

# Scenic Place Shopping Center

Modesto, CA

Scenic & Oakdale Road



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# Scenic Place Shopping Center

Modesto, CA

Scenic & Oakdale Road



## Property Information

- Available Units: 900 SF, 1,500 SF & 4,500 SF
- Well established location
- Ample parking
- High traffic counts
- Densely populated residential area with continued growth
- Great neighborhood location with strong demographics

## HIGH PROFILE TENANTS



at&t



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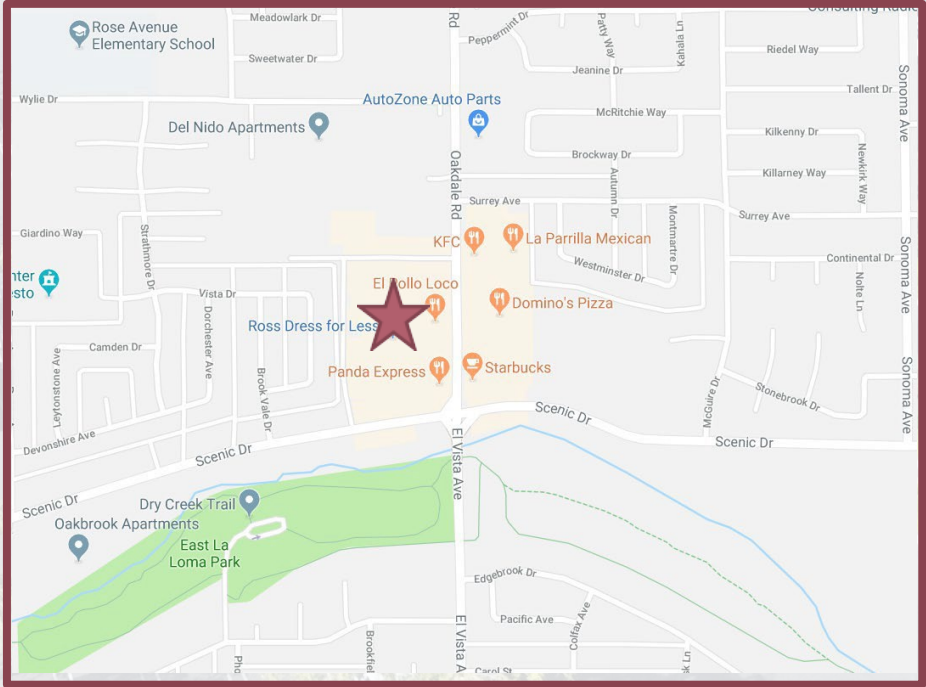


## Demographics

	1 Mile	2 Mile	5 Mile
Population	19,000	75,614	137,489
Average Household Income	\$64,696	\$64,982	\$68,058

## Traffic Counts

Oakdale Road	± 34,000 ADT
Scenic Drive	± 32,869 ADT





SCENIC DRIVE

Available Space	Square Footage
A-5	1,500
A-3	900
G	4,500

**SAVE MART**  
SUPERMARKETS

**CVS**  
pharmacy

**ROSS**  
DRESS FOR LESS

VACANT

VACANT

H&R BLOCK

VACANT

Pizza Guys

at&t

F&T

FANCY NAILS

GameStop

hair masters

PARAGON DENTISTRY

SALLY

HAIR & BEAUTY

RAJA FRESH  
SUBWAY

Ello loco

McDonald's

OAKDALE ROAD





ROSS  
DRESS FOR LESS

CVS  
pharmacy

SAVE MART  
SUPERMARKETS

McDonald's

KFC

Jack  
in the box

Walgreens

GROCERY  
OUTLET  
Everyday Only!

Pollo Loco  
Pasa Caliente  
Mexican Grill

SUBWAY  
BAMA FRESH

OAKDALE ROAD

34,000 + ADT

SCENIC DRIVE

32,869 + ADT

Brockway Dr

Surrey Ave

Chateau Dr

Westminister Dr

Autumn Dr

Montmarle

Cornerstone Ct

McGuire Dr

Rio Vista Ave

County Center Ct

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## CURRENT TENANTS







## Call For Lease Rate:

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