

Crows Landing Plaza

1,000-5,468SF AVAILABLE

FOR LEASE

1940 Crows Landing Rd
Modesto, CA 95358



HIGHLIGHTS

- ± 40,943 SF multi-tenant retail center on ± 4.39 AC parcel
- ± 5,468 SF contiguous space (Ste 9 – 1,000 SF | Ste 10 – 2,968 SF | Ste 11 – 1,500 SF)
- Suites 9 and 10 share meter – ideal for single user conversion
- ± 330 ft frontage along Crows Landing Rd (~ 32 k VPD)
- Over 180 surface parking spaces (~ 4.4 / 1,000 SF)
- Flexible suite layouts – divisible or combined
- Lease Rate ~ \$1.75 /SF (MG) – Negotiable
- Excellent fit for medical, dental, urgent care, wellness, fitness, QSR, financial, education, and community uses
- Dense trade area with strong residential base and direct access to SR-99
- Professionally managed center with modern design and strong co-tenancy



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
9	Vacant	1	1,000	\$21.00	MG	Lease terms negotiable
10	Office	1	2,968	\$21.00	MG	
11	Retail	1	1,500	\$21.00	MG	

PROPERTY FEATURES

CURRENT OCCUPANCY	97.56%
TOTAL TENANTS	20
BUILDING SF	40,943
GLA (SF)	5,468
LAND ACRES	4.39
YEAR BUILT	2005
ZONING TYPE	Industrial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	180+
PARKING RATIO	4.4
NUMBER OF PADS	2
CORNER LOCATION	No
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial/Industrial
EAST	Industrial
WEST	Commercial/Residential

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	TID
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	Family Dollar
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Prime Arterial Frontage

- ± 330 feet of direct frontage along Crows Landing Road, one of Modesto's primary north-south commercial corridors
- Approximate traffic counts of 32,000 vehicles per day providing excellent retail exposure

Strong Demographics

- 100,000 + residents within a 3-mile radius with growing residential density
- Balanced demographic base supporting daily-needs retail, medical, food, and service users
- Steady daytime population from nearby schools, industrial employers, and commuter routes

Regional Connectivity

- Convenient access to State Route 99, Modesto's major regional freeway
- Central location linking residential neighborhoods to key retail and employment zones
- Easy ingress/egress via multiple access points and signalized intersections

Established Retail Corridor

- Surrounded by a mix of national, regional, and local retailers generating consistent customer flow
- Complementary trade-area tenants include grocery, restaurant, automotive, convenience, and service operators
- Proven location for both daily-needs retail and destination service uses

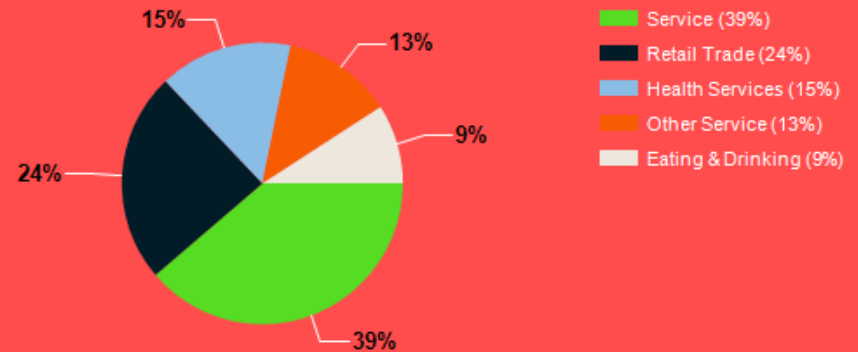
Excellent On-Site Features

- Over 180 surface parking spaces (~ 4.4 / 1,000 SF ratio) for customers and staff
- Prominent monument and building signage opportunities
- Modern 2005 construction with professional management and high tenant retention

Ideal Future Uses

- Outstanding fit for medical, dental, urgent-care, wellness, fitness, QSR, education, financial, and community service tenants seeking high visibility at competitive rates

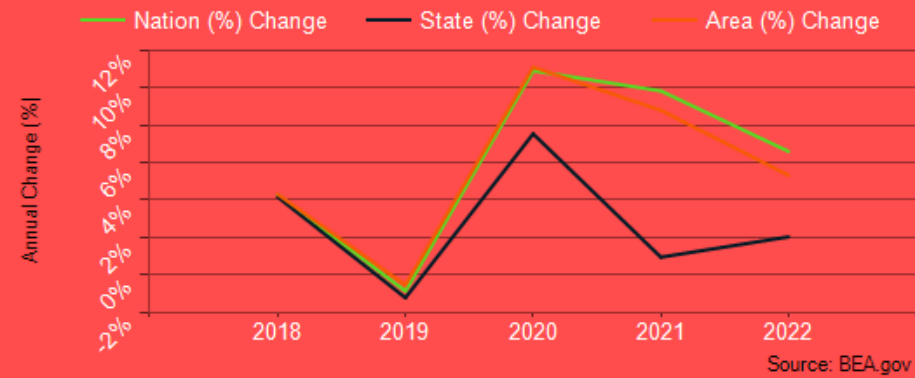
Major Industries by Employee Count

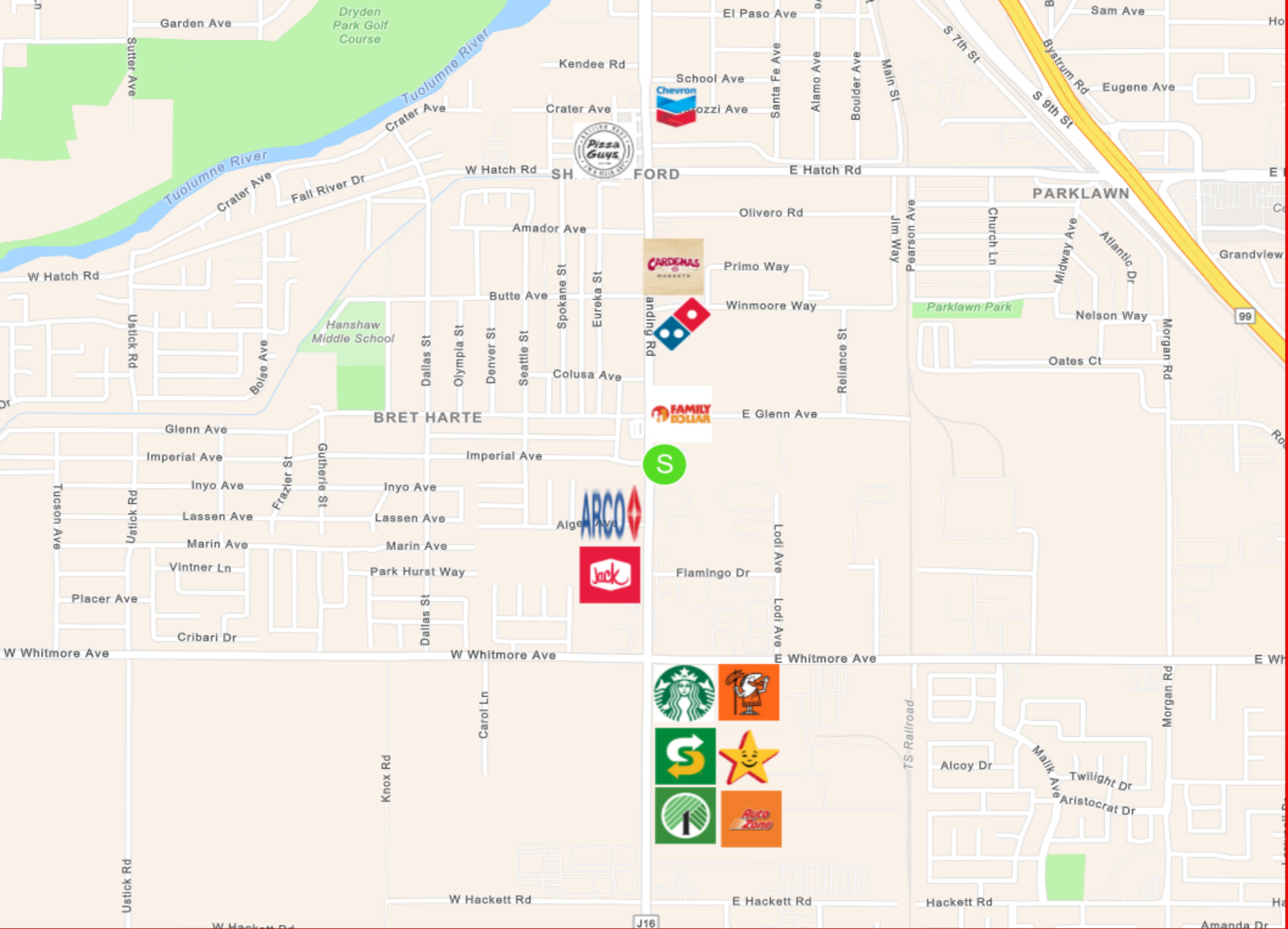


Largest Employers

E & J Gallo Winery	6,500
Stanislaus County	4,031
Modesto City Schools	3,200
Doctors Medical Center	2,600
Memorial Medical Center	2,087
Foster Farms Poultry	2,000
Del Monte Foods Inc	1,500
City of Modesto	1,325

Stanislaus County GDP Trend





E & J Gallo Winery

Approx. 6,500 Employees
Approx. 5 miles

Stanislaus County

Approx. 4,031 Employees
Approx. 5 miles

Modesto City Schools

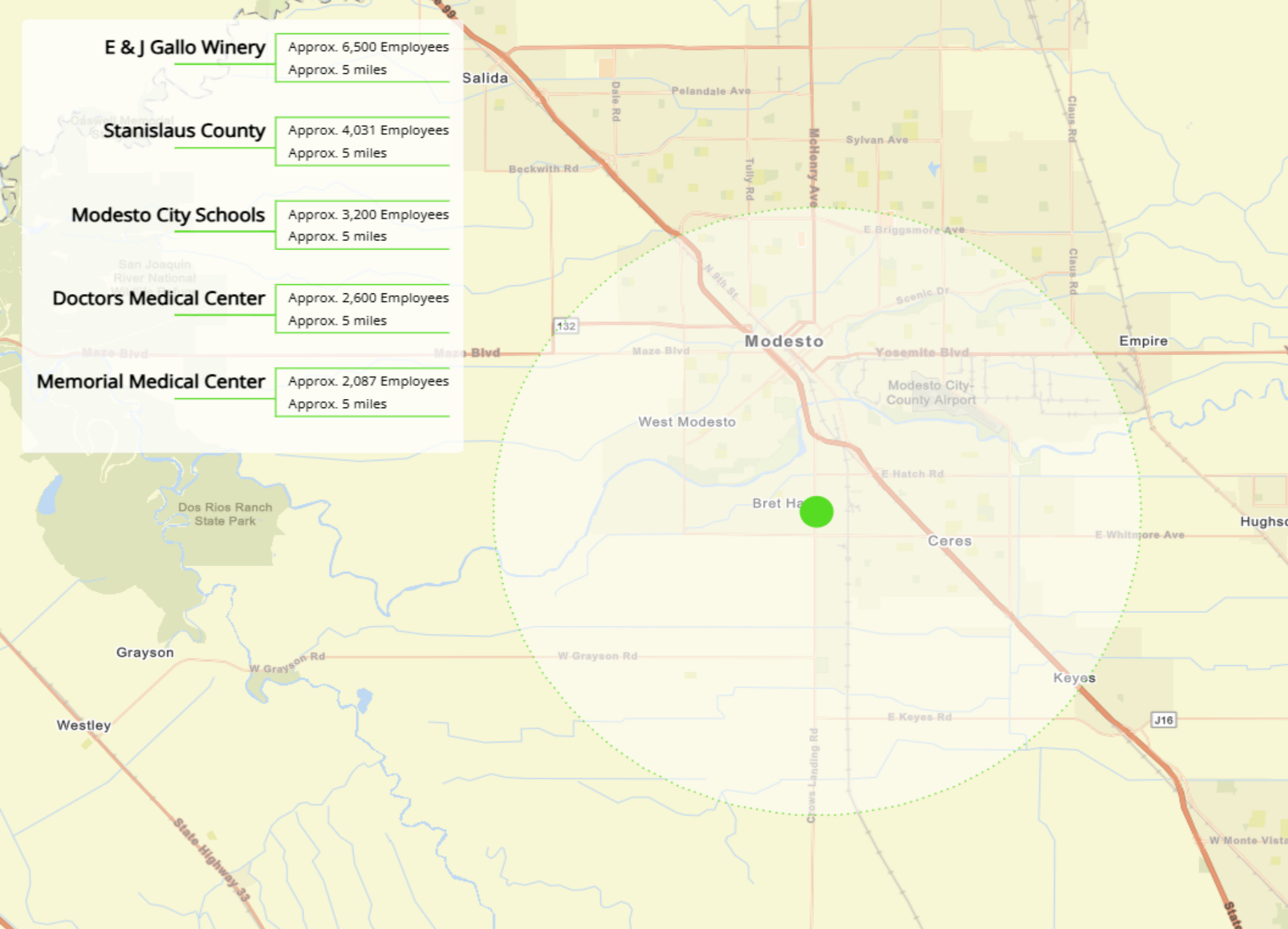
Approx. 3,200 Employees
Approx. 5 miles

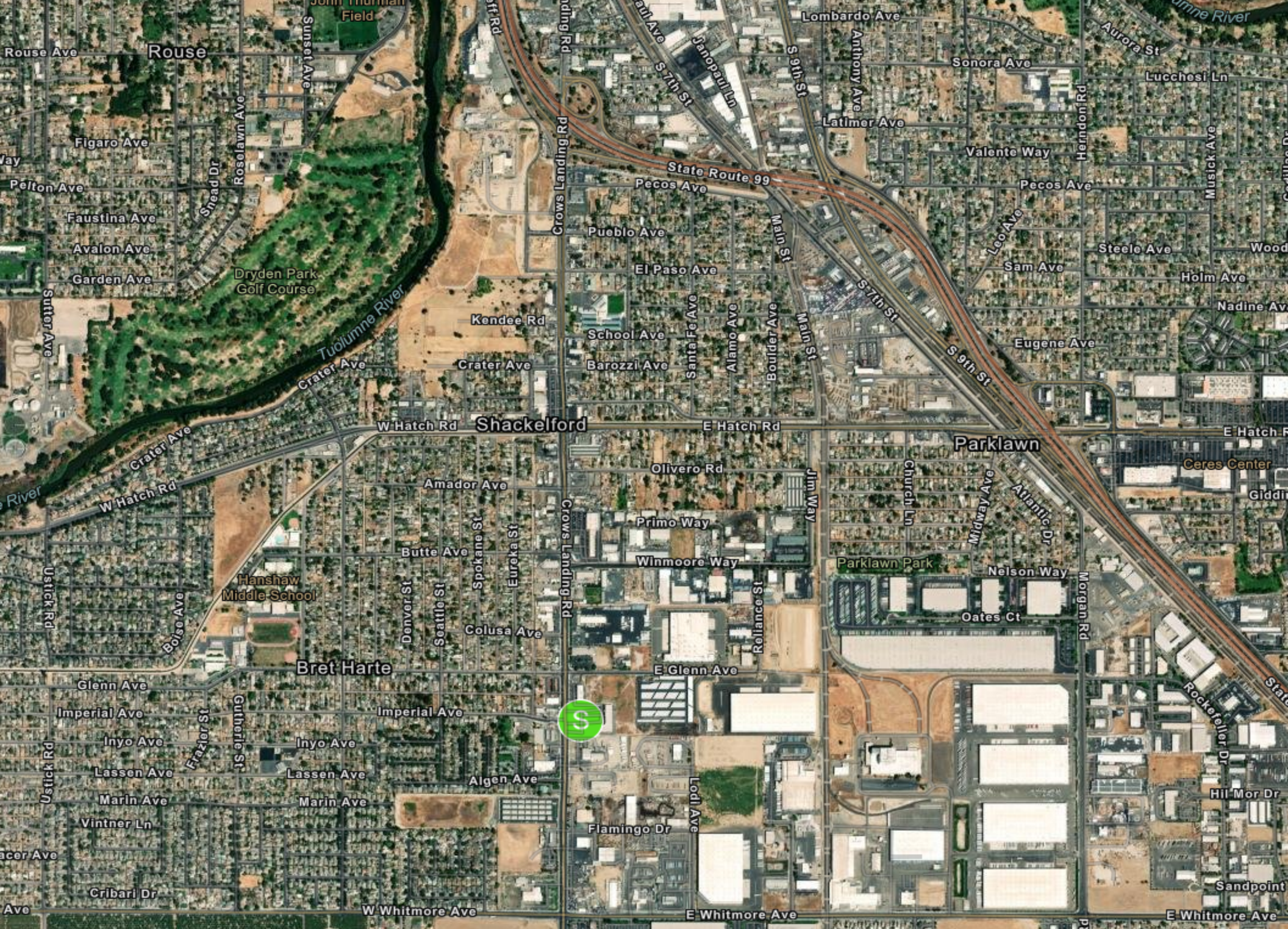
Doctors Medical Center

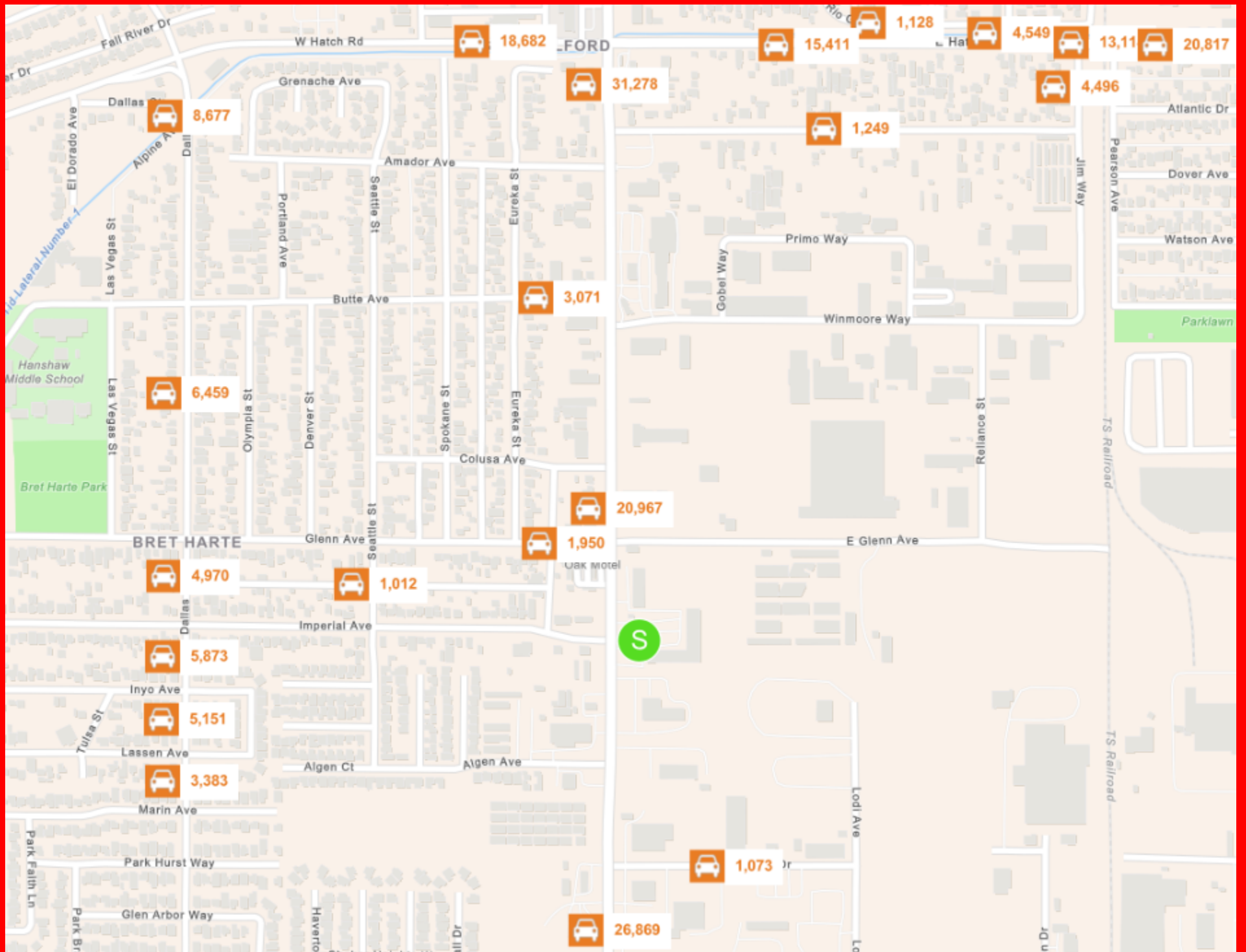
Approx. 2,600 Employees
Approx. 5 miles

Memorial Medical Center

Approx. 2,087 Employees
Approx. 5 miles







1

San Francisco

94.24 miles | 105.0 minutes

2

Sacramento

77.23 miles | 78.7 minutes

3

Fresno

94.15 miles | 91.0 minutes

4

Yosemite National Park

118.66 miles | 160.5 minutes

5

Los Angeles

311.96 miles | 292.4 minutes

2410

3789

2994

3787

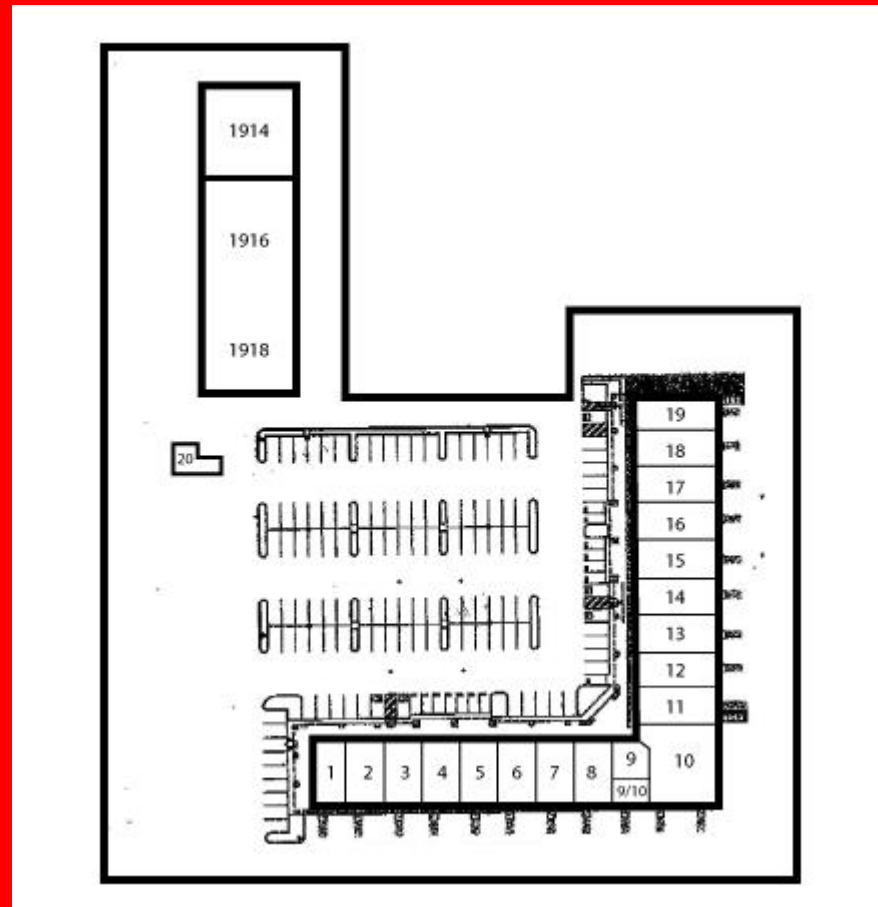
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790

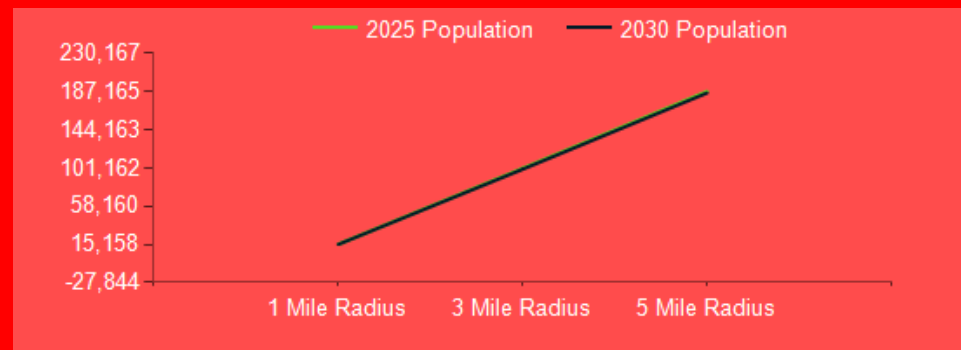
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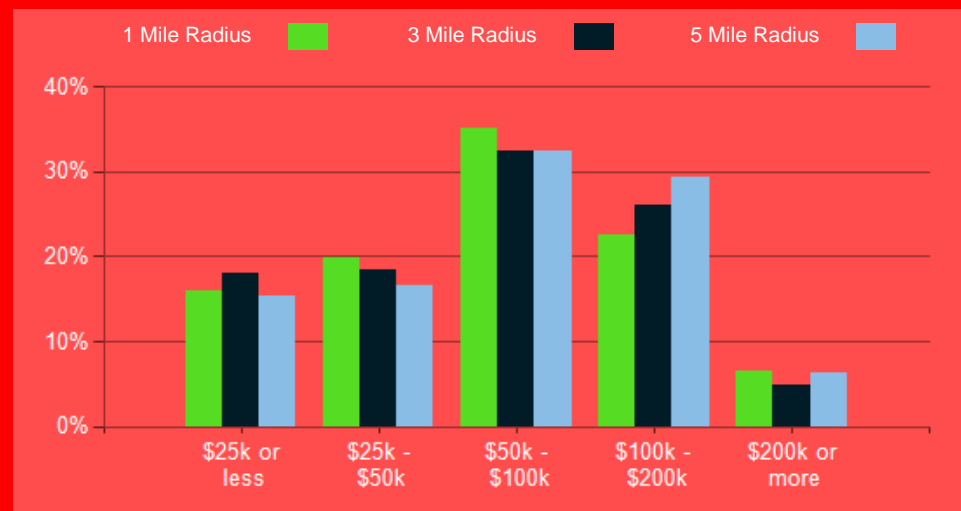


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,602	92,490	170,521
2010 Population	15,100	97,798	177,392
2025 Population	15,312	100,728	187,165
2030 Population	15,158	99,778	185,428
2025 African American	239	2,420	5,574
2025 American Indian	337	2,414	4,008
2025 Asian	466	5,254	11,565
2025 Hispanic	13,196	74,486	115,212
2025 Other Race	9,098	46,175	67,949
2025 White	2,748	27,439	65,532
2025 Multiracial	2,343	16,538	31,051
2025-2030: Population: Growth Rate	-1.00%	-0.95%	-0.95%

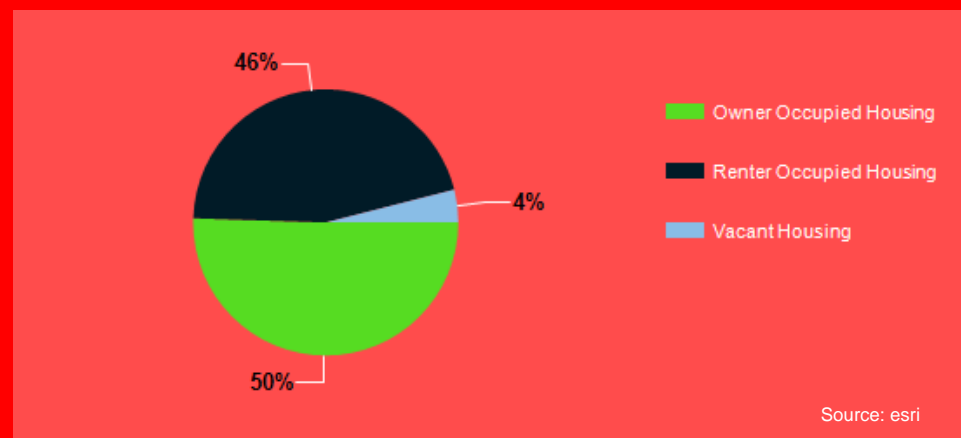
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	383	3,426	5,695
\$15,000-\$24,999	207	1,620	3,138
\$25,000-\$34,999	292	2,025	3,388
\$35,000-\$49,999	438	3,104	6,140
\$50,000-\$74,999	718	4,937	9,891
\$75,000-\$99,999	572	4,087	8,692
\$100,000-\$149,999	533	5,293	11,550
\$150,000-\$199,999	299	1,982	5,198
\$200,000 or greater	238	1,357	3,607
Median HH Income	\$66,643	\$67,498	\$75,842
Average HH Income	\$84,244	\$83,487	\$92,598



2025 Household Income

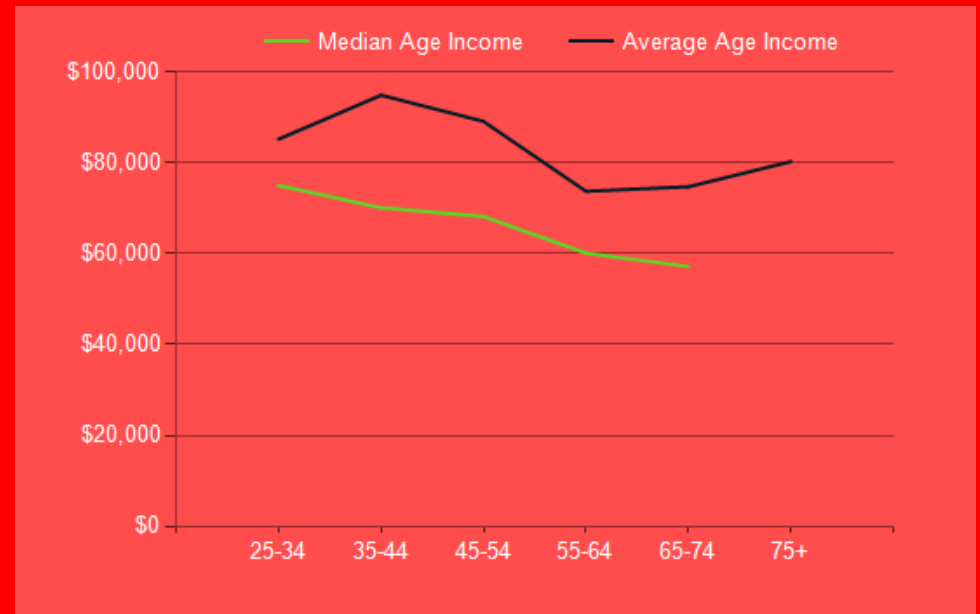
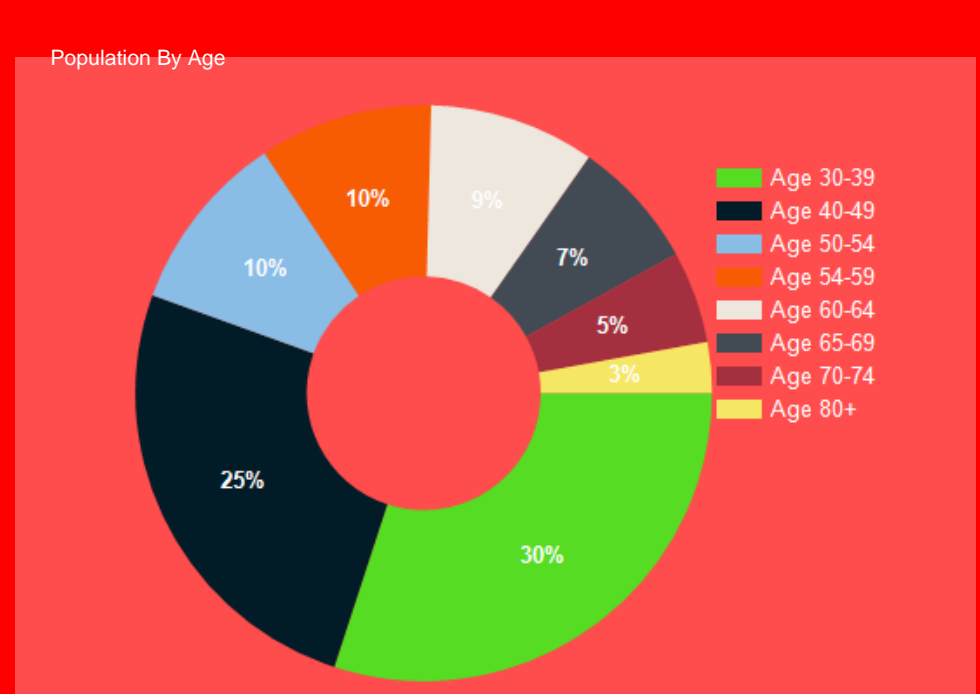


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,209	7,443	13,810
2025 Population Age 35-39	1,088	6,905	13,207
2025 Population Age 40-44	1,076	6,707	12,733
2025 Population Age 45-49	875	5,944	10,930
2025 Population Age 50-54	778	5,366	9,987
2025 Population Age 55-59	744	5,110	9,699
2025 Population Age 60-64	712	4,863	9,704
2025 Population Age 65-69	555	4,161	8,846
2025 Population Age 70-74	396	3,251	7,191
2025 Population Age 75-79	218	2,114	5,019
2025 Population Age 80-84	124	1,152	2,863
2025 Population Age 85+	93	985	2,504
2025 Population Age 18+	11,016	73,360	139,222
2025 Median Age	31	32	35
2030 Median Age	32	33	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,070	\$76,566	\$81,108
Average Household Income 25-34	\$85,241	\$86,742	\$93,863
Median Household Income 35-44	\$70,129	\$75,991	\$84,562
Average Household Income 35-44	\$94,918	\$93,998	\$104,898
Median Household Income 45-54	\$68,187	\$74,600	\$85,153
Average Household Income 45-54	\$89,155	\$91,079	\$104,113
Median Household Income 55-64	\$60,134	\$64,455	\$77,431
Average Household Income 55-64	\$73,759	\$80,307	\$93,740
Median Household Income 65-74	\$57,182	\$53,322	\$61,987
Average Household Income 65-74	\$74,766	\$73,706	\$82,598
Average Household Income 75+	\$80,298	\$64,015	\$68,579



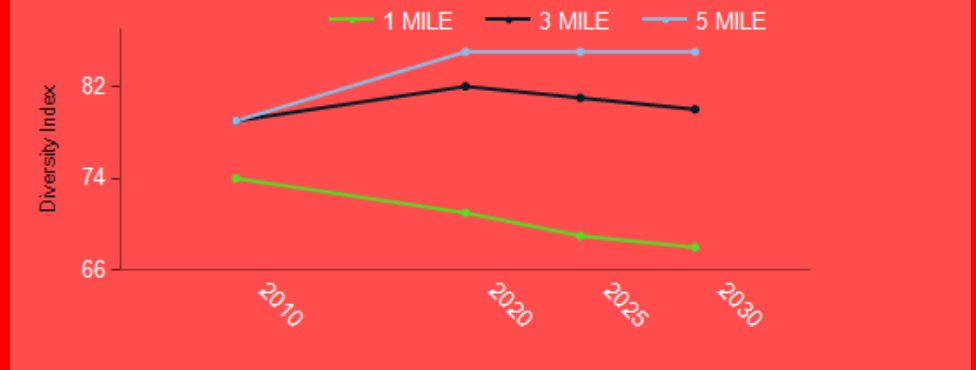
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	80	85
Diversity Index (current year)	69	81	85
Diversity Index (2020)	71	82	85
Diversity Index (2010)	74	79	79

POPULATION BY RACE



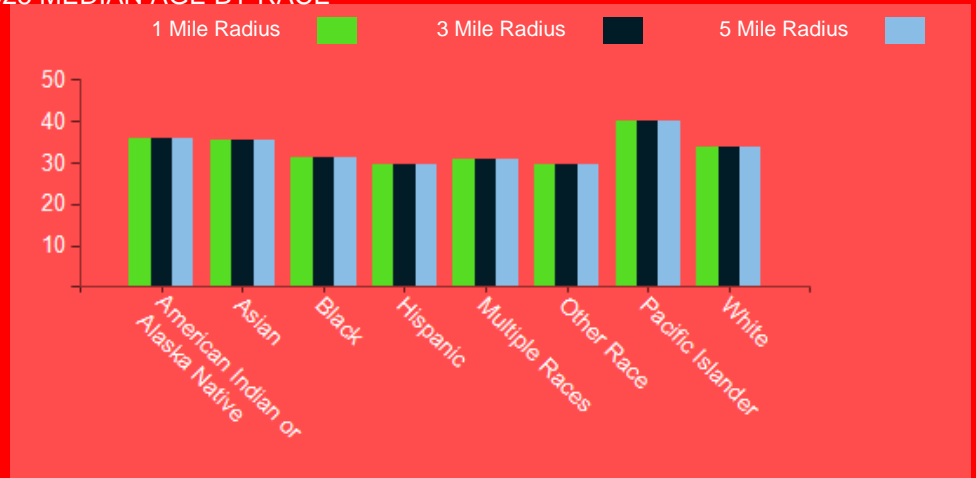
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	2%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	46%	43%	38%
Multiracial	8%	9%	10%
Other Race	32%	26%	23%
White	10%	16%	22%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	35	36
Median Asian Age	35	36	37
Median Black Age	31	34	35
Median Hispanic Age	30	29	29
Median Multiple Races Age	31	31	31
Median Other Race Age	30	29	30
Median Pacific Islander Age	40	36	37
Median White Age	34	39	42

2025 MEDIAN AGE BY RACE



Crows Landing Plaza



Exclusively Marketed by:

Ricardo Gil Jr

Gil's Commercial Real Estate

Broker

(209) 910-4457

rgiljr@gilsre.com

01800755

