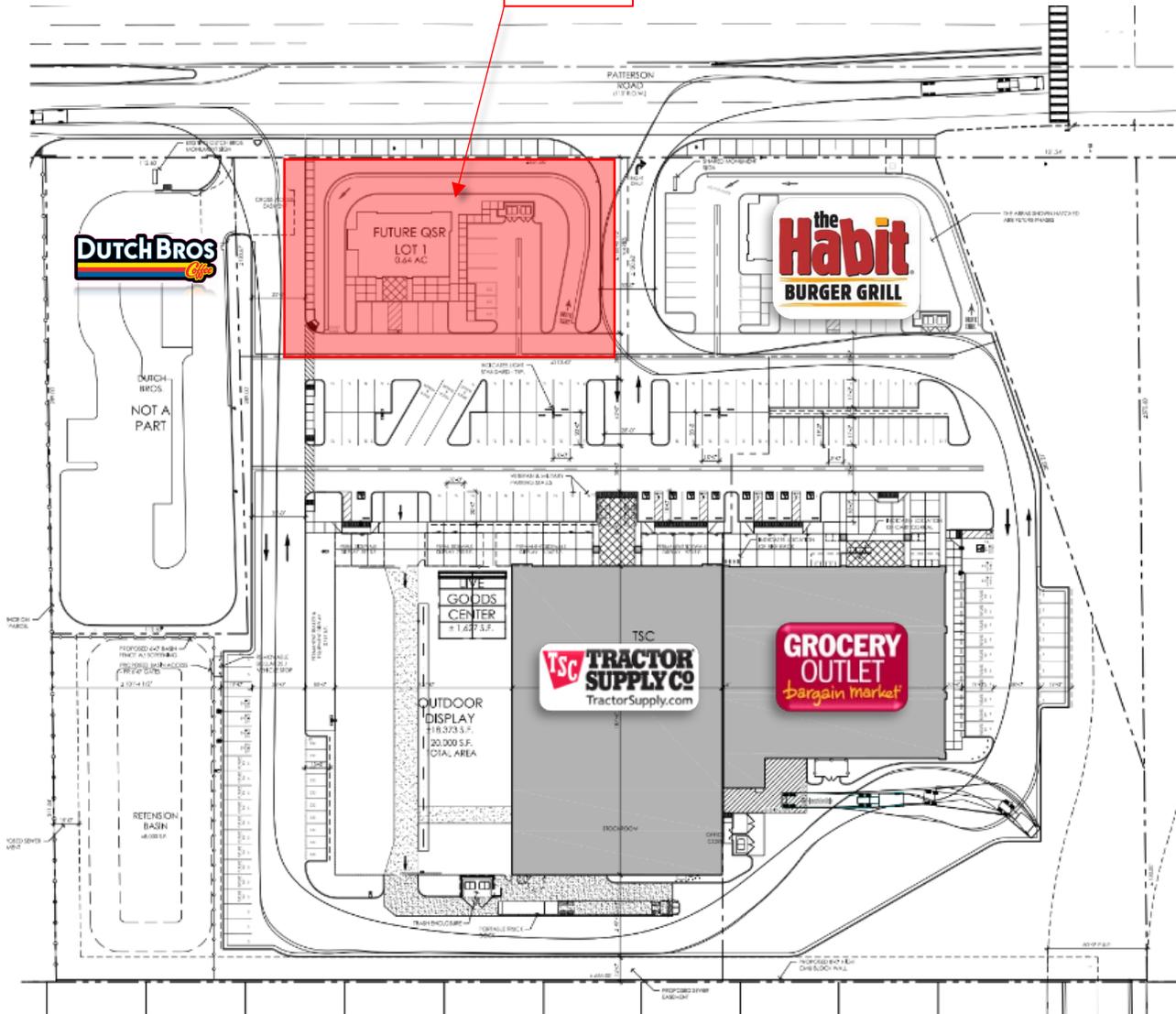
**COMING SOON!**  
NEW SHOPPING CENTER  
**1 PAD REMAINING**  
QSR DRIVE-THRU OR RETAIL/OFFICE



TIM BETTENCOURT  
209-521-1591 cell  
tbettencourt@cosol.net  
Lic: 00864765

CoSol Commercial Real Estate License: 00713735  
www.CoSol.net

SITE

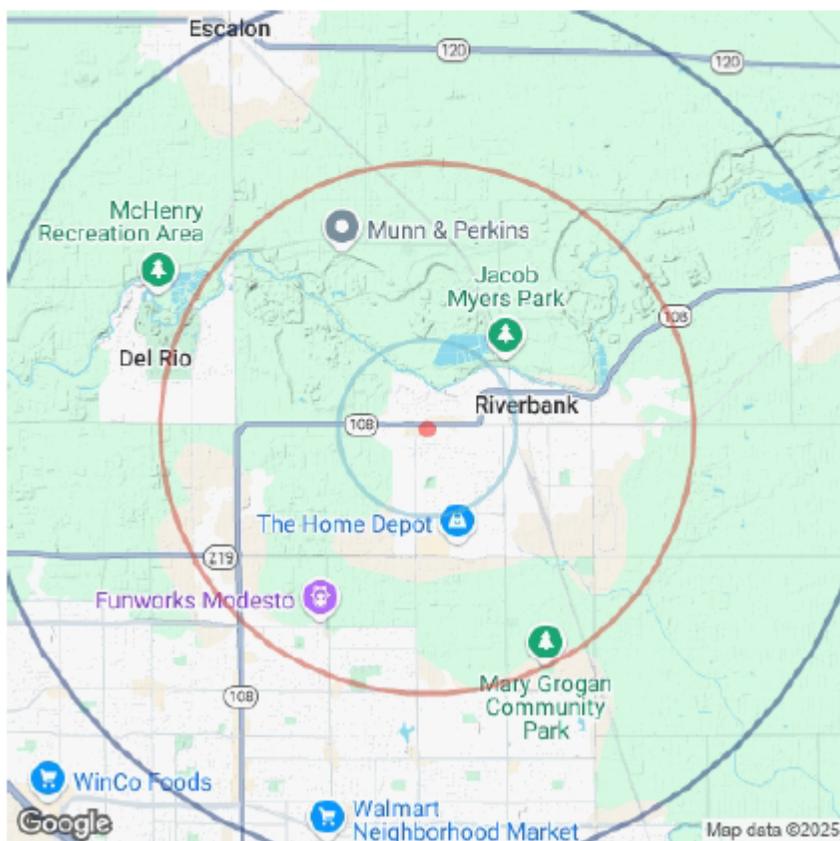


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,350	24,513	99,632
2010 Population	11,428	32,783	123,872
2024 Population	12,401	36,000	135,412
2029 Population	12,312	36,043	136,228
2024-2029 Growth Rate	-0.14 %	0.02 %	0.12 %
2024 Daytime Population	9,342	31,782	116,677

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	395	914	3,413
\$15000-24999	141	437	2,071
\$25000-34999	126	557	2,441
\$35000-49999	303	955	4,309
\$50000-74999	571	1,542	7,357
\$75000-99999	467	1,294	5,550
\$100000-149999	761	2,436	9,899
\$150000-199999	493	1,433	5,120
\$200000 or greater	484	1,726	6,248
Median HH Income	\$ 91,502	\$ 98,729	\$ 89,750
Average HH Income	\$ 119,089	\$ 124,898	\$ 117,736

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,479	7,677	35,345
2010 Total Households	3,427	10,128	42,687
2024 Total Households	3,741	11,293	46,408
2029 Total Households	3,733	11,375	46,859
2024 Average Household Size	3.27	3.17	2.9
2024 Owner Occupied Housing	2,856	8,417	30,070
2029 Owner Occupied Housing	2,876	8,563	30,815
2024 Renter Occupied Housing	885	2,876	16,338
2029 Renter Occupied Housing	857	2,812	16,044
2024 Vacant Housing	63	287	1,438
2024 Total Housing	3,804	11,580	47,846



# RIVERBANK TRADE AREA





## RIVERBANK, CA

Riverbank, CA is a dynamic and fast-growing community in the heart of California's Central Valley, offering strong potential for commercial growth and investment. With excellent connectivity to Highway 108 and nearby cities like Modesto, Oakdale, and Escalon, Riverbank is positioned as a strategic location for retailers, service providers, and logistics operators. The city benefits from a diverse and expanding customer base, anchored by regional shopping centers, national retailers, and steady residential growth. Riverbank's business-friendly climate, coupled with ongoing infrastructure improvements and population increases, continues to attract new commercial tenants and investors. Major nearby traffic drivers include the Crossroads Shopping Center, national chain stores, and annual local events, making Riverbank an ideal location for retail, office, medical, and light industrial uses.

