

# Patterson Marketplace

Sperry & Ward Avenue | Patterson, California

1,510 SF  
FOR LEASE

900 SF  
FOR LEASE

Sperry Avenue

Ward Avenue

**RANDY BREKKE** DRE# 00856863

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**BREKKE REAL ESTATE, INC.** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)



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## RETAIL SPACE FOR LEASE



### 1015 Sperry Avenue, Suite C, Patterson

- 900<sup>±</sup> sf
- \$2.25 per sf/mo. (NNN)
- Call for Details



### 1045 Sperry Avenue, Suite G, Patterson

- 1,510<sup>±</sup> sf
- \$2.00 per sf/mo. (NNN)
- Call for Details

- Only supermarket anchored center in Patterson
- Signalized intersection & access from three streets
- On major arterial connecting w/ I-5, Hwy 33 & Downtown
- Surrounded by residential
- Busy center surrounded by national retailers
- Adjacent to CVS, True Value, Walgreens & Walmart

- Near major business park; with Amazon fulfillment center
- Excellent street visibility & signage
- Ample parking (ratio 5: 1,000)
- Co-tenants include: Save Mart, Sherwin Williams, Dollar Tree, Subway, Quest Labs, Domino's Pizza, Baskin Robbins, T-Mobile, Poke Bowl, Sourdough & Co., Anytime Fitness, Quickly, UPS Store, McDonalds, Mtn. Mike's Pizza & more!

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## RETAIL SPACE FOR LEASE

### SITE PLAN OF PATTERSON MARKETPLACE



Any, or all, tenants/occupants named on a building, or buildings, depicted on this flyer are for reference purposes only and in no way constitute a representation or warranty by Landlord, or Landlord's Broker, as to the continued occupancy of such tenant(s)/occupant(s).

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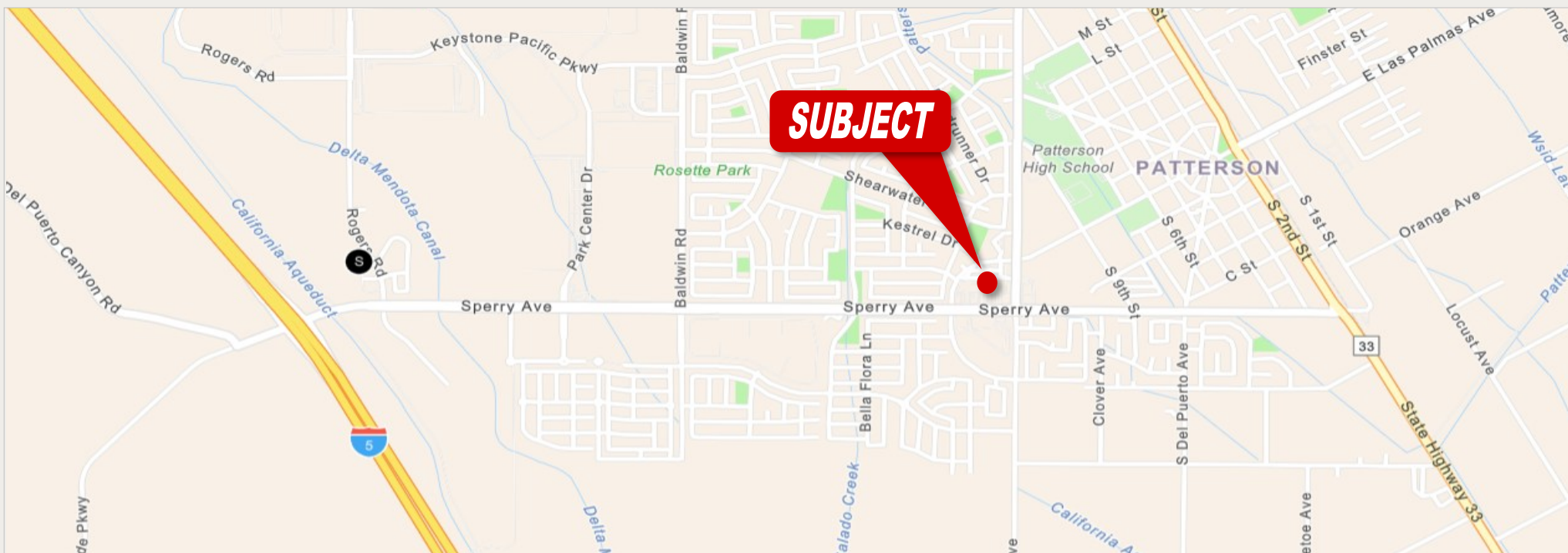


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### DISTANCES

Modesto .....	20 miles
Stockton.....	40 miles
Sacramento .....	87 miles
Tracy .....	26 miles
San Francisco .....	84 miles
Turlock.....	20 miles
Merced .....	45 miles
Los Banos .....	42 miles

### TRAFFIC COUNTS

Sperry Ave @ Las Palmas Ave.....	7,930 ADT
Sperry Ave @ Ward Ave .....	8,330 ADT
Ward Ave @ Las Palmas Ave .....	4,250 ADT
I-5 at Del Puerto Canyon Rd (Sperry).....	11,200 ADT

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### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,928	12,938	13,971
2010 Population	14,270	21,855	22,961
2025 Population	16,975	27,535	28,735
2030 Population	16,992	28,046	29,271
2025 African American	1,396	1,812	1,828
2025 American Indian	376	617	629
2025 Asian	1,253	1,799	1,824
2025 Hispanic	10,498	18,090	18,819
2025 Other Race	6,194	10,840	11,338
2025 White	4,643	7,616	8,116
2025 Multiracial	2,835	4,499	4,646
2025-2030: Population: Growth Rate	0.10%	1.85%	1.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	163	330	332
\$15,000-\$24,999	116	249	260
\$25,000-\$34,999	101	192	204
\$35,000-\$49,999	467	674	704
\$50,000-\$74,999	587	1,032	1,105
\$75,000-\$99,999	682	1,138	1,200
\$100,000-\$149,999	1,219	1,978	2,045
\$150,000-\$199,999	530	851	876
\$200,000 or greater	754	993	1,090
Median HH Income	\$105,076	\$101,569	\$101,509
Average HH Income	\$126,655	\$119,329	\$120,448

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,138	1,835	1,916
2025 Population Age 35-39	1,017	1,712	1,776
2025 Population Age 40-44	1,173	1,961	2,049
2025 Population Age 45-49	1,205	1,848	1,917
2025 Population Age 50-54	1,019	1,640	1,699
2025 Population Age 55-59	950	1,523	1,600
2025 Population Age 60-64	871	1,396	1,473
2025 Population Age 65-69	715	1,225	1,300
2025 Population Age 70-74	566	924	974
2025 Population Age 75-79	437	711	758
2025 Population Age 80-84	215	361	376
2025 Population Age 85+	152	268	286
2025 Population Age 18+	12,731	20,515	21,419
2025 Median Age	34	35	35
2030 Median Age	35	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,489	\$105,347	\$105,210
Average Household Income 25-34	\$129,447	\$125,045	\$125,994
Median Household Income 35-44	\$116,337	\$112,093	\$113,010
Average Household Income 35-44	\$139,558	\$132,632	\$134,931
Median Household Income 45-54	\$119,844	\$114,894	\$115,080
Average Household Income 45-54	\$149,543	\$141,277	\$141,865
Median Household Income 55-64	\$107,740	\$102,316	\$102,492
Average Household Income 55-64	\$130,303	\$121,454	\$123,066
Median Household Income 65-74	\$79,104	\$77,389	\$77,159
Average Household Income 65-74	\$103,229	\$96,895	\$97,297
Average Household Income 75+	\$65,119	\$67,083	\$69,773

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