

FOR LEASE

2045 W BRIGGSMORE AVE | MODESTO, CA

± 1,404 SF
AVAILABLE

MODESTO, CA

± 1,404 SF Built Out Salon

NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

TENNILLE SALDIVAR
925.522.2572
tennille.saldivar@ngcip.com
Lic #01315032

NANorthgate
INVESTMENTS TEAM

TABLE OF CONTENTS

PG03

**PROPERTY
SUMMARY**

PG04

**PROPERTY
INFORMATION**

PG06

**CITY
PROFILE**

PG07

**DEMOGRAPHIC
OVERVIEW**

PROPERTY SUMMARY



AVAILABLE SPACE
Suite A7 - ±1,404 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

Town & Country Square in Modesto, CA is positioned in a strong trade area with extraordinarily high traffic.

- Suite A7 is a second-generation salon space and is available with notice.
- Planned façade improvements in progress
- Large consumer base with 107,000 people within a 3-mile radius and 230,000 people within a 5-mile radius
- Above normal household income at \$77,000 per household
- Exceptional ingress and egress from three major thoroughfares
- Strong national retailers in the immediate area, including Starbucks, Outback Steakhouse, Planet Fitness, Farmer Boys, Trader Joe's, Walmart, Kohl's, Winco, CVS, and more
- Excellent access to Highway 99

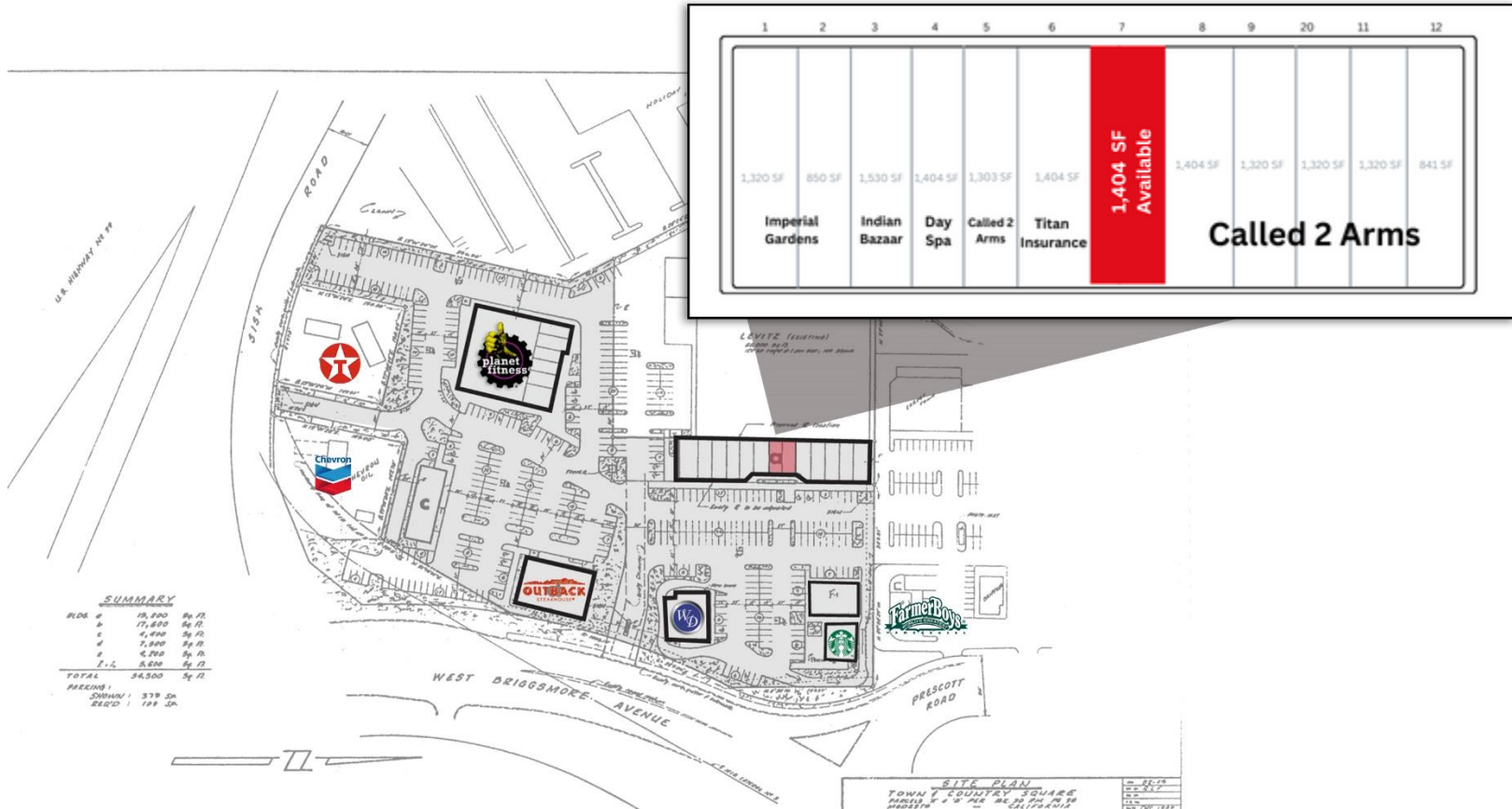
PROPERTY INFO

LEASE PRICE:	Contact Broker
GLA:	±1,404 SF – Suite A7
ZONING:	SC – Shopping Center
LOT SIZE:	±3.17 AC
LEASE TYPE:	NNN
APN:	055-50-29
TRAFFIC:	W Briggsmore Ave: ±48K ADT Sisk Rd: ±24K ADT Prescott Rd: ±24K ADT

MARKET AERIALS



SITE PLAN



CITY PROFILE

■ **MODESTO,** CALIFORNIA

City Overview

- Located in the heart of California's Central Valley
- Population of approximately 215,000 residents
- Part of Stanislaus County with a diverse and growing economy

Prime Location

- Conveniently situated along Highway 99
- Easily accessible from San Francisco Bay Area and Sacramento
- Amtrak station and Modesto City-County Airport provide transportation options

Business Environment

- Home to a range of industries, including healthcare, agriculture, manufacturing, and retail
- Pro-business climate with incentives for businesses and entrepreneurs
- Strong workforce with access to education and training facilities

Retail Scene

- Bustling downtown area featuring unique shops, eateries, and entertainment venues
- Major shopping centers like Vintage Faire Mall and McHenry Village
- Annual events and festivals drawing large crowds, increasing foot traffic for businesses



POPULATION DENSITY

■ BRIGGSMORE, CALIFORNIA



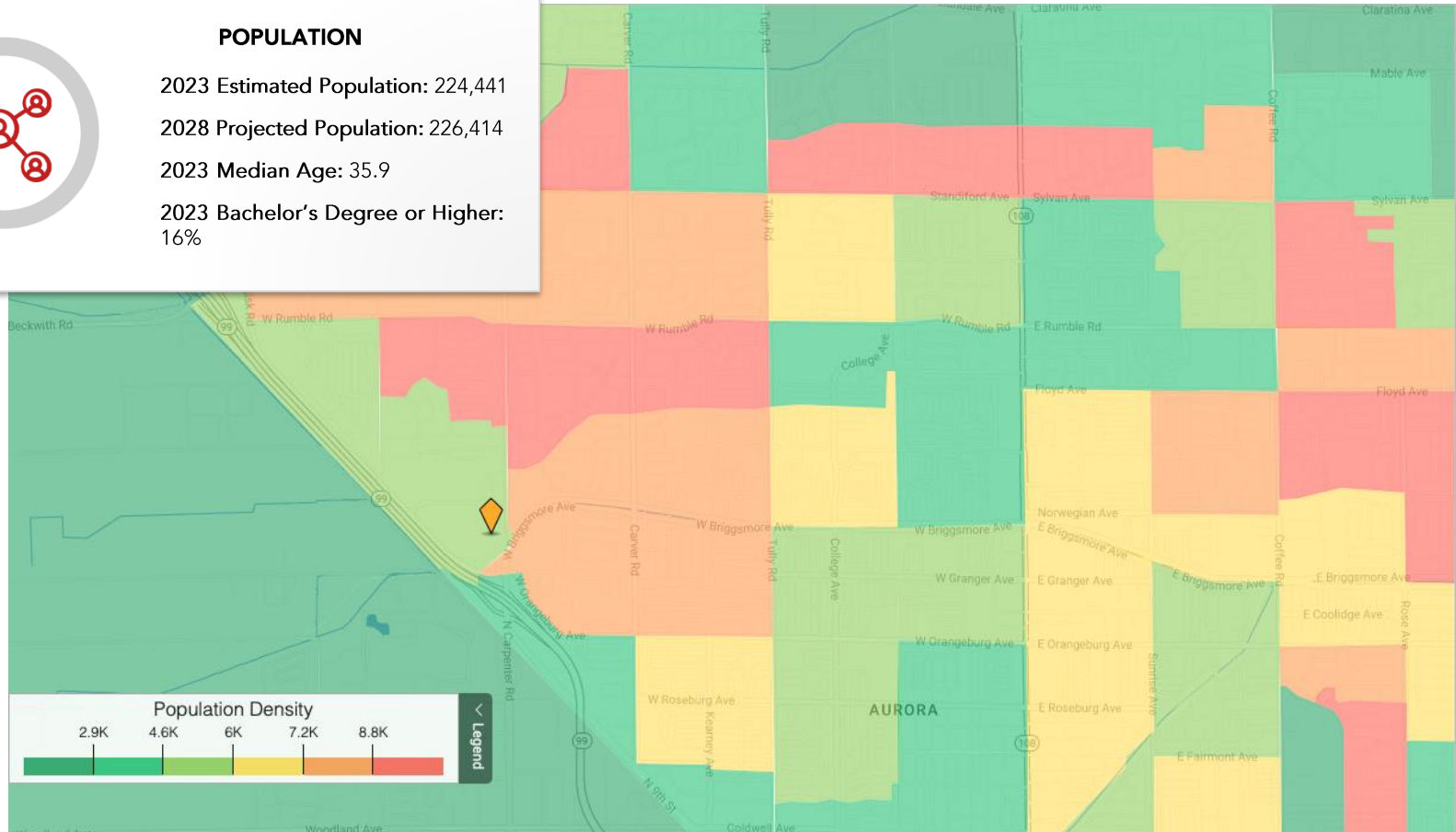
POPULATION

2023 Estimated Population: 224,441

2028 Projected Population: 226,414

2023 Median Age: 35.9

2023 Bachelor's Degree or Higher:
16%



DEMOGRAPHICS- 5 MILE RADIUS



INCOME

2023 Estimated Average HHI: \$63,245



POPULATION

2023 Estimated Population: 224,441

2028 Projected Population: 226,414

2023 Median Age: 35.9

2023 Bachelor's Degree or Higher: 16%



HOUSEHOLDS

2023 Estimated Households: 75,131

2028 Projected Households: 75,756

2010 Census Households: 70,074

2028 Projected Growth: 0.2%



RACE & ETHNICITY

2023 Estimated White: 178,505

2023 Estimated Black/African American: 10,541

2023 Estimated Asian/Pacific Islander: 18,553

2023 Estimated American Indian/ Native Alaskan: 5,528

2023 Estimated Hispanic: 106,627

2032 Estimated Other Races: 11,314



NANorthgate

2045 W BRIGGSMORE AVE | MODESTO, CA



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



TENNILLE SALDIVAR

Leasing Associate

P: 925.522.2572

tennille.saldivar@ngcip.com

Lic #01315032

DRE: #01910787

© 2023 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.